



January 21, 2026

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

Re: CSPR – Special Permit, Parker Place Development and Change of Zoning District from RU-40/20 to Affordable Housing District

Dear Commissioners:

Thank you for the opportunity to review the above-noted Coastal Site Plan Review (CSPR) and zone change applications received by the Land and Water Resources Division (LWRD) on 12/15/25. The Applicant is proposing a zoning district change to allow the construction of a 60-unit residential set-aside affordable housing development on Park Place (new West Main Street intersection). The property is delineated as a FEMA Unshaded X zone. From the application materials provided, the proposed development does not appear to be near any sensitive coastal resources. LWRD has reviewed the proposed zone change and CSPR for consistency with the goals and policies of the Connecticut Coastal Management Act (CCMA). Accordingly, we find them 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 part, 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.

We hope these comments prove useful. Should you have any questions regarding this letter or any other coastal management or Long Island Sound matter, please feel free to contact me at Karen.Michaels@ct.gov.

Sincerely,

Karen A. Michaels
Environmental Analyst III
Land and Water Resources Division

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CC: East Lyme Coastal File: Park Place