

Town of

Zoning Department

William Mulholland
Zoning Official



East Lyme

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Richard Gordon, Chairman
East Lyme Planning Commission
Town of East Lyme
108 Pennsylvania Ave
Niantic, CT 06357

February 24, 2025

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 Eric S. Parker, Esq. for Proposed Text Amendment to Section 20.26, by adding Subsection M, of the East Lyme Zoning Regulations.

The Zoning Commission has scheduled a public hearing for **April 24, 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 date: 2/21/2025

Received

FEB 7 2025

Town of East Lyme
Land Use

Proposed Text Amendment

Section 20

20.26 – M. Notwithstanding the foregoing provisions, it is hereby expressly provided that a restaurant or food service establishment with a drive through facility may be built or established upon a lot or premises that has no direct ingress or egress onto a State road, so long as the driveway accessing such lot or premises is at least 250 feet from any State road (measured from center of driveway along the right-of-way line of the town road serving the site to the State right-of-way line of the intersecting State road) and at least 200 feet from the primary driveway accessing any other restaurant or food service establishment with a drive through facility (measured center of driveway to center of driveway). This section will apply even if such lot is within a radius of 1000 feet of any part of any other building, lot or premises used for such purpose. Any such establishment must still comply with the requirements of 20.26(A) through (J).