

Town of East Lyme

Received

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Zone TAA Permit # 2024

Town of East Lyme
Land Use

APPLICATION FOR ZONING REGULATION TEXT AMENDMENT

Date of Application: 04/21/24 Email: wrsweeney@tcors.com

Applicant's Name: Denison Capital Partners LLC c/o William R. Sweeney, Esq.

Applicant's Address: 43 Broad Street, P.O. Box 58 Telephone: (860) 447-0335
New London, CT 06320

Text Amendment of Section #: 11.1.4

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

See attached. Received
APR 29 2024
Town of East Lyme
Land Use

Signature of Applicant: [Handwritten Signature]

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 #: 976384

TOTAL DUE: \$ 360.00

Date Approved: _____ Date Denied: _____
Approval subject to conditions below:

Dated: _____
East Lyme Zoning Commission

Purpose

The Applicant, Denison Capital Partners LLC, desires to develop a self-storage warehouse with outdoor vehicle storage at 22 Liberty Way, East Lyme, Connecticut. The proposed zoning regulation text amendment would permit screened outdoor vehicle storage as accessory to self-storage warehouses in the LI District. Within the self-storage industry there exists significant demand for the outdoor storage of motor vehicles, boats, trailers, and recreational trailers. Many regional self-storage facilities currently offer this service. Most importantly, providing storage areas for these types of vehicles in industrial zones encourages and provides opportunities for such storage outside of residential neighborhoods where this storage can be unsightly and adverse to adjacent unscreened properties.

Proposed Zoning Regulation Text Amendment

LI LIGHT INDUSTRIAL DISTRICTS

11.1 PERMITTED USES - The following uses of buildings and/or land and no others are permitted subject to site plan approval in accordance with Section 24.

11.1.4 Warehouse and wholesale storage; self-storage warehouses **including accessory outdoor storage of motor vehicles, boats, trailers, and recreational trailers provided that such outdoor storage is fully screened from view by a building, fence, wall, shrubbery, or embankment not less than 6 feet in height.**