

Town of



East Lyme

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Department of Planning &
Inland Wetlands

*Gary A. Goeschel II, Director of Planning /
Wetlands Enforcement Officer*

MEMORANDUM

TO: East Lyme Planning Commission,
William Mulholland, Zoning Official

FROM: Gary A. Goeschel II, Director of Planning / Wetland Enforcement Officer 

DATE: November 13, 2023

RE: Zoning Referral (CGS 8-3a) – Application of East Lyme Zoning Commission to amend Section 34.21 and to modify Section 34.3 Purpose and by adding Section 34.6.1.1 “The Flanders Village Design District.”

Upon review of the above referenced Zoning Referral with the 2020 Plan of Conservation and Development, I have the following comments:

The proposed amendments would expand the current architectural design review area to include Flanders and Boston Post Road commercial area. Chapter 8 Commercial and Industrial Development, Section 8.2 Recommendations, recommendation 8, states the following:

“Consider a re-zone of the current Flanders commercial district on Boston Post Road from Chesterfield Road to the West as CB or given a new designation such as Flanders Village District FVD, with regulations that encourage redevelopment to improve upon the village concept. As in the existing CB zone, new buildings in this area should be located near the front of the parcel to emphasize both visibility for new businesses and enhancements for pedestrians and vehicles trying to access the property. Incentive-based zoning should encourage property owners to locate parking to the side or rear and abide by architectural regulations or recommendations which complement existing historic structures in the area and use various landscaping alternatives to compliment both the site and the structure.”

Therefore, it is moved that the East Lyme Planning Commission finds the proposed text amendment referenced above **CONSISTENT / INCONSISTENT** with the East Lyme 2020 Plan of Conservation and Development as the proposed amendments would improve upon the Village Concept and create a Flanders Village District.