

SPECIAL MEETING AGENDA

Monday, November 13, 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**

- i. Memorandum from Karen Galbo, Town Clerk, Regarding Meeting Information

B. Zoning Representative: Kirk Scott (Nov 2, 2023); {M. Williams scheduled for 11/16 and Bombach 12/7}

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

V **APPROVAL OF MINUTES**

A. Meeting Minutes of: October 10, 2023 Meeting

VI **PUBLIC HEARINGS - None**

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

G. 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 9/12/2023; Open and Closed 10/10/2023; 65-Days to Render a Decision 12/14/2023}

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

A. Application of the East Lyme Zoning Commission; for a Text Amendment to the East Lyme Zoning Regulations to amend Section 24 "Site Plan Review Requirements" by adding subsection 24.6 E-I.

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Town Clerk

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- B. Application of the East Lyme Zoning Commission;** for a Text Amendment to the East Lyme Zoning Regulations to add new Section 34.21 and to modify Section 34.3 Purpose and by adding new Section 34.6.1.1 "The Flanders Village Design District".
- 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
- X. OLD BUSINESS - None**
- XI. NEW BUSINESS -**
 - A. 2024 Planning Commission Meeting Calendar**
- XII. ADJOURNMENT**