

Town of



East Lyme

P.O. Drawer 519

Department of Planning &
Inland Wetlands

*Gary A. Goeschel II, Director of Planning /
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March 2, 2021

Matt Walker, Chairman
East Lyme Zoning Commission
Town of East Lyme
P.O. Box 519
108 Pennsylvania Avenue
Niantic, Connecticut 06357

RE: Application of the East Lyme Zoning Commission for a Text Amendment to the East Lyme Zoning Regulations Section 15.1 Definitions of Substantial Damage and Substantial Improvement, to change the time period from “10-year period” to “2-year period”.

Chairman Walker:

The East Lyme Planning Commission at its meeting of February 9, 2021, began review of the above referenced referral for consistency with the 2020 Plan of Conservation and Development. The Planning Commission had several questions regarding the proposal that were unanswerable based on the materials forwarded as follows:

1. How many homes and/or structures are affected by the regulation;
2. Why a 2-year period versus some other time-frame;
3. Will the change effect the Town’s rating within the CRS program; and
4. How does the change improve coastal resilience and sustainability and account for climate change and sea level rise?

As the Zoning Commission’s public hearing on this matter is scheduled to open on March 4, 2021 and the Planning Commission’s next regular meeting is scheduled for March 9, 2021, in addition to the application being a Zoning Commission initiated application, I am respectfully requesting the Zoning Commission consider continuing the public hearing on this matter to their next regularly scheduled April 1, 2021 meeting in order to allow the Planning Commission and additional time to review the proposal, answer the above questions, and forward a determination to the Zoning Commission prior to their rendering a decision.

If you have any further questions regarding this letter or the POCD, please do not hesitate to contact the Director of Planning, Gary A. Goeschel II, at (860) 691-4105.

Sincerely,

A handwritten signature in blue ink that reads "Michelle Royce-Williams" followed by a stylized flourish.

Michelle Royce-Williams, Secretary
East Lyme Planning Commission

cc: William Mulholland, Zoning Official
Gary A. Goeschel II, Director of Planning
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