

Town of

Zoning Department



East Lyme

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MEMO TO: East Lyme Zoning Commission
FROM: William Mulholland, Zoning Official *WM*
RE: Special Permit, Town of East Lyme: Dog Park
16 Mostowy Rd East Lyme
DATE: September 29, 2025

The East Lyme Parks and Recreation Department has applied for a Special Permit to establish a dog park at property identified in the application as 16 Mostowy Rd. The subject property is located on what is commonly labeled as the Darrow's Pond Property. This property was acquired by the Town in 2011. It consists of 300 acres, 200 of which are considered Open Space. The remaining 100 acres are under the auspices of the Parks and Recreation Commission to manage.

The Parks & Recreation Commission has proposed locating a dog park on a portion of the property, it will encompass approximately one (1) acre of land and be enclosed by a six (6) foot high, green vinyl coated fence. Parking will be provided for 10 parking spaces.

The Zoning Regulations requires a Special Permit for all Town Buildings and Uses under Section 20.1.2-F. Section 25 of the Zoning Regulations provides General Provisions and Standards which are applicable to this application. This section allows the Commission to evaluate, in part, the nature and intensity of the operation, the size of the site and its relation to existing and future streets, and the orderly development of the district along with other considerations. Additionally, the Applicant is requesting a waiver, or exception, of the requirement to install a sidewalk along the lot frontage on Mostowy Rd. as allowed under Section 24.7, Exceptions.

Further, regarding parking in Section 22, and specifically Section 22.1.18, Uses Not Specified, which states: Parking requirements for any use not specified in this section may be set by the Zoning Commission in the particular instance, taking account of similarity of the use to other uses for which requirements are specified herein. This provision allows the Commission to set the parking requirements.

I note here that while Site Plan (Section 24) technically applies, most of the Code is for commercial and industrial applications and uses and is not applicable here. The Applicant's representatives are here this evening and will give a presentation and will answer any questions.

In conclusion, the Commission should carefully evaluate the proposal for consistency with the Special Permit requirements, the proposed parking and the evidence in the record during the decision process.

Move to Approve: Application of Jerry Lokken, for East Lyme Parks & Recreation for Special Permit under Section 20.1-F of the East Lyme Zoning Regulations, including the exception to the sidewalk requirement and 10 parking spaces for property located at 16 Mostowy Rd, East Lyme, Assessor Map 40.0 Lot 5.

Move to Deny: Application of Jerry Lokken, for East Lyme Parks & Recreation for Special Permit under Section 20.1-F of the East Lyme Zoning Regulations, for property located at 16 Mostowy Rd, East Lyme, Assessor Map 40.0 Lot 5.

Denial for the following reasons:

- 1.
- 2.
- 3.