

Town of



East Lyme

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Department of Planning &  
Inland Wetlands

*Gary A. Goeschel II, Director of Planning /  
Wetlands Enforcement Officer*

**MEMORANDUM**

**TO:** East Lyme Planning Commission,  
William Mulholland, Zoning Official

**FROM:** Gary A. Goeschel II, Director of Planning / Wetland Enforcement Officer 

**DATE:** November 13, 2023

**RE:** Zoning Referral (CGS 8-3a) – Application of East Lyme Zoning Commission to amend Section 24 “Site Plan Review Requirements by adding subsections 24.6E-I;

Upon review of the above referenced Zoning Referral with the 2020 Plan of Conservation and Development, I have the following comments:

The proposed amendments would prohibit the use of any non-native invasive plant species in the development of any new development or redevelopment of property and require only native plant species be used. In addition, the proposed amendment would require that landscape plans facilitate planting to support pollinator pathways and greenways. Further, the proposed changes would require the maintenance of landscaping and replacement of vegetation as approved on site development plans. The proposed amendments also address outdoor lighting and would require lighting plans be designed to follow the Illuminating Engineering Society of North America (IES) Lighting Design Handbook. Essentially, this will require light to use full cut-off type fixture which eliminates or reduces sky glow.

Based upon my analysis of consistency with the 2020 POCD, Chapter 2 Agricultural Resources, Subsection 2.7 Recommendations, Recommendation 5, states the following:

“Critical to our ability to grow food, pollinator populations have been in sharp decline in recent years. Habitat loss and pesticide use have been tied to their decline. Educational programs for residents and encouraged residential beekeeping and native plantings are recommended. As a municipality, East Lyme should utilize best practice organic methods and native plants for landscaping and encourage growth of roadside wildflowers as possible when it does not interfere with public safety. Where possible, parking lot, roadway and cul-de-sac islands should be planted in lieu of pavement. Town-owned properties could be made available for beekeeping (ie: Darrow Pond area) for those homeowners whose residential lots do not allow beekeeping as an approved use.”

Therefore, it is moved that the East Lyme Planning Commission finds the proposed text amendment referenced above **CONSISTENT / INCONSISTENT** with the East Lyme 2020 Plan of Conservation and Development for the following reasons:

1., 2, 3....