

EAST LYME PLANNING COMMISSION

Special Meeting, December 9, 2024, 7:00 PM

CHAIRMAN: Richard Gordon

PLANNING DIRECTOR: Gary Goeschel II

VICE CHAIRMAN: Kirk Scott

RECORDING SECRETARY: Sue Spang

SECRETARY: Brian Bohmbach

CALL TO ORDER: 7:00

I. ROLL CALL:

Present: Richard Gordon, Kirk Scott, Brian Bohmbach, Thomas Fitting, Nick Menapace, Cindy Collings

Absent: Sam Sims, Timothy LaDucer, Sandra Gignac

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

The Pledge was recited

II. CALL FOR ADDITIONS TO THE AGENDA-none

III. CALL FOR PUBLIC DELEGATIONS-none

IV. REPORTS

A. Communications-none

B. Zoning Representative-no report

C. Ex-Officio-no report

D. Planning Director-no report

E. Subcommittees-no report

F. Chairman-thought there was confusion on the training email.

V. APPROVAL OF MINUTES

MOTION: (Menapace/Collins) to approve the November 12, 2024, minutes as presented.

Vote: APPROVED unanimously

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 # 5 (Day of Receipt: 10/8/2024, P.H. Open 11/12/2024, Close by 12/16/2024)

Attorney Eric Parker, for the applicant, addressed the form of the drainage easement issue that was brought up at the last meeting. E. Parker said the drainage easement is not going to bisect the property. He spoke to the town

RECEIVED FOR RECORD
EAST LYME, CT
2024 DEC 11 A 11:05
Cynthia Collins
TOWN CLERK

attorney who informed them, that what was submitted at the last meeting was adequate.

G. Goeschel said the application meets the East Lyme Sub-Division regulations.

G. Goeschel said the E&S controls must be submitted as they cannot be waived. He noted that there is no plan at this time for any disturbance to the property; but an E&S plan should be submitted and a bond which is satisfactory to the town engineer, prior to the issuance of a zoning and building permit.

There is no open space proposed because the property is only a one lot subdivision. It is possible when the property was subdivided in 1973, open space could have been donated to the town.

MOTION: (Menapace/Scott) to close the Public Hearing. 7:20. Vote:

APPROVED unanimously.

VII. SUBDIVISIONS/RESUBDIVISIONS

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 # 5 (Day of Receipt: 10/8/2024, P.H. Open 11/12/2024, Close by 12/16/2024)

MOTION: (Menapace/Bohmbach) to approve the waiver requests of section 4-2-3 (A, B, C, D, E, F, G, H, I) . Vote: APPROVED unanimously.

G. Goeschel read prepared motion for the Commission to approve:

MOTION: (Scott/Fitting) I hereby Move to APPROVE the application known as the 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 and the proposed resubdivision plans (2 Sheet Drawing Set) entitled "Re-Subdivision Plan, Prepared for Niantic Management, LLC, 269 Flanders Road, Map 31, Lot 6, East Lyme, Connecticut, by Joseph Wren, P.E. of Indigo Land Design, LLC, dated July 29, 2024 and Record Resubdivision Map, Land of Niantic Management LLC, Tax Map 31.0 Lot 6, 269 Flanders Road, East Lyme, Connecticut; Plan Prepared by: David A. Annino, LS, Annino Survey, LLC, dated July 3, 2024" which, is further subject to the following administrative requirements and required modifications to the site plan and/or other materials submitted in support of this application:

