

Town of

Zoning Department

William Mulholland

Zoning Official



East Lyme

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August 4, 2025

Attn: Planning Commission
Gary Goeschel II, Director of Planning

RE: Plan Review
Nottingham Hills Resubdivision at 237 Upper Pattagansett Road

Comments:

- Planning Commission to ensure a wooded or landscaped buffer of 40' or more shall be provided along CDD perimeter as required in Section 23.5(B)(1) or commission may waive:

East Lyme Zoning Regulations Section 23.5(B)(1) BUFFERS: A wooded or otherwise landscaped buffer shall be provided along the perimeter of the Conservation Design Development to screen development on the proposed lots from existing contiguous lots. The minimum width of the buffer shall be 40 feet, any portion of which may be either subdivision open space area or area contained within lots (e.g. conservation easement). Where variations in topography, natural features, or compatible land uses obviate the need for such a buffer, the Planning Commission may waive or reduce these requirements if it can be shown that such a modification will further the purposes of the Conservation by Design Development.

- Open Space requires 30%:

East Lyme Zoning Regulations Section 23.6(B) OPEN SPACE STANDARDS AND CONTROLS: The minimum area of open space for a Conservation Design Development shall be as follows: RU-40, Individual Septic: 30%

Sincerely,

William Mulholland
Zoning Official