

Town of

P.O. Drawer 519

Department of Planning &
Inland Wetlands

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



East Lyme

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October 15, 2021

Matt Walker, Chairman
East Lyme Zoning Commission
Town of East Lyme
P.O. Box 519
108 Pennsylvania Avenue
Niantic, Connecticut 06357

RE: Request of the East Lyme Zoning commission to amend the East Lyme Zoning Regulations, Section 15, Flood Hazard Areas.

Chairman Walker:

The East Lyme Planning Commission at its meeting of October 12, 2021, found the above referenced text amendment, neither CONSISTENT NOR INCONSISTENT with the 2020 East Lyme Plan of Conservation and Development, as amended.

The Commission does recommend that the Zoning Commission review and consider item #5, of page 30 of the 2020 East Lyme Plan of Conservation and Development, as amended, as stated below, as it related to the 20 inches of freeboard rather than the 12 inches currently proposed:

1. Adopt the State of Connecticut's definition of freeboard into East Lyme's flood control ordinance and zoning regulations. The planning threshold for sea level rise in Connecticut is 20 inches by 2050. The State of Connecticut passed a bill in 2018 to require a full two feet of freeboard for State-led projects, plus updated levels to be evaluated not more than every ten years. Freeboard represents a margin of safety, measured in the number of feet, added to projected flood elevations with the goal of compensating for unknown factors that might push actual levels above projected heights. According to FEMA, the cost to property owners of adding freeboard is only 1-2% of the overall cost of elevating a structure. Owners can expect payback within 3-6 years due to reductions in flood insurance premiums based on the additional height.

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,

A handwritten signature in cursive script that reads "Michelle Williams" followed by a stylized flourish.

Michelle Royce-Williams, Secretary
East Lyme Planning Commission

cc: William Mulholland, Zoning Official
file