

# TOWN OF EAST LYME



## PLANNING COMMISSION

### SCENIC ROADS

P.O. Box 519  
108 Pennsylvania Avenue,  
Niantic, CT 06357

#### Scenic Roads

*What is a Scenic Road?*

Scenic Roads are any road or section

of road free of intensive commercial development and free of intensive vehicular traffic. It also must have one of the following criteria: it offers scenic views, it's bordered by mature trees or stone walls, it blends naturally into the surrounding terrain, it parallels or crosses over brooks, streams, lakes or ponds, the traveled portion is no more than 20 ft. in width, and/or it is unpaved.



#### Process

*Who designates a scenic road?*

Any land owners in town may file a scenic road application with the Planning Commission. The Commission may also motion initiative the procedures to designate a scenic road, but the owners of the majority of lot frontage next to the highway need to designate a written statement of approval with the Town Clerk.



*What are the steps applicants must go through?*

1. Property owners' **applications** must include information about the following: the applicant, the portion of road, and any other abutting landowners. The commission must file written statements of approval with the town clerk to begin their initiation process including the same information above.

2. The Town Clerk then passes along this information to the **Assessor** who evaluates the situation and reports his/her findings to the Commission within a certain time period.

3. The Commission shall then hold a **public hearing** considering the application within a certain period of time. The Commission shall post a **notice** of the hearing through the Town Clerk in a local newspaper for a certain period of time. Property owners will receive special notice in the mail. The Commission will hold proof of such **mailings**.

4. At the hearing, the Commission must **approve** that the road meets the scenic definition. It will publish a notice of its decision in the paper within a given time period specifying the details of the road. The Commission will also notify the First Selectman, the Zoning Commission, the Town Highway Superintendent, the Director of Public Works and the Town Tree Warden with a map detailing the information of the road project.



5. Anyone can **appeal** this decision and a designation may be rescinded by the Commission using similar procedures.

#### **For More Information and an Application**

Visit the town website at:

<http://www.eltownhall.com/landuse-regulations-mainmenu-87/82-planning/448-planning-application>

