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OCT 9 2025

Town of East Lyme
Land Use

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October 7, 2025

Town of East Lyme Zoning Commission

Attn: Mr. William Mulholland, Zoning Enforcement Officer

108 Pennsylvania Avenue

Niantic, CT 06357

Re: Application of Parkers Place, LLC for site plan approval for an affordable housing multi-family residential development pursuant to Connecticut General Statutes §8-30g and change of zoning district classification from RU-40/20 to Affordable Housing District
Westerly side of Park Place, East Lyme, Connecticut

Dear Mr. Mulholland:

Enclosed herewith please find an application for site plan approval and change of zoning district classification to an Affordable Housing Zoning District submitted on behalf of our client, Parkers Place, LLC for a sixty (60) unit multi-family affordable residential housing development designated as "Parkers Place Apartments" proposed to be located on real property situated on the westerly side of Park Place in East Lyme, Connecticut. The application parcel is designated as Lot 11 on East Lyme Assessor's Map 11.1. The parcel contains 6.98 acres. This application is submitted pursuant to the provisions of §8-30g of the Connecticut General Statutes, pre-empting the use and bulk requirements of the East Lyme Zoning Regulations for development in the RU-40/20 Zoning District.

Submitted herewith and constituting the application for site plan approval to the Town of East Lyme Zoning Commission are the following:

1. Original and nine (9) copies of the Application for Site Plan.
2. Ten (10) copies of an application for municipal coastal site plan review with respect to this project as the southeasterly portion of the project (i.e. Buildings A, B, C, D and E as depicted on the site development plan) are located within the coastal boundary.
3. Authorization signed by Pazz & Construction, LLC thereby authorizing the law firm of Heller, Heller & McCoy, the engineering firm of Yantic River Consultants, LLC and the traffic engineering firm of VHB to represent its interests in all matters concerning this

application before the East Lyme Zoning Commission.

4. Ten (10) prints of the A-2 property line survey of the property entitled “Topographic Survey Prepared For Pazz Construction LLC Location: Park Place – East Lyme, Connecticut Sheet Number 1 of 1 BS-PAZZ-PARKPLACE-TOP3.dwg Drawn By: RCS Date: January 23, 2023 Revisions No. 1 1-24-23 Added Sewer Manholes & Utilities RCS 2 1-31-23 Added Test Holes RCS” prepared by Robert C. Simoni, Licensed Land Surveyor.
5. Ten (10) prints of the site development plan entitled “Parkers Place Multi-Family Development Park Place (Map 11.1, Lot 11) East Lyme, Connecticut Prepared For Owner/Applicant Parkers Place LLC PO Box 817 East Lyme, CT 06333 Sheets 1 of 5 to 5 of 5 Date 9/29/25 Scale: 1” = 60’ Project Number: 00146-001 Yantic River Consultants, LLC 191 Norwich Avenue Lebanon, Conn 06249 Phone (860) 367-7264 E-mail: yanticriver@gmail.com web: www.yanticriverconsultants.com”. The site development plan provides, inter alia, the following:
 - a. Topographical contour information, both existing and proposed, at 2’ contour intervals.
 - b. As noted on the site development plan, there are no delineated wetlands and/or watercourses on the application parcel. In addition, there are no slopes in excess of twenty-five (25%) percent in the proposed development area.
 - c. Specific and engineered layout of all proposed buildings and structures.
 - d. Area proposed for open space and/or recreational purposes.
 - e. Sewage disposal and water supply will be provided by the Town of East Lyme Water and Sewer Department. The proposed project will interconnect to municipal utilities in Park Place. An allocation of sewer capacity for this project was approved in a stipulated judgment by the Superior Court for the Judicial District of Hartford (Land Use Division) on July 21, 2025; and the sewer shed line was modified by action of the Town of East Lyme Water and Sewer Commission at its regularly scheduled meeting on September 23, 2025.
 - f. A complete stormwater management plan, including both the attenuation of peak stormwater discharge during design storm events and compliance with the requirements of the 2024 Stormwater Quality Manual adopted by the State of Connecticut Department of Energy and Environmental Protection is incorporated into the grading and drainage plan, Sheet 3 of 5.
 - g. The soil types as determined by the NRCS Soil Survey are delineated on Sheet 1 of 5 of the Site Development Plan.

