

# MEETING AGENDA

Tuesday, October 10, 2023, 7:00 PM

## EAST LYME PLANNING COMMISSION

East Lyme, 108 Pennsylvania Avenue, East Lyme, Connecticut  
Upper Level Conference Room

**CHAIR:** Michelle Royce-Williams      **PLANNING DIRECTOR:** Gary A. Goeschel, II  
**VICE CHAIR:** Kirk Scott      **RECORDING SECRETARY:** Sue Spang  
**SECRETARY:** Rich Gordon

### 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.

### IV      **REPORTS**

- A. **Communications**
- B. **Zoning Representative:** Michelle Royce-Williams
- C. **Ex-Officio:** William D. Weber
- D. **Planning Director:** Gary A. Goeschel II
- E. **Subcommittees:**
  - i. Plan of Conservation and Development Implementation
- F. **Chairman:** Michelle Williams

RECEIVED FOR RECORD  
EAST LYME, CT  
2023 OCT - 3 P 2:35  
Caulfield  
TOWN CLERK

### V       **APPROVAL OF MINUTES**

- A. **Meeting Minutes of:** September 19, 2023 Special Meeting

### VI      **PUBLIC HEARINGS**

- A. **Application of Kristen T. Clarke, PE, for Hathaway Farm, LLC;** for a 3-lot Resubdivision of approximately 4.83-acres of land and request for a Waiver/Exemption from Section 6-8 of the East Lyme Subdivision Regulations on property located at 117 Scott Road, East Lyme, Connecticut, Assessor's Map#35.0, Lot#23-4 (aka Hathaway Farms Subdivision) {Application Received 9/12/23; Open P.H. By 11/16/23; 35-Days to Conduct P.H. 11/14/23}

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

- A. **Application of Kristen T. Clarke, PE, for Hathaway Farm, LLC;** for a 3-lot Resubdivision of approximately 4.83-acres of land and request for a Waiver/Exemption from Section 6-8 of the East Lyme Subdivision Regulations on property located at 117 Scott Road, East Lyme, Connecticut, Assessor's Map#35.0, Lot#23-4 (aka Hathaway Farms Subdivision)

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

### IX.     **MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24]**

- A. **Text Amendment;** Sections 12.1.1A and 20.20.9 of the Zoning Regulations
- B. **Zone Change;** AHD Affordable Housing District to RU-40 Rural Residential at 237 Upper Pattagansett Road

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**X. OLD BUSINESS - None**

**XI. NEW BUSINESS –**

A. **Discussion** – Drafting an Ordinance to require Taxes to be paid prior or upon submission of Subdivision Applications

**XII. ADJOURNMENT**