

# EAST LYME PLANNING COMMISSION

Regular Meeting, August 13, 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 7:01

### I. ROLL CALL

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

**Absent:** S. Gignac

**Also Present:** D. MacKenzie  
The Pledge was recited.

### II. CALL FOR ADDITIONS TO THE AGENDA-Add April 9, 2024, Meeting Minutes to the agenda

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

### IV. REPORTS

A. **Communications:** none

B. **Zoning Representative**-no report

C. **Ex-Officio:**

D. MacKenzie said the BOS is working on establishing a Fair Rent Commission on response to the rent increases at Winward Apartments.

D. **Planning Director:** The Wetlands Agency will be having a Public Hearing on an approximately 200,000 sq. ft building in the Light Industrial Zone by Costco.

E. **Subcommittees**

F. **Chairman**

### V. APPROVAL OF THE MINUTES

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

**MOTION: (Menapace/Collins )To approve the April 9, 2024 minutes as amended.**

*MOTION: (Menapace/Collins (Collins/LaDucer) to adjourn at 7:23. Vote: APPROVED Unanimously.*

**Vote: APPROVED unanimously.**

B. **Regular Meeting minutes of July 9, 2024**

**MOTION: (Menapace/Bohmbach) To approve the minutes of July 9, 2024, as presented. Vote: APPROVED. In favor-Gordon, Bohmbach, Menapace**

RECEIVED TOWN RECORD  
EAST LYME, CT  
2024 AUG 13 P 4:08  
Cassidy M. McQuinn  
TOWN CLERK

**Fitting. Opposed-none. Abstaining-Scott, Collins,**

- VI. PUBLIC HEARINGS-none**
- VII. SUBDIVISIONS/RE-SUBDIVISIONS-none**
- 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:**

G. Goeschel presented a memo by Town Attorney Zamarka concerning the Environmental Impact Statement.

G. Goeschel suggested language and the Commission will review and send any questions or suggestions to him before the next meeting. G. Goeschel will get Zamarka's opinion on the proposed changes.
- XII. NEW BUSINESS-none**
- XIII. ADJOURNMENT:**

**MOTION: (Menapace/Fitting) to adjourn at 7:17. Vote: APPROVED Unanimously.**

Respectfully Submitted,  
Sue Spang,  
Recording Secretary

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