

Town of East Lyme

APPLICATION FOR SPECIAL PERMIT

Date of Application: August 16, 2023 Zone: RU-40 Email: jlokken@eltownhall.com

Applicant's Name: Jerry Lokken, Director

Applicant's Address: 41 Society Rd, Niantic, CT 06357 Telephone: 860-739-5828

Business Name (if applicable): East Lyme parks and Recreation

Location of Affected Premises: 221 W. Main, Niantic, CT 06357 Assessor's Map/Block/Lot: Map10.0, Lot 1

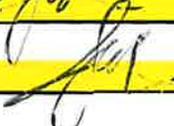
Owner of Record: Town of East Lyme Volume/Page: v295 p 66, v1020 p 137

Owner's Address: 108 Pennsylvania Ave, Niantic, CT 06357 Telephone: 860-739-6391

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}:

Construction of 4 Pickleball courts. Zoning Regulations Section 20.

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 25.3.3-1). Proof of posting of the Special Permit Application for Public Notice must be submitted.

Below this line for Office Use Only:

Deed Copies Attached: YES NO PERMIT FEE: SPECIAL PERMIT FEE \$150.00 _____

OUTDOOR DINING RENEWAL \$20.00 _____

Site Plan Attached: YES NO N/A SITE PLAN FEE \$300.00 _____

STORM WATER \$300.00 _____

STATE FEE: \$60.00

CHECK #: _____ TOTAL DUE: \$ _____

Date Approved: _____ Date Denied _____ Publication Date _____ Effective Date: _____

Approval subject to conditions below:

1. _____
2. _____

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 Official



Proposed Pickle Ball Courts 130' x70'
 Zone RU-40
 Setbacks:
 50' Front Setback - Achieved Greater than 450'
 30' Side Setback - Achieved Greater than 350'
 30' Rear Setback - Achieved Greater than 350'

Scale: 1"=50'
 Scale is approximate

Proposed Pickleball Courts



Proposed Pickle Ball Courts
 Bridebrook Park
 Dated 8-22-23 scale 1"=50'
 Prepared by Parks and Rec

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6045 EAST LYME, CT							
EAST LYME TOWN OF BRIDE BROOK PARK PO BOX 519						Description	Code	Appraised	Assessed								
						EX COM LN	21	371,800	260,260	VISION							
						EX CM OTB	25	137,200	96,040								
NIANTIC CT 06357-0519		SUPPLEMENTAL DATA															
		Alt Prcl ID	Et Al														
		Sub-Div	Beach Dist														
		Photo	Tot Disable														
		Devl Lot #	Heart														
		Vet Exemp	Dept Head														
		Tract 7162															
		GIS ID 10.0 1	Assoc Pid#														
				Total		509,000		356,300									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
EAST LYME TOWN OF		1020 137	10-30-2020	U	I	0	15	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
EAST LYME TOWN OF		0295 0066	12-27-1989	U	I	0		2022	21	260,260	2022	21	260,260	2021	21	260,260	
									25	96,040		25	96,040		25	96,040	
				Total		356300		Total		356300		Total		356300			
DEED NOTES			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
TRANSFER 3.57AC FROM PRISON TO TOWN OF EAST LYME			Code	Description	Number	Amount	Comm Int										
ASSESSING NEIGHBORHOOD			APPRAISED VALUE SUMMARY														
Nbhd	Nbhd Name	B	Tracing	Batch										Appraised Bldg. Value (Card)	0		
0030														Appraised Xf (B) Value (Bldg)	0		
														Appraised Ob (B) Value (Bldg)	137,200		
														Appraised Land Value (Bldg)	371,800		
														Special Land Value	0		
														Total Appraised Parcel Value	509,000		
														Valuation Method	C		
														Total Appraised Parcel Value	509,000		
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result		
B171218-2	02-16-2018	CM	Commercial	115,000		0		VERIZON CELL TOWER/LIGH		11-09-2015	SK	02		01	Measur+1Visit		
B160706-1	07-06-2016	CM	Commercial		10-14-2016	100		DUG OUT ROOF STRUCTUR		03-01-2011	AD			00	Measur+Listed		
B150318-3	05-27-2015	CM	Commercial	30,000	11-09-2015	100	10-01-2015	GAZEBO		08-11-2000	NS			00	Measur+Listed		
B20086-17E	09-19-2008	CM	Commercial	2,000	03-01-2011	0		PRESS BOX		11-07-1990	RT			00	Measur+Listed		
B180410-5		CM	Commercial	20,650		0		NEW SERVICE TO VERIZON									
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	903V	MUNICIPAL M-0	R40			40,000	SF 4.86	1.80000	D	1.00	0030	0.650	BRIDE BROOK FIELD		1.0000	227,400	
1	903V	MUNICIPAL M-0	R40			23.730	AC 6,500	1.80000	D	0.80	0030	0.650			1.0000	6,084	144,400
						Total Card Land Units	24.648	AC	Parcel Total Land Area				24.6483	Total Land Value			371,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	94	Outbuildings			
Model	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id		C	Owne	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			0		
Year Built			0		
Effective Year Built			0		
Depreciation Code					
Remodel Rating					
Year Remodeled					
Depreciation %					
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %			0		
Percent Good					
RCNLD			0		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
MSC5	RESTSTG	L	1,120	28.00	1986		90		0.00	28,200
PAV1	PAVING-ASP	L	42,00	3.00	2001		50		0.00	63,000
FN3	FENCE-6' CH	L	2,500	16.00	2001		60		0.00	24,000
MSC4	BBALL CT	L	3,200	2.25	2001		50		0.00	3,600
GAZ	FR GAZEBO	L	768	24.00	2015		100		0.00	18,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		0

