

# EAST LYME PLANNING COMMISSION REGULAR MEETING

Regular Meeting, May 10, 2022. 7:00 PM  
ZOOM Meeting (remote)

CHAIRMAN: Michelle Williams  
VICE CHAIRMAN: Kirk Scott  
SECRETARY: Rich Gordon

PLANNING DIRECTOR: Gary Goeschel II  
RECORDING SECRETARY: Sue Spang

## CALL TO ORDER 7:01

### I. ROLL CALL

**Present:** Michelle Williams, Kirk Scott, Richard Gordon, Thomas Fitting, Brian Bohmbach, Alt., Timothy LaDucer, Alt., Olivia Fairchild, Alt.

**Absent:** Nichole Davison, Jason Deeble,

**Also, Present:** G. Goeschel

T. LaDucer and O. Fairchild were seated for absent members

The pledge of allegiance was recited

### II. CALL FOR ADDITIONS TO THE AGENDA-none

FILED

### III. CALL FOR PUBLIC DELEGATIONS-none REPORTS

May 10, 2022 AT 1:02 AM/PM  
*[Signature]* ATC  
EAST LYME TOWN CLERK

#### A. Communications-none

#### B. Zoning Representative:

T. LaDucer reported a special permit for Zavala was issued and a CAM permit was reviewed. R. Gordon reported that a cannabis retail establishment was approved and a special permit for a juice bar was approved.

#### C. Ex-Officio

- Selectman Weber informed the members that the budget process was complete and the budget will go to referendum on May 19, 2022.
- The BOS is working on the property for open space.
- The BOS is working on a hybrid system for meetings

#### D. Planning Director: Gary Goeschel

- The building official resigned and a temporary person is performing the building official duties.
- The grant for hiring a person to help develop the affordable housing plan was accepted and a person has been hired.
- The town may have to ask for an extension of time to submit the affordable housing plan.

#### E. Subcommittees

## **Plan of Conservation and Development**

M. Williams said a meeting was held with stakeholders and the Inland Wetlands Agency and Zoning have brought forward ideas to their respective commissions.

### **F. Chairman**

M. Williams thanked the land use department for putting together a very informative seminar.

## **IV. APPROVAL OF THE MINUTES**

### **A. Minutes of Regular Meeting of February 8, 2022**

**MOTION: (Scott/Gordon) to approve the minutes of February 8, 2022, as presented.**

**Vote: APPROVED unanimously.**

## **V. PUBLIC HEARINGS-none**

## **VI. SUBDIVISIONS/RE-SUBDIVISIONS-(PENDING)**

**A. Application of Kristen T. Clarke, P.E., of Niantic Real Estate LLC, Owner; Application for a 2-lot resubdivision of approximately 5.131 acres of land zoned RU-40, located at 9 Upper Kensington Drive, East Lyme, Assessor's Map 40.0, Lot L7 with a Waiver Request from Section 23.58.1., of the Town of East Lyme Zoning Regulations, Section 5-8-7 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. (Date of Receipt: 5/10/2022; Public Hearing must be held by 7/14/2022)**

A public hearing will be scheduled for June meeting.

## **VII. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a]-none**

## **VIII. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS)8-24]-none**

## **IX. OLD BUSINESS**

### **A. Affordable Housing Plan Update 2022**

G. Goeschel reported that he is working on the revisions and plans on taking a 10 year look back at the subdivisions that have been approved and built to see if they meet the intent of the regulations and if any changes need to be made.

May 15, 2022, the grad student will be starting to work on the affordable housing plan update.

## **XI. NEW BUSINESS-none**

**XII. ADJOURNMENT:**

**MOTION: (LaDucer/Scott) to adjourn at 7:21. Vote: APPROVED Unanimously.**

Respectfully Submitted,  
Sue Spang,  
Recording Secretary

2022 Meeting dates: June 14, July 12, August 9, September 13, October 11, November 15 & December 13.

Liaison Schedule: June 2-Williams, June 16-Bohmbach, July 7-Davison, August 4-LaDucer, September 1-Fairchild, September 15-Fitting, October 6, Gordon, October 20-Deeble, November 3-Scott, November 17-Williams, December 1-Bohmbach