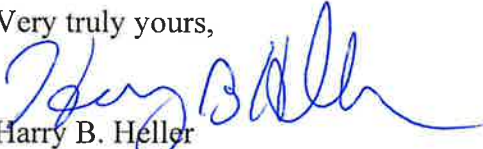
6. Ten (10) copies of a traffic impact study for the project entitled prepared by VHB will be provided for the record prior to the public hearing on this application.
7. Three (3) copies of the project stormwater management report for the project prepared by Yantic River Consultants, LLC.
8. All units in the proposed affordable housing project are two (2) bedroom units.
9. Ten (10) copies of an Affordability Plan for the project prepared in accordance with the requirements of Connecticut General Statutes §8-30g entitled "Affordability Plan Parkers Place Apartments October 3, 2025 Submitted by Parkers Place, LLC to the East Lyme Zoning Commission".
10. Ten (10) copies of the Stipulated Judgment in the matter of *Parkers Place, LLC vs. Town of East Lyme Water and Sewer Commission* (Docket No: HHD LND CV-24-6197671-S) evidencing the required sewer system capacity allocation for this project in the amount of 8,124 gallons per day.
11. Ten (10) copies of a letter issued by James Sipperly, Certified Soil Scientist dated February 20, 2023 evidencing that there are no wetlands or watercourses located on the application parcel.
12. The proposed affordable housing project will require the following permits and approvals in addition to the site plan approval which is the subject of the instant application:
 - a. A curb cut permit from the East Lyme Department of Public Works.
 - b. A zoning permit issued by the East Lyme Zoning Enforcement Officer.
 - c. Building permit(s) issued by the Building Official of the Town of East Lyme.
13. The site development plan submitted for consideration by the East Lyme Zoning Commission is a well thought out and engineered plan prepared by the Applicant's consulting civil engineer with input and advice from the Applicant's consulting traffic engineer. The site layout and development plan has been engineered in order to eliminate adverse impacts on public health and safety, including emergency services. The Applicant does not anticipate any adverse impacts to public health or safety resulting from the development of this affordable housing project, either to residents of the project or to neighboring properties.
14. Check in the amount of \$1,260.00 representing payment of the site plan application fee (\$300.00), stormwater review (\$300.00), zone change application fee (\$400.00), CAM application fee (\$200.00) and State education fee (\$60.00).

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We note that it has been East Lyme's past practice to incorporate a zone change application with an affordable housing application. This procedure has been held by the Connecticut Appellate Court to be inapplicable: See *Jag Capital Drive v East Lyme Zoning Commission* 168 Conn App 655 and *Wisniowski v Planning Commission of the Town of Berlin* 37 Conn App 303. Notwithstanding that enunciation of law by the Connecticut Appellate Court, we have incorporated into this site plan application a request for change of zoning district classification to an Affordable Housing District. However, you are hereby advised that the parameters of the Affordable Housing District are based upon the specific bulk and geometric characteristics depicted on the site plan and that the application is not submitted under Section 32 of the East Lyme Zoning Regulations.

Request is hereby made that you place this matter on the agenda of the Town of East Lyme Zoning Commission for acceptance at its regularly scheduled meeting of Thursday, November 6, 2025. Should you have any questions concerning the application, or need any need anything further at this time, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb
enclosures

cc: Mr. Jason Pazzaglia
Mr. Brandon Handfield

AUTHORIZATION

Parkers Place, LLC, owner and applicant, with respect to a certain parcel of unimproved land situated on the westerly side of Park Place in the Town of East Lyme, County of New London and State of Connecticut, consisting of 6.98 acres, more or less, and shown and designated as Lot 11 on East Lyme Assessor's Map 11.1 does hereby authorize the law firm of Heller, Heller & McCoy, the engineering firm of Yantic River Consultants LLC, and the traffic engineering firm of VHB to represent its interests in all proceedings before the East Lyme Zoning Commission in conjunction with an affordable housing application(s) for site plan approval and zone change to an affordable housing district for a proposed sixty (60) unit two (2) bedroom multi-family residential housing development on said real property submitted pursuant to the provisions of Section 8-30g of the Connecticut General Statutes.

Dated at East Lyme, Connecticut this 7th day of October, 2025.

PARKERS PLACE, LLC

By: 

(L.S.)

Jason Pazzaglia, its Member

Received

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