

# REGULAR MEETING AGENDA

Tuesday, 10 August, 7:00 PM

## EAST LYME PLANNING COMMISSION

East Lyme Town Hall, Upper Meeting Room  
108 Pennsylvania Avenue, East Lyme, Connecticut

CHAIRMAN: Kirk Scott

PLANNING DIRECTOR: Gary A. Goeschel II

SECRETARY: Michelle Royce-Williams

RECORDING SECRETARY: Sue Spang

### CALL TO ORDER

#### I ROLL CALL + PLEDGE OF ALLEGIANCE

#### II CALL FOR ADDITIONS TO THE AGENDA

#### III CALL FOR PUBLIC DELEGATIONS

Public Delegations is the time when members of the public are invited to speak to the Commission about certain matters. Items, referrals, or applications subject to a decision by the Commission, a public hearing, or in litigation may not be discussed. During delegations, the members of the Commission will not directly answer questions or make comment.

FILED

#### IV REPORTS

##### A. Communications

##### B. Zoning Representative:

##### C. Ex-Officio: Mark Salerno

##### D. Planning Director: Gary A. Goeschel II

##### E. Subcommittees

- Plan of Conservation and Development Implementation

##### F. Chairman: Kirk Scott

August 3, 2021 AT 1:51 AM/PM  
*Michelle Royce-Williams* ATC  
EAST LYME TOWN CLERK

#### V APPROVAL OF MINUTES

##### A. Regular Meeting of July 13, 2021

#### VI PUBLIC HEARINGS - None

#### VII. SUBDIVISIONS / RE-SUBDIVISIONS - (PENDING) - None

#### VIII. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a] –

- Application of Paul Geraghty, Esq., for Duval Partners, LLC, Owner, for a Zone Change from SU/SU-E to RU-80, for property located at Holmes Road and Grassy Hill Road, identified in the application as East Lyme Assessor's Map 57.0, Lot 30, Map 55.0, Lot 3-1 and Map 52.0, Lot 3.
- Application of Theodore A. Harris, Esq., for Christopher Manwaring for a text amendment to the East Lyme Zoning Regulations to add to Section 8.2 Landscaping Service Company as a Special permit in a CA Zone.
- Application of Theodore A. Harris, Esq., for Laurie Zrenda, for a Text Amendment to the East Lyme Zoning Regulations to add to Section 11.2 Marijuana Dispensary as a Special permit in an LI Zone and add restrictions to Section 25.5 Table of Minimum Controls for Marijuana Dispensary.

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IX. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24] – None

X. OLD BUSINESS -

A. Affordable Housing Plan 2022 Update

XI. NEW BUSINESS –

A. Referral from the East Lyme Inland Wetlands Agency for a Text Amendment to include Public Hearing Sign notices under Section 9.3 of the East Lyme Inland Wetlands Agency.

## ADJOURNMENT

FILED

~~AGENDA ITEM TO BE DELETED~~

~~BY THE BOARD OF SELECTMEN~~

~~AT THE REGULAR MEETING~~