

Town of East Lyme

PO Box 519
Niantic, CT 06357
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Zone TA Permit # _____

Date Entered into ZTA Log _____

APPLICATION FOR ZONING REGULATION TEXT AMENDMENT

Received

Date of Application: June 27 2023

JUL 06 2023

Applicant's Name: Jasmina & Franc Paradise, LLC

Town of East Lyme
Land Use

Applicant's Address: 301 Chesterfield Road

Telephone: (808) 268-0123

Text Amendment of Section #: 12.1.1A & 20.20.9

DESCRIPTION OF TEXT AMENDMENT OF ZONING REGULATIONS REQUESTED {must comply all other applicable Zoning Regulations of the Town of East Lyme}:
See attached.

Signature of Applicant: Daniela Gjergaj

Below this line for Office Use Only:

Attach a copy of what is being changed, omitted or added to the Zoning Regulations.

AMENDMENT PROPOSAL ATTACHED

YES NO

PERMIT FEE: TEXT AMENDMENT \$300.00

STATE FEE: \$60.00

CHECK #: 314

TOTAL DUE: \$ 360.00

At its meeting on the _____ day of _____, _____, the East Lyme Zoning Commission voted and accepted the above referenced Text Amendment to the Town of East Lyme Zoning Regulations.

Dated: _____

East Lyme Zoning Commission

Purpose

The proposed text amendments intend to clarify the ability to establish both restaurants and cafes, with and without liquor service, as uses within commercial recreation complexes and resort areas in the SU Zone. The Applicant, Jasmina & Franc Paradise LLC, the owner of the Aces High RV Park on Chesterfield Road, would like to add a cafe to their existing resort area campground. If successful, future plans may also include a full-service restaurant. Modern campground resorts throughout the region have similar amenities and the addition of these uses will allow the Applicant and similarly situated facilities to remain competitive.

Proposed Text Amendment

12.1.1A Commercial recreation complex, or resort area, including restaurants **and cafes (with and without the sale of alcoholic liquors or alcoholic beverages)**, dance halls, bowling alleys, theatres, billiard and pool parlors, picnic area, swimming pools, motels, hotels, tourist cabin establishments, and similar places of public recreation and accommodation operated as a business.

20.20.9 Notwithstanding the foregoing provisions, it is hereby expressly provided that any restaurant or cafe which is part of a commercial recreation complex or resort area may apply for and operate under a restaurant permit or cafe permit for the sale of alcoholic liquors or alcoholic beverages.



Tobin, Carberry, O'Malley, Riley & Selinger, P.C.

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June 27, 2023

Anne Thurlow, Chair
East Lyme Zoning Commission
108 Pennsylvania Ave
Niantic, CT 06357

RE: Zoning Regulation Text Amendment
Sections 12.1.1A & 20.20.9
Our File #8111.261137

Ms. Thurlow:

I represent Jasmina & Franc Paradise, LLC, the owner of the Aces High RV Park on Chesterfield Road in East Lyme. On behalf of my client, I am submitting the enclosed Application for Zoning Regulation Text Amendment which I would request be received at the next regular meeting of the Zoning Commission and scheduled for the required public hearing.

As agent for this Application, please direct all correspondence to my attention and do not hesitate to contact me if you have any questions or concerns.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Wm R. Sweeney". The signature is fluid and cursive, with a large loop at the end.

William R. Sweeney, Esq.

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