1. Pursuant to Section 5-2-2(G), An Erosion & Sedimentation Control Plan prepared in accordance Sections 22a-325 through 22a-329 of the Connecticut General Statutes which provides proper provisions to adequately control accelerated erosion and sedimentation and reduce the danger from stormwater runoff on the proposed site shall be submitted and certified by the Commission prior to the issuance of any Building or Zoning Permit for the development of the site.
2. An Erosion & Sedimentation Control bond in an amount of satisfactory to the Town Engineer, shall be posted with the Town in a form acceptable to the Town of East Lyme Planning Commission prior to the issuance of any Building Permit, Zoning Permit, or the start of any site work including but not limited to exploratory test pits, clearing, grubbing, filling, and grading.
3. Upon the determination and description of the final location of the proposed relocated drainage easement, the applicant shall file the drainage easement along with a revised map showing same, signed, stamped, and sealed by a Professional Engineer and Land Surveyor licensed in the State of Connecticut at a scale of 1" = 40' on the land record. A paper copy shall be submitted to the Planning Commission.
4. The applicable items above shall be accomplished prior to the filing of the subdivision on the land records, or other documentation of planning approval and no site work shall commence until all applicable conditions are satisfied.
5. Pursuant to Section 8-2 of the East Lyme Subdivision Regulations, Monuments and Markers, "No Building Permit shall be issued until monuments and corner pins have been set." As such, a financial guarantee or bond in an amount satisfactory to the Director of Planning and Town Engineer for the installation of monuments and corner pins shall be filed with the Planning Commission in a form acceptable to the Town of East Lyme as no permanent markers or pins shall be installed until all construction which, could destroy or disturb the monuments, is completed.

This approval is specific to the subdivision plan submitted as the application known as the 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 and proposed resubdivision plans (2 Sheet Drawing Set) entitled "Re-Subdivision Plan,

Prepared for Niantic Management, LLC, 269 Flanders Road, Map 31, Lot 6, East Lyme, Connecticut, by Joseph Wren, P.E. of Indigo Land Design, LLC, dated July 29, 2024 and Record Resubdivision Map, Land of Niantic Management LLC, Tax Map 31.0 Lot 6, 269 Flanders Road, East Lyme, Connecticut; Plan Prepared by: David A. Annino, LS, Annino Survey, LLC, dated July 3, 2024”.

Any changes in the subdivision plan shall require prior approval from the Commission and/or the Director of Planning. Any change in the development plan layout other than those identified herein shall constitute a new application. The owner/applicant shall be bound by the provisions of this Application and Approval.

Vote: APPROVED unanimously.

- VIII. Zoning Referrals [Connecticut General Statute (CGS) 8-3a]-None
- IX. Municipal Referrals [Connecticut General Statutes (CGS) 8-24]- None
- X. Old Business
 - A. Subdivision Regulations-Section 4; Application Submission Procedure
The Town Attorney is still reviewing.
- XI. NEW BUSINESS
 - A. Conveyance of Open Space; Nathan Hale Drive Subdivision, parcels Owner Nathan Hale Comm Assoc Inc, Assessor’s Map #24.0, Lot # 76-17 and Assessor’s Map #24.0, Lot #76-18
 - B. Conveyance of Open Space; Catbird Lane Subdivision, Parcel Owner KSK Associates, LLC< Assessor’ s Map #36.0, Lot #31
 - C. Conveyance of Open Space; Ichabod Lane Subdivision, Parcel Owners Coastal Savings FSB, Assessor’s Map # 21.4, Lot #27
 - G. Goeschel said items A, B, and C will get a letter to the owners, informing them that these parcels are part of a subdivision that was required to have open space donated to the town as part of their approval. He said the town needs to make sure that in the future open space requirements are conveyed to the town before the Mylars are filed. He said in one instance, the open space in the Catbird subdivision was sold and is no longer available to the public as it is now in private hands.
 - D. The Orchards of East Lyme Subdivision; Request of Bond Reduction
 - G. Goeschel will prepare a spreadsheet or memo with the amounts held and what the reductions are for the following meeting.
 - MOTION: (Menapace/Scott) to table the bond reduction request until the next meeting. Vote: APPROVED unanimously.**
 - E. Election of Officers

i. Chairman:

Ex-Officio MacKenzie called for nominations 3 times.

