

Town of

P.O. Drawer 519

Department of Planning



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357

Phone (860) 691-4114

Fax (860) 691-0351

May 12, 2022

Via Certified Mail: 7015 0640 0004 6179 3049

Paul Geraghty, Esq.
Geraghty & Bonnano, LLC
38 Granite Street
PO Box 231
New London CT 06320

RE: PUBLIC HEARING NOTICE
9 Upper Kensington Dr, East Lyme, Re-Subdivision

Dear Attorney Geraghty,

Please be advised that the above referenced Subdivision application has been scheduled for public hearing on June 14, 2022. Pursuant to Section 4-4-3 of the Town of East Lyme Subdivision Regulations as the applicant you shall mail notification of the pending application to at least one owner of each property within 200 feet or less, not more than fifteen days nor less than two days before the date set for the public hearing, and evidence of such mailing, in the form of US Post Office Certificates of Mailing shall be submitted for inclusion into the record of the hearing.

The applicant is further required to post a sign, at least fifteen days prior to the public hearing. Please see the attachment for specific information on both requirements.

If you have any further questions, please do not hesitate to contact the Director of Planning at (860) 691-4105 or visit the East Lyme Planning Department.

Sincerely,



Gary A. Goeschel II
Director of Planning

4-4-3 Hearing and Public Notice – Public hearings shall be held on applications for all re-subdivisions and all subdivisions of ten (10) or more lots. The Commission may hold a public hearing on any subdivision application if it deems that the public interest might best be served by so doing. When a formal application is submitted to the Commission and a hearing is held, such hearing shall commence within sixty-five (65) days after receipt of such application, and shall be completed within thirty-five (35) days after such hearing commences. Notice of any public hearing shall be given as required by Section 8-26 of the Connecticut General Statutes. Every applicant shall be afforded the opportunity to appear before the Commission. In addition to notice of hearing by publication, public notice of application for subdivision or re-subdivision shall be made as follows:

- (A) Notification of Adjacent Property Owners – Each application for subdivision or re-subdivision for which a public hearing is held shall include a list, prepared by the applicant, of the names and addresses of the owners of all land included within the application and of all properties 200 feet or less distant there from, all as shown on the most recent records on file in the Town of East Lyme’s Tax Assessor’s Office. The applicant shall mail notification of said pending application to at least one owner of each such property not more than 15 days nor less than 2 days before the date set for the public hearing, by transmitting the text of the public hearing notice as provided by the Commission. Evidence of such mailing, in the form of United States Post Office Certificates of Mailing, shall be submitted for inclusion in the record of the hearing.
- (B) Posting of Sign – At least 15 days prior to any public hearing on a subdivision or re-subdivision, or if no hearing is held, at least 15 days before a decision is rendered by the Planning Commission, the applicant shall post a sign on the premises indicating that such action is proposed. The sign shall be made of durable material 4’ by 4’ in size, and shall be firmly set at least three feet above ground surface and located so as to be clearly visible and legible from the most heavily used adjacent Town road or two-lane State Highway. The sign shall contain the following, in black block lettering not less than 3 inches in height on a white background:

PUBLIC NOTICE
This Property Proposed for:
SUBDIVISION
For information, contact Planning Department
East Lyme Town Hall

Immediately after the public hearing, or if no hearing is held, immediately after a decision is made by the Commission on the application, the sign shall be removed from the premises.

Town of East Lyme
Planning Commission
P.O. Box 519
Niantic, Connecticut 06357

May 12, 2022

Account #D20604 Planning
Vendor # 55554

Advertising Department
The Day Publishing Co.
Eugene O'Neill Drive
New London, CT 06320

Please publish the following notice on June 2, 2022 and June 10, 2022

TOWN OF EAST LYME
PLANNING COMMISSION
Notice of Public Hearing

The East Lyme Planning Commission will hold a Public Hearing on June 14, 2022, at 7:00PM, at the East Lyme Town Hall, 108 Pennsylvania Avenue, Niantic, CT, to consider the following:

- A. Application of Kristen T. Clarke, P.E., of Niantic Real Estate LLC, Owner;** Application for a 2-lot re-subdivision of approximately 5.13± acres of land zoned RU-40, located at 9 Upper Kensington Drive, East Lyme, Assessor's Map 40.0, Lot 17 with a Waiver Request from Section 23.5B.1., of the Town of East Lyme Zoning Regulations, Section 6-8-7 Stormwater Management Requirements, Section 5.2.2 G Erosion and Sedimentation Control Requirements, and Section 5-2-2 (B) and (C) ii, Preliminary Resource Impact and Conservation Plan.

The application is available for review at the East Lyme Land Use Office and the East Lyme Town Clerk.


Michelle Royce Williams, Chairman