

Town of

P.O. Drawer 519

Zoning Department



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357

(860) 691-4114

Fax (860) 691-0351

December 8, 2022

CERTIFIED RETURN RECEIPT MAIL: 7022 0410 0000 0853 2576

Niantic Soapy Noble LLC
c/o Michael Frisbie
131 Buckingham Street, Suite 301
Hartford, CT 06106

RE: 230 Flanders Road Express Car Wash Special Permit Application
Public Hearing January 19, 2023

Dear Sir or Madam,

Please be advised that your application for a Special Permit with Site Plan Review for a car wash at 230 Flanders Road, East Lyme is scheduled for January 19, 2023. The meeting will be at 7:30 p.m. at the East Lyme Town Hall.

A public hearing notice sign is required to be posted at least 15 days prior to any public hearing for a Special Permit, on the premises pursuant to East Lyme Zoning Regulation 25.3.3-1.

Please see the attached regulation. The sign must clearly state the action proposed, and the date, time and location of the public hearing.

If you have any questions, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "William Mulholland", is written over a horizontal line.

William Mulholland
Zoning Official

WM/jl

25.3.3-1 Public Notice - In addition to notice of hearing by publication, public notice of application for special permit shall be made as follows:

Posting of Sign - At least 15 days prior to any public hearing on a special permit, the applicant shall post a sign on the premises indicating that such action is proposed. The sign shall be of durable material 4' by 4' in size and shall be firmly set at least three feet above ground surface and located so as to be clearly visible and legible from the most heavily used adjacent Town road or two lane state highway. When in the opinion of the Commission or its designee, there is not sufficient land area to post the sign, a 2' by 2' sign may be posted in a window which is clearly visible and legible from the most heavily used adjacent Town road or two lane state highway. The sign shall contain the following, in black block lettering not less than 3 inches in height for a road sign and 2 inches in height for a window sign on a white background:

The sign shall be removed within 10 days of completion of Public Hearing.

Should a public hearing for a Special Permit be continued the applicant shall modify or replace the sign and add language announcing the continuance which shall include the time, date and location of said hearing. Said sign shall be posted not less than seven (7) days prior to the continued hearing.

Notwithstanding the above section, applicants for annual special permit renewals for restaurant outdoor dining facilities in CA or CB Zones where alcohol is served and Taproom Breweries in CB zones shall not be required to post an on premises public notice advertising sign.

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Zoning Commission



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Account #D20607

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

Please publish the following notice on January 7 and January 15, 2023

TOWN OF EAST LYME

ZONING COMMISSION

Notice of Public Hearing

The East Lyme Zoning Commission will hold a Public Hearing on January 19, at 7:30 p.m., at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, Connecticut, to consider the following:

1. Application of Niantic Soapy Noble, LLC, owner/applicant, for a Special Permit, and Site Plan to redevelop and rebuild the existing car wash facility at property located at 230 Flanders Road, East Lyme, East Lyme Assessors Map 26.1, Lot 27.

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

Anne Thurlow, Secretary