Menapace/Collins to nominate Rich Gordon for Chairman

Vote-in favor-Scott, Menapace, Collins, Fitting, Bohmbach. Opposed-
none

Abstaining-Gordon

ii. Vice Chairman

Ex-Officio MacKenzie called for nominations 3 times.

Menapace/Gordon nominated Kirk Scott-Unanimous

iii. Secretary

Ex-Officio MacKenzie called for nominations 3 times.

Gordon/Menapace nominated Brian Bohmbach. In favor-Gordon,

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

Bohmbach

F. 2024 Zoning Liaison Schedule:

The schedule will be resubmitted to the Commission in January.

G. Twin Valley Lakes Subdivision, Spring Rock Road and Green Valley Lakes

Road; Request for a 90-day Extension to File the Mylars (Judgment Entered 6/30/2024; 90 -days to file Mylars 9/28/2024; 90-days extension to File Mylars 12/26/2024)

MOTION: (Menapace/Collins) to approve the 90-day extension to file Mylars. Vote: APPROVED unanimously.

XII. ADJOURNMENT: MOTION: (Menapace/ Collins) to adjourn at 7:58. Vote: APPROVED unanimously.

Respectfully submitted,
Sue Spang,
Recording Secretary

2025 Meeting Dates: January 14, February 11, March 11, April 8, May 13, June 10, July 8, August 12, September 9, October 14, November10, December 9.

Town of

P.O. Drawer 519

Department of Planning & Inland Wetlands

*Gary A. Goeschel II, Director of Planning /
Inland Wetlands Agent*



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357

Phone: (860) 691-4114

Fax: (860) 860-691-0351

MEMORANDUM

To: East Lyme Planning Commission

From: Gary A. Goeschel II, Director of Planning

Date: December 9, 2024

RE: **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 and proposed resubdivision plans (2 Sheet Drawing Set) entitled "Re-Subdivision Plan, Prepared for Niantic Management, LLC, 269 Flanders Road, Map 31, Lot 6, East Lyme, Connecticut, by Joseph Wren, P.E. of Indigo Land Design, LLC, dated July 29, 2024 and Record Resubdivision Map, Land of Niantic Management LLC, Tax Map 31.0 Lot 6, 269 Flanders Road, East Lyme, Connecticut; Plan Prepared by: David A. Annino, LS, Annino Survey, LLC, dated July 3, 2024"

Upon review of the above referenced application, supporting documentation, and proposed subdivision plans entitled "Re-Subdivision Plan, Prepared for Niantic Management, LLC, 269 Flanders Road, Map 31, Lot 6, East Lyme, Connecticut, by Joseph Wren, P.E. of Indigo Land Design, LLC, dated July 29, 2024 and Record Resubdivision Map, Land of Niantic Management LLC, Tax Map 31.0 Lot 6, 269 Flanders Road, East Lyme, Connecticut; Plan Prepared by: David A. Annino, LS, Annino Survey, LLC, dated July 3, 2024", I offer the following:

FINDINGS

Whereas: The Commission commenced a Public Hearing on November 12, 2024. The Public Hearing for said application was continued to a Special Meeting on December 9, 2024, and closed the public hearing.

Whereas: The Commission has reviewed the application and received testimony from the applicant, their professionals, representatives, and the public. In addition, Town staff also provided the Commission with comment concerning this application's compliance with local requirements and regulations.

