



November 29, 2022

Bill Mulholland / Zoning Official
Zoning Department
108 Pennsylvania Avenue, East Lyme, CT 06357
(860) 691-4114

Gary Goeschel II / Wetlands Enforcement Officer
Land Use Office
108 Pennsylvania Avenue, East Lyme, CT 06357
(860) 691-4114

**RE: Special Permit, Site Plan & Inland Wetlands Applications
230 Flanders Road
East Lyme, Connecticut 06357
Project Number: 22107801**

Dear Commission Members & Town Staff:

Solli Engineering, LLC (Solli), on behalf of the Owner, Niantic Soapy Noble, LLC, is pleased to submit the Special Permit Application, Site Plan Application, and Inland Wetlands Application for a proposed Soapy Noble Car Wash facility located on Flanders Road. The site is located at 230 Flanders Road and is currently vacant, formerly the site of Colonial Car Wash.

The project proposes a 3,425± square-foot Soapy Noble Car Wash facility with associated drive aisles, parking, vacuum spaces, drive-up lanes, stormwater measures, and utility infrastructure.

Solli has included the following application material for review:

- Inland Wetlands Application for Permit – 11 Copies
- Application for Special Permit – 10 Copies
- Application for Site Plan – 10 Copies
- Application to Register a Facility or to Permit Activities in and Aquifer Protection Area – 10 Copies
- Permitting Plan Set (Site/Civil & Architectural) – 9 Copies
- Alternative Site Layout Plan (ALT-1) – 9 Copies
- Project Narrative & Stormwater Report – 3 Copies
- Property Deed – 10 Copies
- CT DEEP Reporting Form – 11 Copies
- Abutters List – 10 Copies
- Zoning Fee (Check for \$1,160.00) – 1 Copy
- Wetlands Fee (Check for \$1,960.00) – 1 Copy

Please review the Applications and associated application materials at your earliest convenience. We look forward to working with the Commissions and Town Staff throughout this process and hope to secure a favorable determination.

Respectfully,
Solli Engineering, LLC

A handwritten signature in blue ink that reads 'Casey J. Burch'.

Casey J. Burch / Project Manager

Enclosures:

- Refer to bulleted list above

CC:

- Mike Frisbie / Niantic Soapy Noble LLC

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