

Jennifer Lindo

From: Balint, Marcy <Marcy.Balint@ct.gov>
Sent: Tuesday, April 20, 2021 10:41 AM
To: Bill Mulholland
Cc: Jennifer Lindo
Subject: FW: DRAFT CT DEEP Comments on Proposed Text Amendment to Section 20.28 and 25.3.3 to allow Tap room in CB Zone /provide outdoor service.

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April 20, 2021

East Lyme Zoning Commission
c/o William Mulholland, Zoning Official and Matthew Walker, Chairman

P.O. Drawer 519
Niantic, Connecticut 06357

Subject: CT DEEP Comments on Proposed Text Amendment to Section 25.28 and 25.3.3 to allow Tap room in CB Zone and provide outdoor service.

Dear Commissioners:

Thank you for notifying the Land and Water Resources Division (LWRD) of the proposed text amendment noted above received on April 13, 2021. Acting as the Commissioner's staff, our office has reviewed the revised text for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA Connecticut General Statutes (CGS) sections 22a-90 through 22a-112, inclusive) and find them generally consistent.

These comments are made in response to the review requirement contained in C.G.S. Section 22a-104(e) which requires that any zoning regulations or changes thereto

affecting the area within the coastal boundary, shall be consistent with the policies of C.G.S. Section 22a-92 and the criteria of subsection (b) of Section 22a-102 of the CCMA. Further, this section requires that notification be sent to the Commissioner of Energy and Environmental Protection at least 35 days prior to the commencement of the public hearing. Once notified, our Office is responsible for reviewing the proposal's consistency with the policies of Section 22a-92 and the criteria of Section 22a-102(b) of the CCMA. This response does not necessarily reflect other planning and zoning considerations which may apply.

Should you have any questions regarding this letter or any other coastal management matter, please feel free to contact me via email:

Marcy.Balint@ct.gov

Sincerely,

Marcy L. Balint

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