Whereas: As evidenced by Exhibit "B" Re-Subdivision Plan the property being proposed to be re-subdivided does not involve land regulated as an inland wetland or watercourse under the Provisions of Chapter 440 of the Connecticut General Statutes as there is no activity occurring in an inland wetland or a watercourse or East Lyme's 300-foot Upland Review Area ("URA")

Whereas: The proposed Subdivision is found to meet the requirements of the East Lyme Subdivision Regulations and the East Lyme Plan of Conservation and Development (POCD) as demonstrated by the following:

Section 3-4 Plan of Development: The parcel of land constituting the property subject to this application is zoned CA - Commercial and the properties abutting the site are zoned CA-Commercial and the property is bound to the north by Interstate 95 ("I-95"). Therefore, as the proposed Subdivision is located within a CA- Commercial Zoning District adjacent to existing commercially zoned

lots which are currently being occupied by existing commercial businesses, the proposed subdivision continues following the pattern of development characteristic of the existing commercial development. As such, the proposed resubdivision conforms to the comprehensive Plan of Development for the Town of East Lyme (POCD) as adopted by the East Lyme Planning Commission.

Section 5-4 Sanitation Report: As indicated in Exhibit "M" review comments from Ben North, Water & Sewer Department Chief Operating Officer, dated October 29, 2024, indicates the future development of the proposed lot will be subject to the Water & Sewer Commission allocation of sewer capacity if the lot is expected to discharge over 5,000-gallons of wastewater per-day or 20-dwelling units.

Section 5-5 Water Supply Report: As indicated in Exhibit "A" indicates the existing lot is currently served by municipal water and Exhibit "M" review comments from Ben North, Water & Sewer Department Chief Operating Officer, dated October 29, 2024, which does not indicate that potable water service could not be provided.

Section 5-2-2(E) and 6-8 Stormwater Management Plan: The applicant has requested a waiver of the Stormwater Management Requirements, Section 4-2-3I, pursuant to Section 6-8-7 of the East Lyme Subdivision Regulations. As indicated in Exhibit "A" the Waiver Request indicates there is no construction proposed at this time. As Evidence in Exhibit "H" e-mail correspondence from Alex Close, P.E., Town Engineer, dated October 16, 2024, to Janet Sutherland, Administrative Assistant and Gary Goeschel, Director of Planning and Inland Wetlands Agent, indicates he found the drainage analysis acceptable as his only comment was to ensure the final location of the drainage easement is depicted on the map for the purposes of clarity. As such, the proposed site development will not adversely affect the water quality of the receiving aquifer, wetlands, nor watercourse nor exacerbate downstream flooding.

Section 5-2-2(G) Erosion and Sedimentation Control Plan: As indicated by Exhibit "A", the Waiver Request indicates there is no construction proposed at this time. As there is no proposed construction, an Erosion and Sedimentation Control plan has not yet been designed.

Section 5-6 Pesticide Report: As evidenced by Exhibit "A" the existing property has already been developed and a motel occupies the site. As such, there are no known regular applications of pesticides on the subject site.

Section 5-8 Archeological Survey: As evidenced by Exhibit "A" the Waiver Request indicates there is no construction proposed at this time and the existing property has already been developed such that a motel occupies the existing property. As such, there are no known significant archaeological resources on the subject site.

Section 6-2 Lot Design Specifications: The proposed subdivision complies with all applicable Zoning Regulations for the purposes of the subdivision of land as evidenced by Exhibit "D" correspondence from William Mulholland, Zoning Official, dated October 4, 2024.

Section 6-2-5 (B) Lot Access: As evidenced by Exhibit "B", the existing driveway would provide access to the proposed lot while a new access driveway located further east along King Arthur Drive would be constructed to provide each lot its own access on a Town Road.

Section 6-7 Open Spaces: As demonstrated by Exhibit "B", the Re-Subdivision Plan, note #5 indicates the Commission may require open space in the subdivisions of less than 4-lots or less than 10-acres. As the subject property is less than 10-acres, abuts I-95, has no on-site wetlands or watercourses, and existing site characteristics do not meet any of the objectives listed in Section 7-2 of the Subdivision Regulations, alleviates the need for the dedication of Open Space.

