

Town of East Lyme

APPLICATION FOR SPECIAL PERMIT

Date of Application: 8/18/2025 Zone: CM Email: sean@elitecontractingct.com

Applicant's Name: Sean Blette

Applicant's Address: 39 Columbus Ave, Niantic Telephone: (860) 235-0967

Business Name (if applicable): Elite Contracting Services, LLC

Location of Affected Premises: 39 Columbus Ave, Niantic Assessor's Map/Block/Lot: #11.4 #78

Owner of Record: VFW Volume/Page: 46 / 303

Owner's Address: PO Box 194, Niantic 06357 Telephone: (860) 908-4530

DESCRIPTION OF SPECIAL PERMIT REQUESTED {Requires compliance with Zoning Regulations 24, 25 & 9 and all other applicable Zoning Regulations of the Town of East Lyme; also state which sections of Zoning Regulations Special Permit is subject to}:

Section 9.2.1 Private Club

Signature of Owner: Rachel Garcia

Signature of Applicant: Sean Blette

Attach a true copy of the Deed and a Site Plan {10 copies required}. A copy of the deeds for all affected properties and a site plan demonstrating compliance with all applicable zoning code requirements must accompany this application.

Proof of posting of Special Permit Application public notice sign (Section 25.3.3-1). Proof of posting of the Special Permit Application for Public Notice must be submitted.

Below this line for Office Use Only:

Deed Copies Attached: YES NO

PERMIT FEE: ~~SPECIAL PERMIT FEE \$150.00~~

\$500

Fee 3.7.8

OUTDOOR DINING RENEWAL \$20.00

Site Plan Attached: YES NO N/A

SITE PLAN FEE \$300.00

STORM WATER \$300.00

CHECK #: 2247

STATE FEE:

\$60.00

TOTAL DUE:

\$560

Date Approved: _____ Date Denied: _____ Publication Date: _____ Effective Date: _____

Approval subject to conditions below:

- _____
- _____

Approval to become effective upon publication and date of entry into the land records of the Town of East Lyme affecting the premises as described in this application.

Date: _____ Attest: _____

East Lyme Zoning Commission Chair

Zoning Commission

3.1	Zone Change (including map change)	\$ 400.00
3.2	Zoning Regulation Change	\$ 300.00
3.3	Special Permit	\$ 150.00
3.3.1	Special Permit Patio Permit (renewal)	\$ 20.00
3.3.2	Special Permit (multi-family, commercial, industrial, top-soil, sand & gravel, plus Storm Water Review fee and Site Plan Review fee	\$ 500.00
3.4	Storm Water Review	\$ 300.00
3.5	Commercial Site Plan	\$ 300.00
3.6	Coastal Area Management Site Plan (new single family dwelling & additions)	\$ 200.00
3.6.1	Coastal Area Management Site Plan (commercial, industrial, multi-family)	\$ 300.00
3.7	Zoning Permit (new single family dwellings, including new individual units of multi-family dwellings)	\$ 300.00
3.7.1	Zoning Permit (multi-family dwellings each unit)	\$ 300.00
3.7.2	Zoning Permit (single family alterations)	\$ 75.00
3.7.3	Zoning Permit Single Family Dwelling additions, under 1000 sq. feet	\$100.00
	Dwelling additions, over 1000 sq. feet	\$ 200.00
3.7.4	Zoning Permit Pools	\$ 50.00
3.7.5	Zoning Permit Accessory Structure Under 150 sq. feet	\$ 20.00
	Over 150 sq. feet	\$ 50.00
3.7.8	Zoning Permit New Commercial/Institutional Buildings, plus Site Plan Review fee and Storm Water Review fee up to 25,000 sq. feet	\$ 500.00
	Over 25,000 sq. feet, plus \$10.00 per sq. foot gross floor area	\$2000.00
3.7.9	Zoning Permit (commercial/industrial/institutional alterations	
	Under 1500 sq. feet	\$ 100.00
	Over 1500 sq. feet	\$ 200.00
3.7.10	Zoning Permit (commercial/industrial/institutional additions), plus Site Plan Review fee and Storm Water Review fee Under 1500 sq. feet	\$ 100.00
	Over 1500 sq. feet	\$ 300.00
3.8	New Business Registration	
	Home Occupation	\$ 25.00
	Commercial/Industrial	\$ 50.00
3.9	Zoning Status Opinion (mortgage)	\$ 50.00
3.10	Lot Split	\$ 200.00
3.11	The application fees shall include such additional fees that are required by Connecticut General Statute Section 22a-27i , as it may be amended from time to time. The current fee is \$60.00.	

