

# EAST LYME PLANNING COMMISSION

Regular Meeting, July 9, 2024. 7:00 PM

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

PLANNING DIRECTOR: Gary Goeschel II  
RECORDING SECRETARY: Sue Spang

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## CALL TO ORDER 7:00

### I. ROLL CALL

**Present:** Richard Gordon, Brian Bohmbach, Thomas Fitting Nick Menapace, Timothy LaDucer, Alt., Sam Sims, Alt.

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

**Also Present:** Don MacKenzie

S. Sims was seated.

The Pledge was recited.

RECEIVED FOR RECORD  
EAST LYME, CT  
2024 JUL 15 A 8:38  
TOWN CLERK

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

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

### IV. REPORTS

**A. Communications:** DEEP sent a notice of application of pesticides in Pattagansett Lake on July 19<sup>th</sup>.

#### **B. Zoning Representative:**

B. Bohmbach reported that during the public comment section of the Zoning Commission, a member of the public took issue with the appointment of the Chairperson and accused four members of the Zoning Commission of deception in the appointment. The Commission voted to move public delegations to the end of the meeting; the vote passed 4-2.

There was a Public Hearing on an affordable housing application for 91 Boston Post Road which was previously denied. They denied it again based on traffic concerns and the proximity to Latimer Brook.

The Commission approved an application for the demolition of a house to be replaced by a new structure.

Outdoor seating for the Spice Club was approved.

#### **C. Ex-Officio:**

D. MacKenzie reported the BOS discussed fall leaf pick up/drop off at the transfer station. He said the issue is the large roll off trucks that offload large amounts of leaves that may not be from town residents. The BOS is looking at a fee increase for leaves at the transfer station.

A sidewalk will be constructed on the west side of E. Pattagansett Rd from RT161 to RT 156. Permission from 5-6 residents are still needed to build the sidewalk.

**D. Planning Director:** G. Goeschel met with the SECCOG and they discussed the East Coast Greenway. A RT 156 corridor study will be conducted.

There are grant opportunities for climate resiliency.

**E. Subcommittees-no report**

**F. Chairman-no report**

**V. APPROVAL OF THE MINUTES**

**A. Regular Meeting minutes of June 11, 202**

**MOTION: (LaDucer/Bohmbach) To approve the minutes of June 11, 2024, as presented.**

**Vote: APPROVED unanimously.**

**VI. PUBLIC HEARINGS:**

**A. Application of Andia & Pellumb Likollari; for a 1-lot Re-Subdivision of approximately 1.931 acres of land zoned RU40 and request for a Waiver from Section 4-2-3 (A-J) of the East Lyme Subdivision Regulations on property located at 123 Scott Road, East Lyme, Connecticut, Assessor's Map #35.0, Lot #23-4, Niantic, CT. (Application Received 6/11/2024; PH Scheduled to Open 7/9/2024**

G. Goeschel itemized the exhibits for the application:

- 123 Scott Road Exhibit A: Resubdivision Application
- 123 Scott Road Exhibit B: Resubdivision Plan
- 123 Scott Road Exhibit G: Water Department Review
- 123 Scott Road Exhibit H: Town Engineer Review
- 123 Scott Road Exhibit I: Zoning Official Review
- 123 Scott Road Exhibit J: Fire Marshal Review
- 123 Scott Road Exhibit L: Notice of Public Hearing
- 123 Scott Road Exhibit M: Certified Mailing Receipts
- 123 Scott Road Exhibit N: Public Notice Sign Posted
- 123 Scott Road Exhibit O: LLHD Review

Umberti Likollari, 67 Arbor Crossing, for the applicant, informed the Commission that they are splitting a two acre lot into two, one acre lots. They have received Ledge Light approval for septic.

G. Goeschel said all items have been addressed in the previous application for the same property. The application has been reviewed by staff and there are no outstanding issues.

There was no comment from the Public

**MOTION: (Menapace/LaDucer) to close the public hearing. Vote: APPROVED unanimously. 7:26**

**VII. SUBDIVISIONS/RE-SUBDIVISIONS**

- A. Application of Andia & Pellumb Likollari; for a 1-lot Re-Subdivision of approximately 1.931 acres of land zoned RU40 and request for a Waiver from Section 4-2-3 (A-J) of the East Lyme Subdivision Regulations on property located at 123 Scott Road, East Lyme Connecticut, Assessor’s Map #35.0, Lot #23-4, Niantic, CT. (Application Received 6/11/2024; PH Scheduled to Open 7/9/2024**

**MOTION: (Sims/Bohmbach) move to approve the waiver requests of Section 4-2-3, A-J of the Subdivision Regulations for 123 Scott Rd based on previously approved application in September 2023. Vote: APPROVED unanimously.**

**MOTION: (Bohmbach/LaDucer) move to approve a 2-lot resubdivision of 1.93 acres with the stipulation that the applicant satisfy all requirements of the Ledge Light Health District. Vote: APPROVED unanimously.**

**IX. ZONING REFERRALS [Connecticut General Statue (CGS) 8-3a]-none**

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

**XI. OLD BUSINESS:**

**A. Subdivision Regulations-Section 4; Application Submission Procedure:**

Gary Goeschel said he has not had the opportunity to work on the updates to the regulations as his office has been very busy.

**XII. NEW BUSINESS-none**

**XIII. ADJOURNMENT:**

**MOTION: (Menapace/Fitting) to adjourn at 7:39. Vote: APPROVED Unanimously.**

Respectfully Submitted,  
Sue Spang,  
Recording Secretary

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