

# Town of East Lyme

## APPLICATION FOR SPECIAL PERMIT Received

Date of Application: 1/26/2023 Zone: CB JAN 26 2023

Applicant's Name: ZDM, PROPERTIES, LLC Town of East Lyme  
Land Use

Applicant's Address: P.O. Box 297, Waterford 06385 Telephone: 860-625-8846

Location of Affected Premises: 330, 344 & 348 Main St Assessor's Map/Block/Lot: 11.2/165 & 166

Owner of Record: ZDM, LLC Volume/Page: \_\_\_\_\_

Owner's Address: P.O. Box 297, Waterford 06385 Telephone: 860-625-8846

**DESCRIPTION OF SPECIAL PERMIT REQUESTED** {Requires compliance with Zoning Regulations 24, 25 & 9 and all other applicable Zoning Regulations of the Town of East Lyme; also state which sections of Zoning Regulations Special Permit is subject to}:  
MIXED USE DEVELOPMENT PER SECTION 9.2.3 FOR COMMERCIAL SPACE, TAKE OUT RESTAURANT & RESIDENTIAL APARTMENTS

Signature of Owner: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

**Attach a true copy of the Deed and a Site Plan {10 copies required}.** A copy of the deeds for all affected properties and a site plan demonstrating compliance with all applicable zoning code requirements must accompany this application.

**Proof of posting of Special Permit Application public notice sign (Section 25.4.3-1).** Proof of posting of the Special Permit Application for Public Notice must be submitted.

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### Below this line for Office Use Only:

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Deed Copies Attached: <u>YES</u> NO	PERMIT FEE: SPECIAL PERMIT FEE	\$150.00	<u>500.-</u>
	<i>mult</i>		
	OUTDOOR DINING RENEWAL	\$20.00	_____
Site Plan Attached: <u>YES</u> NO N/A	SITE PLAN FEE	\$300.00	<u>300.-</u>
	STORM WATER	\$300.00	<u>300.-</u>
	STATE FEE:		\$60.00
CHECK #: <u>2544</u>	TOTAL DUE:		\$ <u>1160.-</u>

Date Approved: \_\_\_\_\_ Date Denied: \_\_\_\_\_

Approval subject to conditions below:

- \_\_\_\_\_
- \_\_\_\_\_

Approval to become effective upon publication and date of entry into the land records of the Town of East Lyme affecting the premises as described in this application.

Date: \_\_\_\_\_ Attest \_\_\_\_\_  
East Lyme Zoning Chairman

# Killingly Engineering Associates

## Civil Engineering & Surveying



P.O. Box 421 Killingly, CT 06241  
Phone: 860-779-7299  
www.killinglyengineering.com

January 25, 2023

### Proposed Mixed Use Development

**ZDM, LLC**  
**338, 344 & 348 Main Street**  
**East Lyme, CT**

### APPLICATION PACKAGE CONTENTS – SPECIAL PERMIT

1. Application fee:

\$500.00 Special Permit Fee (*multi*)  
\$300.00 Stormwater Fee  
\$300.00 Site Plan  
\$ 60.00 (State fee)  
\$1160.00 Total Fee

*CK-4*  
*2544*

2. 10 - full sized sets of plans – Dated: 12/15/2022
3. 10 sets of preliminary architectural plans (reduced sized)
4. Application for Special Permit
5. List of adjacent land owners including across the street as of 01/25/2023
6. Traffic Impact Statement
7. Property Deeds

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January 25, 2023

### **Proposed Mixed Use Development**

***ZDM, LLC***  
***338, 344 & 348 Main Street***  
***East Lyme, CT***

### **Traffic Impact Statement**

Application has been made to the Town of East Lyme by ZDM, LLC for a Special Use permit, specifically, for a combined retail and residential apartment development. The project proposes to construct a 3-level building with 3,750 square feet of retail space on the first level and 18 one- and two-bedroom apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> levels, with each level utilizing 6,600 square feet of area. In accordance Section 25.5, Zone CB, Mixed Use Development, a traffic study is required for developments of 15,000 square feet or greater. Since this proposed development will result in a building of nearly 17,000 square feet, the applicant is required to provide traffic generating documentation.

Killingly Engineering utilized The Institute of Traffic Engineers (ITE) Trip Generation manual to quantify average daily traffic and peak hour traffic for the proposed retail and residential uses. The manual quantifies traffic counts taken for various land development projects and is based upon actual studies conducted for each use. For this analysis, Killingly Engineering Associates referred to traffic studies conducted for apartments (use 220) and Specialty Retail (use 814). Pages from the ITE are attached at the end of this report.

### **Apartment Use**

The counts for this use are based upon the number of apartment units and counts are tabulated for average daily trips, weekday AM and PM peaks, and weekend total trips and peaks. All numbers have been rounded to the nearest whole number and the results are as follows:

Apartments	18
Average trips per day per apartment (weekday)	6.63
Total average trips per day (weekday)	119
Peak AM Average Rate = 0.56 trips per hour (weekday)	10 trips per hour
Peak PM Average Rate = 0.67 trips per hour (weekday)	12 trips per hour
Saturday average trips per day per apartment	6.39
Total average trips per day (weekend)	115
Peak weekend average rate = 0.52 trips per hour	9 trips per hour

## Retail Use

The counts for this use are based upon square footage of the use and counts are tabulated for each 1,000 square feet of the use. For 3,750 square feet of retail use, the factors listed in the ITE Trip Generation Manual are multiplied by a factor of 3.75. Average daily trips, weekday AM and PM peaks, and weekend total trips (note: the manual does not account for peak weekend rates). All numbers have been rounded to the nearest whole number and the results are as follows:

Retail Area	3,750 square feet
Average trips per day per 1,000 square feet (weekday)	40.67
Total average trips per day (weekday)	152
Peak AM Average Rate = 6.41 trips per hour (weekday)	24 trips per hour
Peak PM Average Rate = 4.93 trips per hour (weekday)	19 trips per hour
Saturday average trips per day per 1,000 s.f. = 42.04	158

The Connecticut Department of Transportation provides traffic counts for their roadways every 3 years. The current data available on the CTDOT's traffic monitoring website lists a count of 9,700 vehicles per day at the Baptist Lane/Route 156 intersection. With maximum trips of 158 vehicles per day for the retail use and 119 vehicles per day for the residential use, the total of 277 vehicles per day represent approximately 2.8% of the traffic on Route 156.