Section 6-9 Requirements Regarding Flooding: As indicated in As Evidence in Exhibit "H" e-mail correspondence from Alex Close, P.E., Town Engineer, dated October 16, 2024, to Janet Sutherland, Administrative Assistant and Gary Goeschel, Director of Planning and Inland Wetlands Agent, indicates he found the drainage analysis acceptable as his only comment was to ensure the final

location of the drainage easement is depicted on the map for the purposes of clarity. As such, the proposed site development will not adversely affect the water quality of the receiving aquifer, wetlands, nor watercourse nor exacerbate downstream flooding. As such, the proposed design meets the intent of the East Lyme Subdivision Regulations stormwater requirements.

WHEREAS: As demonstrated by Exhibit "A", the request to waive Section(s) 4-2-3 (A, B, D, E, F, G, H, I), Section 4-2-3G, and Section 4-2-3H of the East Lyme Subdivision Regulations, appears to meet the criteria in Section 4-12 for a waiver as follows:

(1) The waiver must be requested in writing:

The applicant submitted said request in writing with their application submission, see Exhibit "A" and the Waiver Request Letter for Proposed Lot 1B.

(2) The property for which the waiver is sought is affected by conditions, which affect the property and are not generally applicable to other land in the area;

The existing property is currently occupied by a commercial motel and served by both municipal sewer and water. Based on the existing conditions of the subject property, its location relative to I-95 and King Arthur Drive and State Rout 161, obviate the need for the Natural & Cultural Resources Map, an Archaeological Survey, Soil Scientist's Report, Pesticide Report, Yield & Cluster Analysis Report, Traffic Report, and Stormwater report (at this time).

(3) Physical features of the property or its location cause exceptional difficulty or unusual hardship in meeting the requirements of these Regulations;

The existing conditions and circumstances such as the property already being occupied by a commercial motel and served by both municipal sewer and water, its location relative to I-95 and King Arthur Drive and State Rout 161, and the surrounding properties being Zoned CA-Commercial may warrant a waiver of these requirements.

(4) The granting of a waiver will not have a significantly adverse effect upon adjacent property, the environment, or the public health and safety;

Again, the existing conditions of the subject property are such that the granting of the requested waivers would not have a significantly adverse effect upon adjacent property, the environment, or the public health and safety.

(5) The granting of the waiver will not be in conflict with the Plan of Conservation and Development;

As this is a Commercial Re-subdivision and there are no proposed roads or other public improvements proposed, the existing street (King Arthur Drive) and the proposed parcel are adapted to the commercial use anticipated to take place on the subject property and considers the adjacent commercial uses. As such, the proposed re-subdivision as demonstrated by the record before the Commission, is consistent with the Plan of Conservation and Development.

WHEREAS: Demonstrated by Exhibit "A", the Waiver Request Letter does not request a Waiver of Section 5-2-2 (G) of the East Lyme Subdivision Regulations which requires an Erosion & Sedimentation Control Plan be submitted and to provide written certification. However, pursuant to Section 4-12 of the East Lyme Subdivision Regulations "only as specifically authorized within the regulations" may the Commission waive certain requirements. As Section 5-2-2 (G) of the East Lyme Subdivision Regulations does not specifically provide any authorization to the Commission to waive any of the requirements of Section 5-2-2 (G), the Commission may not waive these requirements.

WHEREAS: Pursuant to Section 4-4-5 of the Subdivision Regulations, the Commission after the public hearing, if any, shall give approval to the application if it finds that the application, plans and documents conform to the requirement of these Regulations. Such approval shall be conditioned upon presentation of suitable easement and deeds as applicable, as specified in Section 10 of the Regulations, and shall be conditioned upon completion of all required subdivision improvements. In granting approval, the Commission may attach such conditions that it deems necessary to modify the subdivision map, plans, or documents, and to preserve the purpose and intent of these Regulations. As such, I offer the following language for such a resolution:

RESOLUTION FOR APPROVAL OF THE PROPOSED SUBDIVISION:

WAIVER REQUEST

The East Lyme Planning Commission based on the record before it with respect to this application, finds this application to be in conformance with the Subdivision Regulations of the Town of East Lyme as based on the above Findings pursuant to Section 4-12 of the East Lyme Subdivision Regulations "only as specifically authorized within the regulations" may the Commission waive certain requirements. As Section 5-2-2 (G) of the East Lyme Subdivision Regulations does not specifically provide any authorization to the Commission to waive any of the requirements of Section 5-2-2 (G), the Commission may not waive these requirements.