QUIT CLAIM DEED VOL. 46

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME GREETING: KNOW YE THAT THE Town OF EAST LYME, a municipal corporation, located in New London County in the State of Connecticut, acting herein by Clinton F. MacKinnon, George F. Beebe, and Arthur C. Saunders, Jr. its Board of Selectmen, pursuant to a vote adopted at an Adjourned Town Business Meeting held March 3rd 1947

has duly considered and deliberated thereon, and has specially for the consideration of one hundred fifty dollars (\$150.00) and in further considerations of an undertaking by the grantee well and truly to carry out the conditions herein below set forth received to its full satisfaction of Kari-Hill Post No 5849, Veterans of Foreign Wars, Incorporated, a Connecticut corporation located in said Town of East Lyme

have remise, released and forever Quit-CLAIM, and do hereby these presents, for and in full satisfaction of the sum of one hundred and fifty dollars (\$150.00) to the said Kari-Hill Post No. 5849, Veterans of Foreign Wars, Incorporated, its successors and assigns forever, all such right and title as interest the said Releasee has or might have in or to a certain tract of land with the buildings thereon standing, located

in the Town of East Lyme, County of New London and State of Connecticut, more particularly bounded and described as follows: Beginning at a monument on the corner of Columbus Avenue, said monument, being in the southeast corner of tract to be conveyed, thence south eighty-eight degrees (88°) fifteen minutes (15') west ninety-five (95) feet along the northerly side of said Columbus Avenue to a monument; thence north one degree (1°) forty-five minutes (45') west one hundred thirty-six and forty-three one hundredths (136.43) feet along other land of the grantor to a monument; thence north eighty-nine degrees (89°) three minutes (03') east ninety-seven and forty-five one hundredths (97.45) feet along other land of the grantor to a monument in the westerly side of said Columbus Avenue; thence south no degrees (0°) forty-one minutes (41') east one hundred thirty-six and four tenths (136.4) feet along said westerly side of Columbus Avenue to the point of beginning.

It is mutually understood and agreed by and between the parties hereto that this conveyance is made subject to the following restrictions, covenants, and limitations, and together with the rights, privileges and easements as hereinafter set forth, all of which are to be taken as conditions of this conveyance and one of the express considerations therefor, viz: 1. That the grantee herein shall have the right to use without charge water for domestic purposes from the Town Water System so long as said Water System shall be owned and operated by said Town. This right, however, shall cease and terminate when the said grantee herein shall cease to own and occupy the premises herein conveyed.

2. The said grantee herein shall have the right to use the present sewer system, now in use by said property, provided it shall contribute to the cost and maintenance thereof, said right to terminate, however, when said grantee shall cease to own or occupy the premises herein conveyed.

3. The grantor and its successors shall have the option to purchase land and buildings conveyed by this deed, at any time the grantee shall desire to sell the same, at the same price the grantee, has paid, as herein above stated, as a consideration for this deed, viz: One hundred and fifty-dollars (\$150.00). If the grantee shall go into the hands of a receiver of into bankruptcy, the grantor shall immediately have the right to exercise this option.

4. The grantor shall have the right to enter upon the property herein above conveyed for the purpose of maintaining and repairing any and all pipes located upon said property, which are a part of or necessary to the maintenance of the East Lyme Water System owned by the grantor.

5. The grantor shall have the right to enter upon the property herein above conveyed for the purpose of maintaining and repairing any and all pipes which are now part of any sewer system serving other property owned by the grantor.

with all the appurtenances
To Have and to Hold, the premises unto the said Releasee its successors

and do hereby remise, release and forever Quit-CLAIM, and do hereby these presents, for and in full satisfaction of the sum of one hundred and fifty dollars (\$150.00) to the said Kari-Hill Post No. 5849, Veterans of Foreign Wars, Incorporated, its successors and assigns forever, all such right and title as interest the said Releasee has or might have in or to a certain tract of land with the buildings thereon standing, located

in the Town of East Lyme, County of New London and State of Connecticut, more particularly bounded and described as follows: Beginning at a monument on the corner of Columbus Avenue, said monument, being in the southeast corner of tract to be conveyed, thence south eighty-eight degrees (88°) fifteen minutes (15') west ninety-five (95) feet along the northerly side of said Columbus Avenue to a monument; thence north one degree (1°) forty-five minutes (45') west one hundred thirty-six and forty-three one hundredths (136.43) feet along other land of the grantor to a monument; thence north eighty-nine degrees (89°) three minutes (03') east ninety-seven and forty-five one hundredths (97.45) feet along other land of the grantor to a monument in the westerly side of said Columbus Avenue; thence south no degrees (0°) forty-one minutes (41') east one hundred thirty-six and four tenths (136.4) feet along said westerly side of Columbus Avenue to the point of beginning.

It is mutually understood and agreed by and between the parties hereto that this conveyance is made subject to the following restrictions, covenants, and limitations, and together with the rights, privileges and easements as hereinafter set forth, all of which are to be taken as conditions of this conveyance and one of the express considerations therefor, viz: 1. That the grantee herein shall have the right to use without charge water for domestic purposes from the Town Water System so long as said Water System shall be owned and operated by said Town. This right, however, shall cease and terminate when the said grantee herein shall cease to own and occupy the premises herein conveyed.

Signed, sealed and delivered in presence of
Charles A O'Connell
Scott H Ferguson

Town of East Lyme [L.S.]
Clinton F MacKinnon [L.S.]
George F Beebe [L.S.]
Arthur C Saunders Jr. [L.S.]
Its Board of Selectmen

STATE OF CONNECTICUT,
NEW LONDON COUNTY, ss.

April A.D. 19 47

Personally appeared, Clinton F MacKinnon, George F Beebe and Arthur C Saunders Jr. Board of Selectmen of the Town of East Lyme, duly authorized and empowered.

signer s and sealer s of the foregoing instrument, and acknowledged the same to bsh eir free act and deed, before me, and the free act and deed of said Town, before me.

seal Marie A Placona NOTARY PUBLIC.

Received for Record May 10th 1947, at 9 h. 10 m. A M. and recorded by
Maie a Placona Asst. Town Clerk.