

EAST LYME PLANNING COMMISSION

Regular Meeting, October 8, 2024. 7:00 PM

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

PLANNING DIRECTOR: Gary Goeschel II
RECORDING SECRETARY: Sue Spang

RECEIVED FOR RECORD
EAST LYME, CT

2024 OCT 14 A 10:13

TOWN CLERK

CALL TO ORDER 7:00

I. ROLL CALL

Present: Richard Gordon, Thomas Fitting, Nick Menapace, Cindy Collins, Timothy LaDucer, Alt.,

Absent: Brian Bohmbach, Kirk Scott, Sandy Gignac Alt., Sam Sims, Alt.

Also Present: G. Goeschel, Planner, Don MacKenzie, BOS, Sue Spang, Recording Secretary.

The Pledge was recited.

T. LaDucer was seated

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

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

IV. REPORTS

A. Communications:

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

B. Zoning Representative: T. LaDucer attended the last two zoning meetings. There was a CAM application for a repair to a sea wall. A CAM for demolition of a home. CA Zone text amendment.

C. Ex-Officio: A Fair Rent Commission was formed and members appointed.

D. Planning Director:

- i. Farm Meadow Road (aka Walnut Hill Chase Subdivision)
Will be starting again. The tank is buried and the road is completed.
- ii. Subdivision Regulations: Waivers, Fees in Lieu of Sidewalks, Open Space, Improvements; Section 9-1 Financial Guarantees for Completion of Public Improvements
G. Goeschel said bonding should also cover monuments and iron pins when there are no other public improvements.
- iii. SCCOG-LOCIP East Pattagansett Road Sidewalk Project No. L044-0001
Mail was sent to abutters concerning the sidewalk project. The project is expected to start in late Spring.
- iv. Bride Brook Estuary Habitat Transformation Project

The Nature Conservancy received a four million dollar grant to improve the channel and outlet to Long Island Sound on Bride Brook. The project is projected to last three years. The dredging to improve the channel will help the alewife population.

E. Subcommittees

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

F. Chairman: no report

VI. APPROVAL OF THE MINUTES

A. Regular Meeting minutes of September 10, 2024

MOTION: (Menapace/LaDucer) to approve the Special Meeting minutes of September 10, 2024, as presented. Vote: APPROVED unanimously

VII. PUBLIC HEARINGS: none

VIII. SUBDIVISIONS/RE-SUBDIVISIONS:

Application of Niantic Management LLC c/o Joe Wren, P.E. Agent; for a 1-lot Resubdivison of approximately 7.08 acres of land Zoned CA-Commercial and Waiver Request form 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, CT, Assessors Map #31.0, Lot #6 (Day of receipt: 10/8/2024, P.H. must open by 12/12/2024)

MOTION: (Menapace/Collins) to direct the staff to schedule a Public Hearing for November 12, 2024. 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-none

XII. NEW BUSINESS-none

XIII. ADJOURNMENT:

MOTION: (LaDucer/Collins) to adjourn at 7:21. Vote: APPROVED Unanimously.

Respectfully Submitted,
Sue Spang,
Recording Secretary

2024 meeting dates; November 12, December 10.

2024 Zoning Liaison Schedule: October 3-Menapace, October 17-Scott, November 7-Sims, November 21-Bohmbach, December 5-Collins