

REGULAR MEETING AGENDA

Tuesday, November 12, 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

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:

B. Zoning Representative: Mike Foley

C. Ex - Officio: Don MacKenzie

D. Planning Director: Gary A. Goeschel II

E. Subcommittees:

F. Chairman: Rich Gordon

V APPROVAL OF MINUTES

A. Meeting Minutes of: October 8, 2024 Regular Meeting Minutes

VI PUBLIC HEARINGS

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. Open 11/12/24, Close by 12/16/2024*)

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. Open 11/12/24, Close by 12/16/2024*)

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EAST LYME, CT
2024 NOV - 6 P 2: 12
Cassidy M. Medino
TOWN CLERK

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- IX. **ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a]**
 - A. **Application of Town Attorney;** Proposed Text Amendment to amend Sections 1, 3, 4, 5, 6, 7, 8, 9, 12 of the East Lyme Zoning Regulations to comply with State PA 23-142
- X. **MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24] – None**
- XI. **OLD BUSINESS**
 - A. **Subdivision Regulations – Section 4;** Application Submission Procedure
- XII. **NEW BUSINESS**
 - A. **2025 Regular Meeting Schedule**
 - B. **2024 DEEP Open Space Land Acquisition Grant Application;** Request for Letter of Support from Arthur Carlson, East Lyme Land Trust, Inc., for the acquisition of almost 6 acres off Heritage Road, Assessor’s Map #35.0 Lot #23-1
- XIII. **ADJOURNMENT**