

Town of

P.O. Drawer 519

Department of Planning &
Inland Wetlands

*Gary A. Goeschel II, Director of Planning /
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East Lyme

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August 20, 2025

Ann Thurlow, Chair
East Lyme Zoning Commission
Town of East Lyme
P.O. Box 519
108 Pennsylvania Avenue
Niantic, Connecticut 06357

RE: Application of William R. Sweeney Esq., agent for 296 Flanders, LLC, for a Text Amendment to the East Lyme Gateway Commons Master Development Plan to specifically permit by site plan approval light industrial and manufacturing uses, warehouse and wholesale storage uses, and screened outdoor storage of box trailers pursuant to Section 11A.9 of the East Lyme Zoning Regulations.

Chairwomen Thurlow:

The East Lyme Planning Commission, at its meeting of August 12, 2025, unanimously found the above referenced text amendment, **INCONSISTENT** with the 2020 East Lyme Plan of Conservation and Development Sections 8.1.5, 8.2 Recommendation #1, and Section 9.1 because it does not promote light industrial uses within existing light industrial zones.

If you have any further questions regarding this letter or the POCD, please do not hesitate to contact the Director of Planning, Gary A. Goeschel II, at (860) 691-4105.

Sincerely,

Brian Bombach, Secretary
East Lyme Planning Commission

cc: William Mulholland, Zoning Official
File