

**From:** [Gary Goeschel](#)  
**To:** [Kristen Clarke](#); [pgeraghty@geraghtybonnano.com](mailto:pgeraghty@geraghtybonnano.com)  
**Cc:** [Jennifer Lindo](#); [Bill Mulholland](#); [Victor Benni](#); [dholmes@llhd.org](mailto:dholmes@llhd.org)  
**Subject:** Nottingham Hills 4-Lot Re-subdivision, Conservation Design Development  
**Date:** Tuesday, August 25, 2020 11:52:47 AM  
**Attachments:** [Zoning Comments 8-24-20.pdf](#)

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Kristen and Paul,

Attached are comments from William Mulholland, our Zoning Official, regarding the above proposed resubdivision. Upon review of those comments, it appears Section 23. 2 of the Zoning Regulations requires the Conservation Design Development (CDD) provisions in the subdivision of any parcel 10-acres or more or any subdivision of 4 or more lots. I would note the proposed subdivision was initially proposed as 4-lots and has subsequently been reduced to 3 during the review process. As noted by the Zoning Official, the Planning Commission may require a Conservation Subdivision by Design (CDD) for subdivisions of less than 10-acres or a subdivision of less than 4 lots. As such, you will need to demonstrate how the proposed resubdivision furthers the objectives in Section 23. 1 of the East Lyme Zoning Regulations in order for the Planning Commission to make the necessary findings to approve the application as a CDD Subdivision. In addition, it comments indicate Section 23.5 B of the Zoning Regulations requires a wooded or otherwise landscaped buffer be provided along the perimeter of the CDD to Screen Development on the proposed lots from existing contiguous lots. The minimum width if the buffer shall be 40-ft, any portion of which may either subdivision open space area or area contained within the lots (e.g. conservation easement). Further, Section 23.6 – D requires all lot to have access to the open space. He also questions how the proposed resubdivision meets Section 23.2 D and 23.5 of the Zoning Regulations (e.g. lot#2 has no lot frontage as proposed).

If you have any questions regarding this correspondence, the attached, or any of the East Lyme Subdivision Regulations, please do not hesitate to contact me.

Regards,  
Gary

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# EAST LYME DEPARTMENT OF PLANNING

## SUBDIVISION REVIEW SHEET

TITLE OF PLAN:	Conservation Design Development Nottingham Hills Subdivision; 4 lot Re-subdivision of Lots 19 and 21
DATE RECEIVED:	March 2020
DATE DISTRIBUTED:	May 2020
REVIEW DEADLINE:	July 7, 2020

	Storm Water Calculations	Plans
William Mulholland, Zoning Official		✓

**COMMENTS:**

*Section 23.6-F - El 2 Regulations requires "open space" to be labeled & purpose of such area labeled on plan - not there?; 23.6-E requires wetlands to be labeled. Section 23.5-B requires 60' buffer to be labeled on plan unless waived. Section 23.6-D requires all lots to have access to "open space". Section 23.2-D requires compliance with 2-Regs. - lot frontage? - lot # 2.-?*

REVIEWED BY: WMM

DATE: 8/24/2020

- IS*
- note. Does a 3 lot subdivision under 10 acres allowed under Section 23.2-?*
- See Section 23.3 Planning may require CBD - must make a finding that it meets Section 23.1 Purpose A-D.*