



Town of

**P.O. Drawer 519
Department of Planning &
Inland Wetlands**

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




East Lyme

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MEMORANDUM

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

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

DATE: June 10, 2025

RE: Zoning Referral (CGS 8-3a) – Application of Willia, R. Sweeney, Esq., Agent for Sahin Development Group, LLC for a proposed Text Amendment to Section 9.2.3, 9.3.1 to permit Mixed Use Development in the CB Zone subject to Special Permit and Section 25.5 of the East Lyme Zoning Regulations

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

The proposed application would permit mixed-use development within the CB Commercial Business Zoning District subject to the controls of a Special Permit. Those controls consist of the following:

- Development greater than 15,000sq.ft. in floor area must provide a traffic study.
- Architectural plans must be prepared by a licensed Architect and reflect New England Village Character.
- Minimum Lot Size: 20,000sq.ft.
- Residential Density: 2,000sq.ft per unit.
- In the previous iteration, the number of bedrooms could not exceed two (2) and required Minimum Floor Areas as follows:
 - Efficiency: 500sq.ft.
 - One-Bedroom: 650sq.ft.
 - Two-Bedroom: 850sq.ft.

However, the current iteration of the proposed text eliminates the Minimum Floor Area requirement.

- Residential Units may be located on the first floor of any building but may not front or have direct egress along any public street.

- Parking: Shall be provided as required for all commercial and residential uses in accordance with Section 22 and may utilize the shared parking provision of Section 22.5 and Section 22.7 provided that all parking required be provided upon or directly fronting on the subject parcel.
- Building Height shall not exceed 2 (two) stories and shall be in accordance with Section 9 with the exception the Zoning Commission may permit architectural features to extend no more than 10-ft. above the 30-ft. maximum building height.
- The site must be on Municipal Water & Sewer.
- Landscaping and Lighting must be consistent with the New England Village Character.
- All mixed-use development must be designed as walkable and pedestrian-oriented and promote safe connections to Niantic Village.
- No individual building shall exceed 20,00sq.ft. in gross floor area, however covered parking will not be included in this calculation; and finally
- The gross floor area of the 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.

FINDINGS:

Based upon my analysis of consistency with the 2020 POCD, Section 9.6, Recommendation 3a., recommends encouraging a range of mixed land uses in commercial zones and along state/collector roads. In addition, it also recommends taking advantage of existing infrastructure by encouraging adaptive reuse of buildings and sites. Section 9.6 Recommendation number 5 recommends promoting compatible business in appropriate locations to foster local employment and opportunities, a favorable tax base, the provision of goods and services for local residents.

Therefore, it is moved that the East Lyme Planning Commission find the proposed text amendment referenced above **CONSISTENT** with the East Lyme 2020 Plan of Conservation and Development based on the Findings in the Memorandum from G. Goeschel, Director of Planning dated May 13, 2025, and hereby offers the following comments and/or recommendations:

- 1.
- 2.
- 3.