Return to:
Edward O'Connell
Waller, Smith, & Palmer
52 Eugene O'Neill Dr.
New London CT 06320

Bill Scheer

VOL: 1020 PG: 137
INST: 00002711

QUIT CLAIM DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT, THE STATE OF CONNECTICUT ("Grantor"), acting herein by Shawn T. Wooden, Treasurer of the State of Connecticut, duly authorized pursuant to Section 6 of Special Act No. 03-19 for One and 00/100 Dollars (\$1.00), a cost equal to the administrative costs of making such conveyance, and other good and valuable consideration received to its full satisfaction, does by these presents, for itself and its successors and assigns, justly and absolutely grant, remise, release and forever QUIT CLAIM unto the TOWN OF EAST LYME, a Connecticut municipality ("Grantee"), its successors and assigns forever, with QUIT CLAIM COVENANTS, all such right and title as it, the said Grantor, has or ought to have in or to that certain piece or parcel of land located in the town of East Lyme, County of New London, and State of Connecticut, consisting of approximately 3.57 acres and being more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

The Property is conveyed subject to the requirement Grantee shall use the Property for recreational purposes. If Grantee does not use the Property for said purposes; does not retain ownership of all of said Property; or leases all or any portion of said Property; the Property will revert to the Grantor.

TO HAVE AND TO HOLD, the Property and improvements unto it, the Grantee, its successors and assigns, to the only use and behalf of it, its successors and assigns forever, so that neither it the Grantor, nor any person or persons in its name and behalf, shall or will hereafter claim or demand any right or title to the Property or any part thereof, but they and any one of them shall by these present be excluded and forever barred.

NO CONVEYANCE TAX RECEIVED
KAREN MILLER GALBO
EAST LYME, CT TOWN CLERK

VOL: 1020 PG: 139
INST: 00002711

Exhibit A

Property Description

That certain parcel of land shown as "Area of Land to be Transferred from the Department of Correction to the Town of East Lyme" on a map entitled "Lot Line Revision Boundary Survey between Connecticut Department of Correction, 199 West Main Street and the Town of East Lyme, Bride Brook Park, 221 West Main St. (Rt 156), East Lyme, Connecticut, Town of East Lyme Engineering Department, July 17, 2002, Scale 1"=40', W.S., M.G." which map is filed in Drawer 8, map number 85 in the East Lyme Records.

Beginning at a Rebar to be set on the north side of West Main Street - Route 156, marking the South West corner of the herein described parcel and the South East corner of Bride Brook Park, known as 221 West Main Street; and running thence North 23°12'38" West a distance of 492.84 feet to a Rebar to be set; thence North 73°10'40" East a distance of 258.70 feet to a Rebar to be set; thence South 88°25'28" East a distance of 116.44 feet to a Rebar to be set; thence South 19°38'46" East a distance of 378.54 feet to a Rebar to be set; thence North 84°11'08" West a distance of 22.33 feet to a Rebar to be set; thence South 58°12'24" West a distance of 323.37 feet the Point of Beginning; Said parcel of land contains 3.5722 acres or 155605.74 square feet.

