



August 21, 2025

East Lyme Zoning Department
c/o William Mulholland, Zoning Official
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Zoning Amendment Proposal, Section 11A.9, 296 Flanders LLC, Applicant

Dear Mr. Mulholland:

Thank you for notifying this office of the proposed zoning regulation amendment noted above. Acting as the Commissioner's staff, our office has reviewed the proposed amendment for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we find it to be consistent with the CCMA.

Please be advised that this consistency determination is based on coastal management considerations only and does not necessarily reflect other municipal planning and zoning considerations which may apply. These comments are made in response to the review requirement contained in Section 22a-104(e) of the Connecticut General Statutes, which requires that notification be sent to the Commissioner of Energy and Environmental Protection at least 35 days prior to the commencement of the public hearing. Once notified, our office is responsible for reviewing the proposal's consistency with the policies of Section 22a-92 and the criteria of Section 22a-102(b) of the CCMA.

Please contact me via email at fred.oliver@ct.gov if you have any questions regarding this letter or any other coastal management or Long Island Sound matter.

Sincerely,

Fred Oliver
Environmental Analyst
Land and Water Resources Division

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