

Town of

P.O. Drawer 519
Zoning Department



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357
(860) 691-4114
Fax (860) 691-0351

August 17, 2020

Kirk Scott, Chairman
East Lyme Planning Commission
Town of East Lyme
PO Box 519
Niantic, CT 06357

RE: Referral/Text Amendment Proposal

Dear Mr. Scott,

I am writing to refer the following application for your review and comment in accordance with Section 8-3 a (a), (b) of chapter 124 of the Connecticut General Statutes.

1. Application of Theodore A. Harris, Esq., for Laurie Zrenda, for a Text Amendment to the East Lyme Zoning Regulations to add to Section 11.2 Marijuana Dispensary as a Special permit in an LI Zone, and add restrictions to Section 25.5 Table of Minimum Controls for Marijuana Dispensary.

The Zoning Commission has scheduled a public hearing for **October 7, 2021**. Please forward any comments for inclusion into the public hearing record. If you have any questions please do not hesitate to contact the Zoning Commission staff person, Mr. Mulholland.

Sincerely,

Terence Donovan
Secretary, East Lyme Zoning Commission

TD/jl

Town of East Lyme

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Zone TA Permit # _____

Date Entered into ZTA Log _____

APPLICATION FOR ZONING REGULATION TEXT AMENDMENT

Date of Application: 7/28/2021

Applicant's Name: Laurie Zrenda c/o Theodore A. Harris, Esq.

Applicant's Address: 351 Main Street, Niantic, CT 06357 Telephone: (860) 739-6906

Text Amendment of Section #: 11.2 and 25.5

DESCRIPTION OF TEXT AMENDMENT OF ZONING REGULATIONS REQUESTED {must comply all other applicable Zoning Regulations of the Town of East Lyme}:

Add additional Special Permit Use for marijuana dispensary per attached.

Signature of Applicant: BY: Laurie Zrenda
Theodore A. Harris, Esq.

Below this line for Office Use Only:

Attach a copy of what is being changed, omitted or added to the Zoning Regulations.

AMENDMENT PROPOSAL ATTACHED YES NO

PERMIT FEE: TEXT AMENDMENT \$300.00

STATE FEE: \$60.00

CHECK #: _____

TOTAL DUE: \$ _____

At its meeting on the _____ day of _____, _____, the East Lyme Zoning Commission voted and accepted the above referenced Text Amendment to the Town of East Lyme Zoning Regulations.

Dated: _____

Matthew Walker, Chairman
East Lyme Zoning Commission

Add to LI Special Permits: Marijuana Dispensary

25.5 Special Conditions

A. Location Restrictions:

The property on which the Dispensary is located shall not be less than 2000 feet from the following, measured at the closest mutual property line:

Public or private school

Places of worship

Public or private playgrounds

Any other Dispensary

Places serving alcoholic beverages for consumption on premises

Hospital

Library

B. Operation Hours: Shall not exceed 9AM to 9PM.

C. Parking: Shall be in accordance with retail store requirements, unless modified by the Zoning Commission.

D Sales/Consumption: All sales shall occur within a building, and no consumption/use of the product shall occur on site.

E Licensing. The Dispensary must be licensed by the State of Connecticut, and shall be operated in conformity with all applicable rules and regulations.