

# EASTLYME PLANNING COMMISSION REGULAR MEETING

Regular Meeting, May 9, 2023. 7:00 PM

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

PLANNING DIRECTOR: Gary Goeschel II  
RECORDING SECRETARY: Sue Spang

## CALL TO ORDER 7:02

### I. ROLL CALL

**Present:** Michelle Williams, Nichole Davison, Richard Gordon, Jason Deeble, Brian Bohmbach, Alt.,

**Absent:** Kirk Scott, Thomas Fitting, Timothy LaDucer, Alt., Olivia Fairchild, Alt.

**Also, Present:** G. Goeschel, Planner, D. Weber, BOS liaison

B. Bohmbach was seated for K. Scott

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

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

### IV. REPORTS

#### A. Communications: none

#### B. Zoning Representative:

T. LaDucer emailed a report of the April 20, 2023, Zoning Commission Meeting.

- A Public Hearing was held and a mixed-use building on Main Street was approved.
- They discussed the regulation amendment for mixed use in the CB zone
- Outdoor dining was approved for Gourmet Gallery

#### C. Ex-Officio:

W. Weber informed the Commission the annual Town Meeting was held the previous night. He spoke about the Planning Commission meeting of April 11, 2023, and suggested that there should be more communication between the Zoning Commission and the Planning Commission when there are proposed regulation changes.

#### D. Planning Director-no report.

#### E. Subcommittees

- **Plan of Conservation and Development**-no report

#### E. Chairman: no report

### V. APPROVAL OF THE MINUTES

#### A. Regular Meeting minutes of April 11, 2023

**MOTION: (Davison/Bohmbach) to approve the Regular Meeting minutes of April 11, 2023, as presented. Vote: APPROVED. In favor-Davison, Bohmbach, Gordon, Deeble. Opposed-none.**

**Abstaining-Williams**

### VI. PUBLIC HEARINGS: none

RECEIVED FOR RECORD  
EAST LYME, CT  
2023 MAY 11 A 11:02  
Michelle Williams  
TOWN CLERK

**VII. SUBDIVISIONS/RE-SUBDIVISIONS-Pending**

- A. Application of Kristen T, Clarke, PE, & Shelly Harney Applicants/Port Side Holdings, LLC Owner; Application for a 5-lot Subdivision, at property located on the corner of Upper Walnut Hill Road and Holmes Road, East Lyme Assessor's Map # 55.0, lot # 3.1 Zoned RU-80 (Submitted 5/1/2023, Date of Receipt 5/9/2023)**

Attorney P. Geraghty, for the applicant submitted signed plans. He said due to the application just being submitted and not receiving staff comments, they are not ready to present the application. He asked for the Commission to table until the following month.

**MOTION: (Deeble/Gordon) to table the Application of Kristen T, Clarke, PE, & Shelly Harney Applicants/Port Side Holdings, LLC Owner; Application for a 5-lot Subdivision, at property located on the corner of Upper Walnut Hill Road and Holmes Road, East Lyme Assessor's Map # 55.0, lot # 3.1 Zoned RU-80. Vote: APPROVED unanimously.**

**VIII. ZONING REFERRALS [Connecticut General Statue (CGS) 8-3a]**

**IX. MUNICIPAL REFERRALS [Connecticut General Statues (CGS)8-24]:**

**X. OLD BUSINESS**

- A. Review of Subdivision Regulations-G.** Goeschel informed the Commission the updated revisions were on a laptop that crashed, and the updates were not retrievable. He is working on restoring the revisions.

G. Goeschel reviewed the changes he made to the ERT (Environmental Review Team) requirements in Section 4-14 and substituted an environmental review and evaluation.

Section 4-14-4 changes come from the federal guidelines on environmental impact; he suggested using the federal guidelines as there are none for municipalities.

He added language requiring applications to be current on their taxes or the application will be rejected as incomplete.

**X. NEW BUSINESS-none**

**XI. ADJOURNMENT:**

**MOTION: (Deeble/Davison) to adjourn at 7:22. Vote: APPROVED Unanimously.**

Respectfully Submitted,  
Sue Spang,  
Recording Secretary

**2023 meeting dates: June 13, July 11, August 8, September 12, October 10, November 21, December 12.**

**Liaison dates 2023: May 18- Kirk Scott, June 1-Michelle Williams, June 15- Brian Bohmbach, July 6- Nichol Davison, August 3 -T. LaDucer, September 7-O. Fairchild, September 21 -T. Fitting, October 5 -R. Gordon, October 19- J. Deeble, November 2- K. Scott, November 16- M. Williams, December 7-B. Bohmbach.**