As such, I Move to GRANT the applicant's request for a Waiver from Section(s) 4-2-3 (A, B, D, E, F, G, H, I) of the East Lyme Subdivision Regulations.

SUBDIVISION APPLICATION

NOW THEREFORE, I hereby Move to APPROVE the application known as the 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 and the proposed resubdivision plans (2 Sheet Drawing Set) entitled "Re-Subdivision Plan, Prepared for Niantic Management, LLC, 269 Flanders Road, Map 31, Lot 6, East Lyme, Connecticut, by Joseph Wren, P.E. of Indigo Land Design, LLC, dated July 29, 2024 and Record Resubdivision Map, Land of Niantic Management LLC, Tax Map 31.0 Lot 6, 269 Flanders Road, East Lyme, Connecticut; Plan Prepared by: David A. Annino, LS, Annino Survey, LLC, dated July 3, 2024" which, is further subject to the following administrative requirements and required modifications to the site plan and/or other materials submitted in support of this application:

1. Pursuant to Section 5-2-2(G), An Erosion & Sedimentation Control Plan prepared in accordance Sections 22a-325 through 22a-329 of the Connecticut General Statutes which provides proper provisions to adequately control accelerated erosion and sedimentation and reduce the danger from stormwater runoff on the proposed site shall be submitted and certified by the Commission prior to the issuance of any Building or Zoning Permit for the development of the site.
2. An Erosion & Sedimentation Control bond in an amount of satisfactory to the Town Engineer, shall be posted with the Town in a form acceptable to the Town of East Lyme Planning Commission prior to the issuance of any Building Permit, Zoning Permit, or the start of any site work including but not limited to exploratory test pits, clearing, grubbing, filling, and grading.
3. Upon the determination and description of the final location of the proposed relocated drainage easement, the applicant shall file the drainage easement along with a revised map showing same, signed, stamped, and sealed by a Professional Engineer and Land Surveyor licensed in the State of Connecticut at a scale of 1" = 40' on the land record. A paper copy shall be submitted to the Planning Commission.

4. The applicable items above shall be accomplished prior to the filing of the subdivision on the land records, or other documentation of planning approval and no site work shall commence until all applicable conditions are satisfied.
5. Pursuant to Section 8-2 of the East Lyme Subdivision Regulations, Monuments and Markers, "No Building Permit shall be issued until monuments and corner pins have been set." As such, a financial guarantee or bond in an amount satisfactory to the Director of Planning and Town Engineer for the installation of monuments and corner pins shall be filed with the Planning Commission in a form acceptable to the Town of East Lyme as no permanent markers or pins shall be installed until all construction which, could destroy or disturb the monuments, is completed.

This approval is specific to the subdivision plan submitted as the application known as the 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 and proposed resubdivision plans (2 Sheet Drawing Set) entitled "Re-Subdivision Plan, Prepared for Niantic Management, LLC, 269 Flanders Road, Map 31, Lot 6, East Lyme, Connecticut, by Joseph Wren, P.E. of Indigo Land Design, LLC, dated July 29, 2024 and Record Resubdivision Map, Land of Niantic Management LLC, Tax Map 31.0 Lot 6, 269 Flanders Road, East Lyme, Connecticut; Plan Prepared by: David A. Annino, LS, Annino Survey, LLC, dated July 3, 2024".

Any changes in the subdivision plan shall require prior approval from the Commission and/or the Director of Planning. Any change in the development plan layout other than those identified herein shall constitute a new application. The owner/applicant shall be bound by the provisions of this Application and Approval.