

Town of

Zoning Department



East Lyme

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FROM: William Mulholland, Zoning Official *WJM*

RE: Special Permit Application, East Lyme Parks & Recreation – Darrow Pond
Recreation Property – Improvements – Trails/Parking

DATE: February 05, 2026

The East Lyme Parks & Recreation Department has applied for a Special Permit to construct an ADA compliant trail along with an expanded parking lot at the Darrow's Pond Recreation area. The project will include maintenance of existing on-site trails which will include tree trimming, brush cutting and some minor grading. The primary focus of the project will be two-fold. The first is the construction of the ADA trail. It will be located approximately 150 feet to the south of the pond and will run on an east-west axis for several hundred feet. A portion of the trail will be constructed as a boardwalk. The section will be approximately 350 feet in length. In addition, there will be another boardwalk section at the westerly end of the trail next to the pond. The other sections of the trail will be constructed of sections of compacted stone dust, turf, stone pavers and other materials. The purpose of the new trail is to provide ADA access to this outdoor environment.

Further, it is also proposed to construct a new parking lot to provide additional parking and access. Presently there are 5 to 10 parking spaces. The applicant is proposing to create a 37-space parking lot. The lot will have both paved and unpaved areas. The proposal has included 2 handicap parking spaces. Because the proposed trail is to provide ADA access, I am recommending these spaces be double in number. The site plan also delineates minor improvements to the entry way at the intersection to the street. Those are signage and fencing.

In conclusion, the commission should carefully evaluate the proposal based on the hearing record and the Special Permit requirements found in Section 25 of the Boards Regulations.

Motion to Deny: Application of Jerry Lokken, for East Lyme Parks & Recreation, for a Special Permit under Section 20.1.2(F) of the East Lyme Zoning Regulations, to construct an ADA accessible trail, and improve the existing parking area for Darrow Pond, at property located at 16 Mostowy Road, East Lyme, Assessor Map #40.0, Lot #5

Motion to Approve: Application of Jerry Lokken, for East Lyme Parks & Recreation, for a Special Permit under Section 20.1.2(F) of the East Lyme Zoning Regulations, to construct an ADA accessible trail, and improve the existing parking area for Darrow Pond, at property located at 16 Mostowy Road, East Lyme, Assessor Map #40.0, Lot #5