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SECTION 28

Amendments to regulations and Zoning District Map.

- 28.1 General – These regulations and the boundaries of zoning districts established hereunder may from time to time be amended or changed by the Commission in accordance with the provisions of Chapter 124, Section 8-3, of the Connecticut General Statutes, Revision of 1984, as amended.
- 28.2 Application – Any individual, firm or party owning land within the Town of East Lyme may petition in writing for a change of zone or amendment of these regulations. Such petition shall be delivered to the Zoning Official for submission to the Zoning Commission. A request for a change in zoning district boundaries shall be accompanied by a plan drawn to scale showing the area of the lots included in such proposed change and designating the record owner or owners of said lots and of all adjacent lots within 500 feet from the boundary of the area subject to the zone change request. Such applications shall also contain an accurate description by metes and bounds, of the lots included in such proposed change and shall further contain a statement of the reasons why such change is sought.
- 28.3 Notification of adjacent property owners – The applicant shall prepare a list of names and addresses of owners of all properties within the area which is the subject of the application and of all properties 500 feet or less distant there from, all as shown on the latest grand list of the Town of East Lyme in the Assessor's Office (or the actual owners of record or otherwise known to the applicant). The applicant shall mail notifications of said pending application to at least one owner of each such property not more than 30 days or less than ten days before the date set for the public hearing, by transmitting the text of the public hearing notice. Evidence of such mailing shall be submitted, with the aforementioned list, in the form of United States Post Office Certificates of Mailing to the Zoning Official at least two days prior to the hearing date.
- The provisions of this section shall not apply in the case of re-zoning initiated by the East Lyme Zoning Commission.
- 28.4 Referral – Application for zoning district boundary amendments shall be referred to the East Lyme Water and Sewer Commission for assessment of the availability of water and sewage capacity.
- 28.5 Fees – An application fee in the amount of \$300.00 shall accompany each application for a text amendment of these regulations. An application fee in the amount of \$400.00 shall accompany each application for a zone change. Such fee shall be paid by check or money order payable to the order of the Treasurer of the Town of East Lyme and shall be used to defray the costs of the publication of required legal notices. Such fee shall be non-refundable. Furthermore, if the actual cost of legal advertising is found to be more than the application fee, the applicant shall pay such additional money as may be required to cover all legal

advertising costs to the Town of East Lyme prior to the Commission taking action on the applicant's petition.