

Town of East Lyme

PO Box 519
Niantic, CT 06357
(860) 691-4114
Fax: (860) 691-0351

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 #: 29643

TOTAL DUE: \$ 360.00

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.

Jennifer Lindo

From: legal <legal@theday.com>
Sent: Friday, September 17, 2021 2:43 PM
To: Jennifer Lindo; Bill Mulholland; Gary Goeschel; Karen Zmitruk; legal
Subject: RE: Please publish on Sept 25 and Oct 3 for D20607

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This notice is set to run on 9-25 and 10-3

Thanks

Cost—\$392.70

d01011276

**TOWN OF EAST LYME
ZONING COMMISSION
Notice of Public Hearing**

The East Lyme Zoning Commission will hold a Public Hearing on October 7, 2021, at 7:30 p.m., at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut, to consider the following:

1. Application of Theodore A. Harris, Esq., for Christopher Manwaring for a text amendment to the East Lyme Zoning Regulations to add to Section 8.2 Landscaping Service Company as a Special permit in a CA Zone.
2. 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.

A copy of the proposed application is available on the East Lyme Town Website for Review and in the East Lyme Land Use Office.

Terence Donovan, Secretary

Matt Suraci
Classified & Legal Account Executive
860-701-4410
Direct: m.suraci@theday.com
Legals: legal@theday.com
The Day Publishing Company
47 Eugene O'Neill Drive, PO Box 1231
New London, CT 06320
www.theday.com

Town of

P.O. Drawer 519
Zoning Commission



East Lyme

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

September 17, 2021

Account #D20607

Advertising Department
The Day Publishing Co.
Eugene O'Neill Drive
New London, CT 06320

Please publish the following notice on September 25, and October 3, 2021

TOWN OF EAST LYME

ZONING COMMISSION

Notice of Public Hearing

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A copy of the proposed application is available on the East Lyme Town Website for Review and in the East Lyme Land Use Office.

FILED

Terence Donovan, Secretary

Sept 17, 2021 AT 1:15 AM (PM)
Brooke Stevens
EAST LYME TOWN CLERK

Town of

P.O. Drawer 519

**Department of Planning &
Inland Wetlands**

*Gary A. Goeschel II, Director of Planning /
Inland Wetlands Agent*



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357

Phone: (860) 691-4114

Fax: (860) 860-691-0351

August 12, 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 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.

Chairman Walker:

The East Lyme Planning Commission at its meeting of August 10, 2021, found the above referenced text amendment, CONSISTENT with the 2020 East Lyme Plan of Conservation and Development, as amended.

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,

Michelle Royce-Williams, Secretary
East Lyme Planning Commission

cc: William Mulholland, Zoning Official
file

SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

5 Connecticut Avenue, Norwich, Connecticut 06360
(860) 889-2324/Fax: (860) 889-1222/Email: office@seccog.org

(Via electronic mail)

September 8, 2021

Mr. Matthew Walker
Chairman
Town of East Lyme Zoning Commission
PO Box 519
Niantic, CT 06357

Dear Mr. Walker:

I am writing in response to two (2) applications for amendments to the zoning regulations of the Town of East Lyme. The applications were referred to this agency pursuant to Section 8-3b of the Connecticut General Statutes.

The proposed zoning regulation amendments seek to (1) add "Landscaping Service Company" as a use requiring a special permit in the CA commercial zone; (2) add "Marijuana Dispensary" as a use requiring a special permit in the LI industrial zone. The second application for regulation amendments also creates use standards for Marijuana Dispensaries. Based on a review of the material submitted, I do not believe the proposed regulation amendments will have a negative inter-municipal impact.

If you have any questions, please contact me at 860-889-2324.

Sincerely,



Samuel Alexander, AICP
Planner III
salexander@seccog.org

Member Municipalities: Bozrah * Colchester * East Lyme * Franklin * Griswold * Borough of Jewett City * City of Groton * Town of Groton * Lebanon * Ledyard * Lisbon * Montville * New London * North Stonington * Norwich * Preston * Salem * Sprague * Stonington * Stonington Borough * Waterford * Windham

If language assistance is needed, please contact SCCOG at 860-889-2324. office@seccog.org.
Si necesita asistencia lingüística, por favor comuníquese a 860-889-2324. office@seccog.org.
如果您需要语言帮助, 请致电860-889-2324或发送电子邮件至 office@seccog.org.

Jennifer Lindo

From: Balint, Marcy <Marcy.Balint@ct.gov>
Sent: Wednesday, August 25, 2021 2:53 PM
To: Bill Mulholland
Cc: Jennifer Lindo
Subject: CT DEEP Comments on Proposed Text Amendment to Section 11.2 Marijuana Dispensary as SP in LI Zone, and sec 25.5

Importance: Low

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



August 25, 2021

East Lyme Zoning Commission
c/o William Mulholland, Zoning Official

P.O. Drawer 519
Niantic, Connecticut 06357

Subject: CT DEEP Comments on Proposed Text Amendment to Section 11.2 Marijuana Dispensary as SP in LI Zone, and Sec 25.5 Table of Minimum Controls for Dispensary.

Dear Commissioners:

Thank you for notifying the Land and Water Resources Division (LWRD) of the proposed text amendment noted above received on August 23, 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 finds 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

Marcy L. Balint, Sr. Coastal Planner
Land and Water Resources Division
Connecticut Department of Energy and Environmental Protection
79 Elm Street, Hartford, CT 06106-5127
Marcy.Balint@ct.gov
860 424-3623



www.ct.gov/deep

Conserving, improving and protecting our natural resources and environment;

Ensuring a clean, affordable

Add to LI Special Permits: Cannabis Establishment

25.5 Special Conditions

A. Definition:

For the purpose of this Special Permit, "Cannabis Establishment" shall mean "Retailer" as defined in "Section 1 Subsection 45 of 2021 Public Act 1201 (the "Act") or "Micro Cultivator" as described in Subsection 36 of the Act

B. Location Restrictions:

The property on which the Cannabis Establishment 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 "Cannabis Establishment" as defined herein, or in the Act.

Places serving alcoholic beverages for consumption on premises

Hospital

Library

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

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

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

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

Add to LI Special Permits: Marijuana Dispensary Cannabis Establishment

25.5 Special Conditions

A. Definition:

For the purpose of this Special Permit, "Marijuana Dispensary" "Cannabis Establishment" shall mean "Retailer" as defined in Section 1 Subsection 45 of 2021 Public Act 1201 (the "Act") or "Micro Cultivator" as described in Subsection 36 of the Act

B. Location Restrictions:

The property on which the Dispensary Cannabis Establishment 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 "Medical Marijuana Dispensary" or "Cannabis Establishment" as defined herein, or in herein the Act.

Places serving acholic alcoholic beverages for consumption on premises

Hospital

Library

C. **Operation Hours:** Shall not exceed 9AM to 9PM.

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

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

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