

Town of

P.O. Drawer 519
Zoning Department



East Lyme

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

DATE: October 21, 2021
TO: East Lyme Zoning Commission
FROM: William Mulholland *WM*
RE: Application of ES Goodman, LLC and/or assigns for a Site Plan Review for Mixed Use Development, at property identified in the application as 185 Main Street, Niantic. East Lyme Assessor's Map12.1, lot 79

The applicant has applied for a site plan renewal for the above referenced property. The subject property is commonly referred to as the Norton's Garage parcel on Main Street and is located between Skippers Restaurant the Morton House.

This parcel was issued a Special Permit, Coastal Site Plan and Site Plan approval by the Zoning Commission in January 2013. The permits were for a mixed-use building consisting of ten dwelling units and four street level commercial units. All approvals are still valid, except for the site plan.

State Statutes provide time frames for the expiration of site plans. Because the subject site plan has expired a renewal of the original plan is necessary for the project to move forward.

The site plan was reviewed by the Town's Land Use staff at the time of the original submission. This review included the grading, drainage, landscaping, parking, and other pertinent items.

The applicant is seeking reapproval of this plan. Because of the expiration of the plan this application is viewed as a housekeeping item. As you may know the site has become a blighted property that adversely affects the character of Main Street.

Motion to Approve Application of ES Goodman, LLC and/or assigns for a Site Plan Review for Mixed Use Development, at property identified in the application as 185 Main Street, Niantic. East Lyme Assessor's Map12.1, lot 79

Motion to Deny Application of ES Goodman, LLC and/or assigns for a Site Plan Review for Mixed Use Development, at property identified in the application as 185 Main Street, Niantic. East Lyme Assessor's Map12.1, lot 79