

# REGULAR MEETING AGENDA

Tuesday, October 8, 2024, 7:00 PM

## EAST LYME PLANNING COMMISSION

East Lyme, 108 Pennsylvania Avenue, East Lyme, Connecticut  
Upper Level Conference Room

**CHAIR:** Rich Gordon

**PLANNING DIRECTOR:** Gary A. Goeschel II

**VICE CHAIR:** Kirk Scott

**RECORDING SECRETARY:** Sue Spang

**SECRETARY:** Brian Bohmbach

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### 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. CT APA Article "Creative Thinking on Affordable Housing: Lebanon Case Study"

##### B. Zoning Representative: Cathy Yuhas

##### C. Ex - Officio: Don MacKenzie

##### D. Planning Director: Gary A. Goeschel II

- i. Farm Meadow Road (aka Walnut Hill Chase Subdivision)
- ii. Subdivision Regulations: Waivers, Fees In-Lieu of Sidewalks, Open Space, Improvements; Section 9 - 1 Financial Guarantees for Completion of Public Improvements
- iii. SCCOG – LOTCIP East Pattagansett Road Sidewalk Project No. L044-0001
- iv. Bride Brook Estuary Habitat Transformation Project

##### E. Subcommittees:

##### F. Chairman: Rich Gordon

#### V APPROVAL OF MINUTES

##### A. Meeting Minutes of: September 10, 2024 Special Meeting Minutes

#### VI PUBLIC HEARINGS – None

#### VII. SUBDIVISIONS / RE-SUBDIVISIONS

- ##### A. Application of Niantic Management LLC c/o Joe Wren, P.E. Agent; for a 1-lot Resubdivision of approximately 7.08 acres of land Zoned CA - Commercial and Waiver Request from Section(s) 4-2-3 (A, B, D, E, F, G, H, I) of the East Lyme Subdivision Regulations on property located at 269 Flanders Road, Niantic, Connecticut, Assessor's Map #31.0, Lot #6 (*Day of Receipt: 10/8/2024, P.H. must Open by 12/12/24*)

RECEIVED FOR RECORD  
EAST LYME, CT  
2024 OCT - 3 PM 3:54  
Cynthia M. M...  
TOWN CLERK

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- IX. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a] – None**
- X. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24] – None**
- XI. OLD BUSINESS**
  - A. Subdivision Regulations – Section 4; Application Submission Procedures draft language**
- XII. NEW BUSINESS**
- XIII. ADJOURNMENT**