

March 4, 2021

East Lyme Zoning Commission,

My name is Scott Leahy and I am the owner of Boats Incorporated, a marine dealership and marina located in Niantic since 1959.

The reason for my letter is to express my support for changing the FEMA lookback period from 10 years to two years. The current lookback period has made it very challenging for us to maintain and upgrade our facility to the standards encouraged by the boat manufacturers we represent. As you know, should we make investments in our facility that exceed the 50% FEMA cap on a 10-year lookback basis, we would be required to bring our facility into full compliance with FEMA flood regulations which would include raising the structure above the base flood elevation. As a marine dependent use, it would be impossible for us to operate a marine sales and repair business in such an elevated building.

We recently embarked on a renovation at Boats Incorporated. Our decision to invest in our facility was borne out of necessity, our desire to upgrade our image as well as invest in beautifying the Town of Niantic. FEMA's 50% rule and the 10-year lookback period have clearly hampered our scope of plans. These impediments discourage investments by business owners and homeowners to properly maintain and even improve the integrity and safety of their structures.

I believe a change to a two-year lookback period would also encourage businesses and homeowners to make necessary investments in their structures through the appropriate town building approval processes compared to those who have made such investments without the necessary permits because they no longer have capacity under the FEMA 50% cap. A change would be a catalyst for residents and business owners to pursue immediate investments they had previously held off on resulting in additional revenue to the Town in the form of permit fees and property taxes.

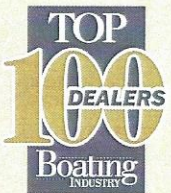
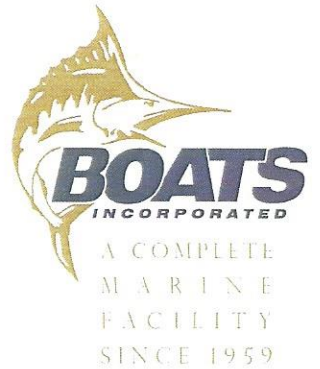
In addition, a change to a two-year lookback period would make East Lyme's provision comparable to Waterford's two-year provision and closer to Stonington's one-year provision. This change would level the playing field and would no longer put our properties at a disadvantage when homeowners or business owners are making a decision as to which town they will move to or invest in.

I believe this change is essential to encourage East Lyme residents and business owners to invest in their properties and the community and continue to make this Town such a great place to live and work.

Sincerely,



Scott Leahy



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