

Town of

Zoning Department

William Mulholland
Zoning Official



East Lyme

108 Pennsylvania Ave

Niantic, Connecticut 06357

(860) 691-4114

Fax (860) 691-0351

March 21, 2025

Richard Gordon, Chairman
c/o Gary Goeschel, Director of Planning, Town of East Lyme
East Lyme Planning Commission
Town of East Lyme
PO Box 519
Niantic, CT 06357

RE: East Lyme Zoning Commission
Referral/ Zoning Regulation Text Amendment Proposal

Dear Mr. Gordon,

I am writing to refer the following application for your review and comment in accordance with Section 8-3 a of chapter 124 of the Connecticut General Statutes.

1. Application of William R Sweeney, Esq, agent for Sahin Development Group LLC, for proposed Text Amendment to Sections 9.2~~3~~, 9.3.1, to permit Mixed Use Development in the CB Zone subject to Special Permit with additional controls in Section 25.5, of the East Lyme Zoning Regulations.

The Zoning Commission has scheduled a public hearing for **May 15, 2025**. Please forward any comments for inclusion into the public hearing record. If you have any questions, please do not hesitate to contact the Zoning Commission staff person, Mr. Mulholland.

Sincerely,

Nancy Kalal
Secretary, East Lyme Zoning Commission

Hand Delivered: G. Goeschel 3/21/2025

Received

MAR 13 2025

Zone TA Permit # _____
Town of East Lyme
Land Use

Town of East Lyme

108 Pennsylvania Ave.
Niantic, CT 06357
Ph. (860) 691-4114
Fax: (860) 691-0351

APPLICATION FOR ZONING REGULATION TEXT AMENDMENT

Date of Application: March 12, 2025 Email: wrsweeney@tcors.com

Applicant's Name: Sahin Development Group, LLC c/o William R. Sweeney, Esq., Agent

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

Text Amendment of Section #: Amend Sections 9.2.3, 9.3.1 and 25.5

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

Request to amend Sections 9.2.1, 9.3.1 and 25.5 to permit Mixed Use Development in the CB Zone
subject to a special permit and certain minimum controls. See attached.

Signature of Applicant: 

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

COPIES OF ADJACENT PROPERTIES NOTIFICATION PROVIDED? YES NO

PERMIT FEE: TEXT AMENDMENT \$300.00

STATE FEE: \$60.00

CHECK #: 22461

TOTAL DUE: \$ 360

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

Dated: _____	_____
East Lyme Zoning Commission	

Received

MAR 13 2025

Town of East Lyme
Land Use

**Proposed Zoning Text Amendment
Sahin Development LLC
March 2025**

Purpose: To reestablish mixed use development of new buildings within the CB Commercial District subject to new controls.

Section 9
CB COMMERCIAL DISTRICTS

9.2 SPECIAL PERMIT USES – The following uses maybe permitted when granted a Special Permit by the Zoning Commission subject to the Special Permit requirements of Section 25 and 25.5.

9.2.3 Mixed Use Development Existing Buildings (Only)

9.3 DIMENSIONAL REQUIREMENTS

9.3.1 LOT SIZE - All lots used for commercial purposes shall have a minimum of 10,000 square feet of area. Lots used for mixed use or shall have a minimum of 7,500 square feet plus 1,200 square feet for each efficiency or one bedroom living unit and 2,000 square feet for each two bedroom living unit. Lots used for two-family dwellings shall have a minimum of 20,000 square feet. All lots used for residential purposes shall have a minimum of 10,000 square feet of area.

25.5 TABLE OF MINIMUM CONTROLS FOR SPECIFIC SPECIAL PERMIT

USE	DISTRICT	CONTROLS
<u>Mixed Use Development</u>	<u>CB Zone</u>	<ol style="list-style-type: none"> 1. <u>The purpose of this Regulation is to encourage the responsible development of Niantic Village in manner that preserves village character, creates an attractive environment, and provides an incentive for a Mixed Use Development.</u> 2. <u>Submission Requirements:</u> <ol style="list-style-type: none"> A. <u>Site Plan as provided in Section 24.</u> B. <u>Traffic Study for development exceeding 15,000 sq. ft. in gross floor area.</u> C. <u>Architectural plans including building, elevations, floor plans, and exterior materials. All such plans</u>

shall be prepared by a licensed architect. Such design and massing shall reflect New England Village character and shall be compatible with or enhance neighboring buildings, consistent with the provisions of Section 34. No building shall be approved that fails to meet the requirements of this provision.

- D. Those items required in Section 24 or Section 25.
- E. Such additional items as may be required by the Commission to fully evaluate the proposal.

3. Controls:

- A. Minimum lot size: 20,000 sq. ft.
- B. Residential Density: 2,000 sq. ft. per unit
- C. Number of Bedrooms: Efficiency, One- or Two-bedroom units only.
- D. Minimum Floor Area:
 - Efficiency: 500 sq. ft.
 - One-bedroom: 650 sq. ft.
 - Two-bedroom: 850 sq. ft.
- E. Location of Residential Units: Residential units may be located on the first floor of any building but no residential unit shall be permitted to front on or have direct egress at street level along any public street.
- F. Parking: Parking shall be provided as required for the sum of all commercial and residential uses in accordance with Section 22. A Mixed Use Development may utilize the shared parking provisions of Section 22.5 and the on-street parking provisions of Section 22.7, provided that all parking required shall be provided upon or directly fronting on the subject parcel.

- G. Building Height: All buildings utilized for Mixed Use Development shall be a minimum of two stories in height. Building height shall be in accordance with Section 9 except that the Commission may permit architectural features to extend no more than 10' above the 30' maximum building height to encourage attractive roof designs compatible with neighboring buildings.
- H. Municipal Sewer and Water must be provided.
- I. Landscaping and Lighting: All proposed landscaping and lighting shall contribute to and be consistent with New England Village character and shall be designed to preserve the integrity and the privacy of neighboring properties.
- J. Pedestrian Connections: All Mixed Use Development shall be designed as walkable and pedestrian-oriented and promote safe and convenient connections to Niantic Village.
- K. No individual building shall exceed 20,000 sq. ft. in gross floor area. Covered parking, whether or not enclosed, shall not be included in this calculation.
- L. The gross floor area of commercial use shall occupy no less than 30% of the total gross floor area of the Mixed Use Development. For new construction, residential use shall not occupy more than 50% of the first floor of any building.