

# EAST LYME PLANNING COMMISSION

Regular Meeting August 8, 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 7:03

### I. ROLL CALL

**Present:** Michelle Williams, Thomas Fitting, Richard Gordon, Nichole Davison, Timothy LaDucer, Alt., Olivia Fairchild, Alt.,  
**Absent:** Kirk Scott, Jason Deeble, Brian Bohmbach, Alt.  
**Also, Present:** G. Goeschel, Planner, N. Peck, Zoning liaison. T. Laducer, and O. Fairchild seated.

RECEIVED FOR RECORD  
EAST LYME, CT  
23 AUG 10 P 2:52  
TOWN CLERK

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

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

### IV. REPORTS

A. **Communications:** no report

B. **Zoning Representative-no report**

C. **Ex-Officio-no report**

D. **Planning Director:**

G. Goeschel informed the Commission that FEMA will be updating maps.

E. **Subcommittees**

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

E. **Chairman: no report**

### V. APPROVAL OF THE MINUTES

A. **Special Meeting minutes of July 18, 2023**

**MOTION: (Fairchild/ LaDucer) to approve the Special Meeting minutes of July 18, 2023, as presented.**

**Vote: APPROVED. In favor-Williams, LaDucer, Fairchild, Fitting. Opposed-none. Abstaining-Davison, Gordon**

### VI. PUBLIC HEARINGS: none

### VII. SUBDIVISIONS/RE-SUBDIVISIONS-Pending-none

### 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 passed out the revised draft subdivision regulations. He noted the significant changes to the regs:

- Section 4-7 approval of lot line revisions by the Planner
- Section 4-14-3, ERT requirement changed to environmental impact requirement.
- Section 4-2-16 added a requirement for taxes to be current or application will be deemed incomplete.

The draft regulations will go to abutting towns and SECOG

During preapplication a sketch will be provided as part of the application process.

It was the consensus of the Commission to add the ability for fines when applicants are in violation of their approval. The fine section will be Section 11-3

The Commission will discuss at its next meeting fines for recommendations to the Board of Selectmen.

Section 8-3-7 discusses the length of a dead-end road in a conservation design subdivision.

**MOTION: (Williams/LaDucer) to schedule a public hearing for the revised subdivision regulation at the next meeting on September 12, 2023. Vote: APPROVED unanimously.**

**X. NEW BUSINESS-none**

**XI. ADJOURNMENT:**

**MOTION: (Fitting/Gordon) to adjourn at 7:36. Vote: APPROVED Unanimously.**

Respectfully Submitted,  
Sue Spang,  
Recording Secretary

**2023 meeting dates, September 12, October 10, November 21, December 12.**

**Liaison dates 2023:**

**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.**