RECEIVED FOR RECORD
Oct 30, 2019 02:47:44P
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT

TO ALL PEOPLE TO WHOM THESE PRESENTS COME, GREETING:

KNOW YE, that the STATE OF CONNECTICUT, acting herein by Francisco L. Borges, Treasurer of the State of Connecticut, under authority granted by Special Act No. 30, Sections 1 through 3, of the 1987 Session of the General Assembly, as amended by Public Act 87-589, Sections 68, 69 and 87, for valuable consideration, does hereby remise, release and forever quit claim unto the TOWN OF EAST LYME, a municipal corporation existing under the laws of the State of Connecticut and having its territorial limits within the County of New London and State of Connecticut, its successors and assigns forever, all the right, title, interest, claim and demand whatsoever, as it the said State of Connecticut, has or ought to have in or to that certain piece or parcel of land situated in the Town of East Lyme, County of New London and State of Connecticut, on the property of the State of Connecticut known as Connecticut Correctional Institution, Niantic, which tract is bounded and described as follows:

Beginning at a point in the easterly right of way of North Bridebrook Road N 28°-09'-53" W a distance of 200.00 feet from the intersection of North Bridebrook Road and West Main Street, also known as Connecticut Route 156 and running N 28°-09'-53" W along the Easterly right of way of North Bridebrook Road a distance of 905.59 feet to a point; thence N 55°-48'-47" E along other land of the state of Connecticut a distance of 282.86 feet to a point; thence N 69°-27'-52" E along other land of the state of Connecticut a distance of 418.26 feet to a point; thence N 72°-24'-49" E along other land of the state of Connecticut a distance of 347.25 feet to a point; thence S 10°-42'-56" E along other land of the state of Connecticut a distance of 1170.85 feet to a point; thence S 70°-42'-06" W along other land of the state of Connecticut a distance of 385.54 feet to a point in the northerly right of way of West Main Street, also known as Connecticut Route 156; thence S 69°-35'-09" W along the northerly right of way of West Main Street, also known as Connecticut Route 156 a distance of 106.30 feet to a point; thence N 28°-09'-53" W along other land leased to the town of East Lyme a distance of 200.00 feet to a point; thence S 69°-35'-09" W along other land leased to the town of East Lyme a distance of 200.00 feet to the point of beginning. As shown on a map entitled "Town of East Lyme Map Showing Land of the Connecticut Correctional Institution, Niantic to be Leased to the town of East Lyme for Recreational Purposes by the state of Connecticut, Department of Correction, Area = 22 Acres, prepared by the Town Engineers Office, Scale 1" = 60', August 1, 1984; December 13, 1984 Revision."

NO CONVEYANCE TAXES COLLECTED
TOWN CLERK OF EAST LYME
Mary A. [Signature]

The conveyance of the above-described land shall be only for the purpose of public outdoor recreation and shall be subject to the following terms and conditions: (1) The town of East Lyme may erect and maintain such structures and improvements sufficient for the town of East Lyme's purposes of providing public outdoor recreation facilities only; (2) the town of East Lyme shall not use or allow the use of the land for purposes other than public outdoor recreation and shall not cause or allow the construction or improvement of any structure on, or improvement to, the land not directly related to the purpose of public outdoor recreation; (3) the town of East Lyme shall erect and maintain, at no cost to the state, an eight-foot high nine gauge, chain-linked fence along the easterly boundaries of the conveyed land sufficient to prevent entry onto the land of the state of Connecticut Correctional Institution, Niantic from the conveyed land; and (4) if the town of East Lyme shall use or allow the use of the land for purposes other than public outdoor recreation or construct, improve or allow the construction or improvement of any structure on, or improvement to, the land not directly related to the purposes of public outdoor recreation, or fail to erect and maintain the fence described above after notice of the need for repair or maintenance to the fence has been provided by the State of Connecticut to the Town of East Lyme, the land shall revert to the state.

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasee, its successors and assigns forever, so that neither it, the said Releasor, nor its successors, nor any other person or persons under it or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom it is and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, the State of Connecticut, acting herein by Francisco L. Borges, Treasurer, has caused this instrument to

be executed in its behalf and its seal to be hereunto affixed
this 6th day of November, 1989.

Signed, Sealed and Delivered
in the Presence of:

STATE OF CONNECTICUT

Helene Glantz
Helene Glantz
Patricia Gilman
Patricia Gilman

By Francisco L. Borges
Francisco L. Borges
Treasurer of the
State of Connecticut

STATE OF CONNECTICUT)
) ss: Hartford
COUNTY OF HARTFORD)

Personally appeared, FRANCISCO L. BORGES, Treasurer of the
State of Connecticut, signer and sealer of the foregoing
instrument and acknowledged the same to be his free act and deed
and that of the State of Connecticut, before me this 6th day
of November, 1989.

Nancy A. Mourkakos
~~Commissioner of Superior Court~~
Notary Public
Nancy A. Mourkakos
My commission expires 3-31-91

Jane S. Scholl
Jane S. Scholl
Associate Attorney General
DATE: 11/4/89

Recorded Nov 27, 1989
at 1:02 P.M. Nancy A. Rube
East Lyme Town Clerk
ast