

# EAST LYME PLANNING COMMISSION

Regular Meeting, May 14, 2024. 7:00 PM

CHAIRMAN: Richard Gordon  
VICE CHAIRMAN: Kirk Scott  
SECRETARY: Brian Bohmbach

PLANNING DIRECTOR: Gary Goeschel II  
RECORDING SECRETARY: Sue Spang

## CALL TO ORDER 7:02

### I. ROLL CALL

**Present:** Richard Gordon, Brian Bohmbach, Thomas Fitting, Nick Menapace, (7:04)  
Sam Sims, Alt.

**Absent:** Kirk Scott Cindy Collins, Timothy LaDucer, Alt., Sandy Gignac Alt.,

**Also Present:** G. Goeschel, Planner.

The Pledge was recited.

S. Sims was seated.

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

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

### IV. REPORTS

A. **Communications:** none

B. **Zoning Representative:** No report

C. **Ex-Officio:** Selectman Don MacKenzie reported that the budget discussions are winding down. The town meeting for the budget was well attended and the presentations were good.

D. **Planning Director:** G. Goeschel said there are planning projects in the works.

E. **Subcommittees**

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

F. **Chairman:** R. Gordon reminded members about not making comments as a liaison to the Zoning Commission.

### VI. APPROVAL OF THE MINUTES

A. **Regular Meeting minutes of April 9, 2024**

**MOTION:** (Menapace/Bohmbach) to approve the Meeting minutes of April 9, 2024, as presented. **Vote:** APPROVED. In favor-Gordon, Bohmbach, Sims, Menapace. Opposed-none. Abstaining-Fitting.

### VII. PUBLIC HEARINGS: none

### VIII. SUBDIVISIONS/RE-SUBDIVISIONS-Pending

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

G. Goeschel informed the members that there is a zoning referral by William R Sweeney Esq. to amend permitted uses, Section 11. 1.4 in Zone LI for the outdoor storage of

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2024 MAY 21 A 8:07  
Town Clerk

vehicles boats, trailers, and recreational trailers with appropriate screening.

G. Goeschel said it expands on the permitted uses already allowed in the LI Zone. He thought it was consistent with the POCD but is concerned that the storage of many unregistered vehicles could be considered a junk yard and violate the ordinance of how many unregistered cars could be on a property legally.

The members were concerned about making a recommendation on a text amendment they just saw for the first time. They would like to get the information before the meeting so they have time to look at the POCD.

G. Goeschel listed some of the permitted uses in the LI Zone:

- Truck terminals
- Printing and publishing
- Warehouse
- Commercial nurseries
- Greenhouses
- Office complex
- Dog grooming

**MOTION: (Gordon/Fitting) the proposed text amendment for permitted uses Section 11.1.4 is consistent with the POCD in terms of economic development as long as issues involving the environment and safety are addressed. Vote: APPROVED. In favor-Gordon, Bohmbach, Fitting, Menapace. Opposed-none. Abstaining-Sims.**

**X. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS)8-24]-none**

**XI. OLD BUSINESS-none**

**XII. NEW BUSINESS**

**A. Subdivision Regulations-Section 4: Application Submission Procedures:**

G. Goeschel presented a memo dated March 1, 2024; Proposed Txt Amendment to Section 4-14 of the East Lyme Subdivision Regulations.

The issue of referring an application for an Environmental Impact Assessment review to the Commission for the Conservation of Natural Resources and the time frame for the Planning Commission to receive the review was discussed with the town attorney. The attorney thought the definition of a “significant effect” was subjective and asked who would make that determination. After more discussion with the attorney it was decided that he would look further into it and come back at a future meeting with an opinion.

As for the archeologic study G. Goeschel still needs to address the language in the draft of the subdivision regulations.

It is possible to have the public hearing on the subdivision regulations in July.

(Note: N. Menapace noted that the April minutes which were approved need to be amended as he is named as making a motion but was not in attendance at the meeting. The Recording Secretary will review the meeting video to determine who made the motion.)

**XIII. ADJOURNMENT:**

**MOTION: (Gordon/Fitting) to adjourn at 7:53. Vote: APPROVED Unanimously.**

Respectfully Submitted,  
Sue Spang,  
Recording Secretary

**2024 meeting dates; June 11, July 9, August 13, September 10,  
October 8, November 12, December 10.**

**2024 Zoning Liaison Schedule: June 6-Bohmbach, June 20-Collins, July 7-Fitting,  
August 1-Gignac, September 5-Gordon, September 19-Laducer,  
October 3-Menapace, October 17-Scott, November 7-Sims, November 21-  
Bohmbach, December 5-Collins**

