



September 22, 2025

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

Re: Proposed Zoning Text Amendment for Section 1 – New Definition for Short-Term Rentals

Dear Commissioners:

Thank you for notifying this office of the proposed zoning text amendment for Section 1 of the East Lyme Zoning Regulations as noted above. Acting as the Commissioner's staff, our office has reviewed the proposed zoning text amendment for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we find it to be consistent.

Please be advised that this consistency determination was based on coastal management considerations only. It does not necessarily reflect other municipal planning and zoning considerations that 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.

Once again, DEEP would like to thank you for the opportunity to review and comment on the proposed zoning text amendments. Should you have any questions regarding this letter, please feel free to contact me by email at [karen.michaels@ct.gov](mailto:karen.michaels@ct.gov).

Sincerely,

Karen A. Michaels

cc: East Lyme Coastal File