



APPLICATION NO. Received

JAN 15 2025

Town of East Lyme

PLANNING COMMISSION APPLICATION
FOR SUBDIVISION / RE-SUBDIVISION, SUBDIVISION
MODIFICATION, POCD AND SUBDIVISION REGULATION
AMENDMENT

APPLICATION TYPE: Subdivision [x] Re-Subdivision [ ] Subdivision Modification [ ]
POCD Amendment [ ] Subdivision Amendment [ ]

NAME OF SUBDIVISION: Lakefront Point

PROPOSED ROAD NAME(S): n/a - private LENGTH l.f.
(attach list if more than one)

PROPERTY LOCATION: (attach 8 1/2 x 11 location map)

APPLICANT: Stephen Harney

Address: 207 Clarendon Avenue Southport, NC 28461
Phone: 860-227-1301 Fax: n/a
e-mail: sfharney@gmail.com

OWNER: Portside Holdings, Inc. & English Harbour Capital Partners LLC

Address: 207 Clarendon Avenue Southport, NC 28461
Phone: 860-227-1301 Fax:
e-mail: sfharney@gmail.com

PRIMARY CONTACT /AGENT: Stephen Harney

Address: 207 Clarendon Avenue Southport, NC 28461
Phone: 860-227-1301 Fax: n/a
e-mail: sfharney@gmail.com

ASSESSOR'S MAP(S) & LOT(S) map 35.0-Lot 23-1 TOTAL ACRES 6.0

ZONING DISTRICT(S) RU-40 CONV./O.S. (circle one) CAM n/a # LOTS existing + 2 new

FLOOD ZONE n/a AQUIFER n/a W/IN 500' TOWN BOUNDARY n/a FARM LAND n/a

WATER SUPPLY private wells SEWAGE DISPOSAL septic
(attach letter from Water & Sewer Dept. if public and Ledge Light Health District if on-site)

CONSERVATION COMMISSION APPLICATION: n/a PERMIT#:

WAIVER(S) REQUESTED: (attach letter) n/a

ZONING VARIANCES: (attach copy from land records) n/a

PLANS PREPARED BY (Engineer/Surveyor): May Engineering LLC

Address: 1297 Rt. 163 Oakdale, CT
Phone: 860-884-9671 Fax: 860-367-0244
e-mail: mayengineering@sbcglobal.net

ATTORNEY: Paul Geraghty, Esq.

Address: 28 Granite Street  
New London, CT 06320

Phone: 860-447-8077 Fax: \_\_\_\_\_

e-mail: pgeraghty@geraghtybonnono.com

**PREVIOUS SUBDIVISION(S) IF RE-SUBDIVISION OR LOT LINE REVISION:**

n/a Map \_\_\_\_\_ Dwr. \_\_\_\_\_  
Map \_\_\_\_\_ Dwr. \_\_\_\_\_  
Map \_\_\_\_\_ Dwr. \_\_\_\_\_


CHECKLIST ATTACHED \_\_\_\_\_

**CONSENTS AND PERMISSIONS:**

The undersigned owner, or legally authorized agent, hereby consents to necessary and proper inspections of the property that is the subject of this application by agents of the Commission at reasonable times both before and after approval is granted by the Commission.

The undersigned declares all information submitted with this application is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete or inaccurate, the approval may be modified, suspended, or revoked by the Commission.

Portside Holdings, Inc.  
Owner's Printed Name

  
Owner's Signature Shelly Harney

9/8/24  
Date

Stephen Harney  
Applicant's Printed Name

  
Applicant's Signature

9/8/24  
Date

**FOR INTERNAL USE ONLY:**

- SUBMITTED:
- APPLICATION FEE:
- PROCESSING FEE:
- DATE OF RECEIPT:
- SET P.H. BY:
- PUBLISH LEGAL NOTICE:
- HEARING HELD:
- DECISION BY:
- CONDITIONAL APPROVAL:
- LEGAL NOTICE
- FINAL APPROVAL:
- LEGAL NOTICE:
- LETTER OF DECISION:

- BOND SUBMITTED:
- OPEN SPACE CONVEYED:
- MYLARS FILED:
- ROAD ACCEPTED:
- DEEDS & EASEMENTS FILED:

**ATTORNEY:** Paul Geraghty, Esq.  
**Address:** 28 Granite Street **Phone:** 860-447-8077 **Fax:** \_\_\_\_\_  
New London, CT 06320 **e-mail:** pgeraghty@geraghtybonnono.com

**PREVIOUS SUBDIVISION(S) IF RE-SUBDIVISION OR LOT LINE REVISION:**

n/a

\_\_\_\_\_ **Map** \_\_\_\_\_ **Dwr.** \_\_\_\_\_  
 \_\_\_\_\_ **Map** \_\_\_\_\_ **Dwr.** \_\_\_\_\_  
 \_\_\_\_\_ **Map** \_\_\_\_\_ **Dwr.** \_\_\_\_\_

**CHECKLIST ATTACHED** \_\_\_\_\_

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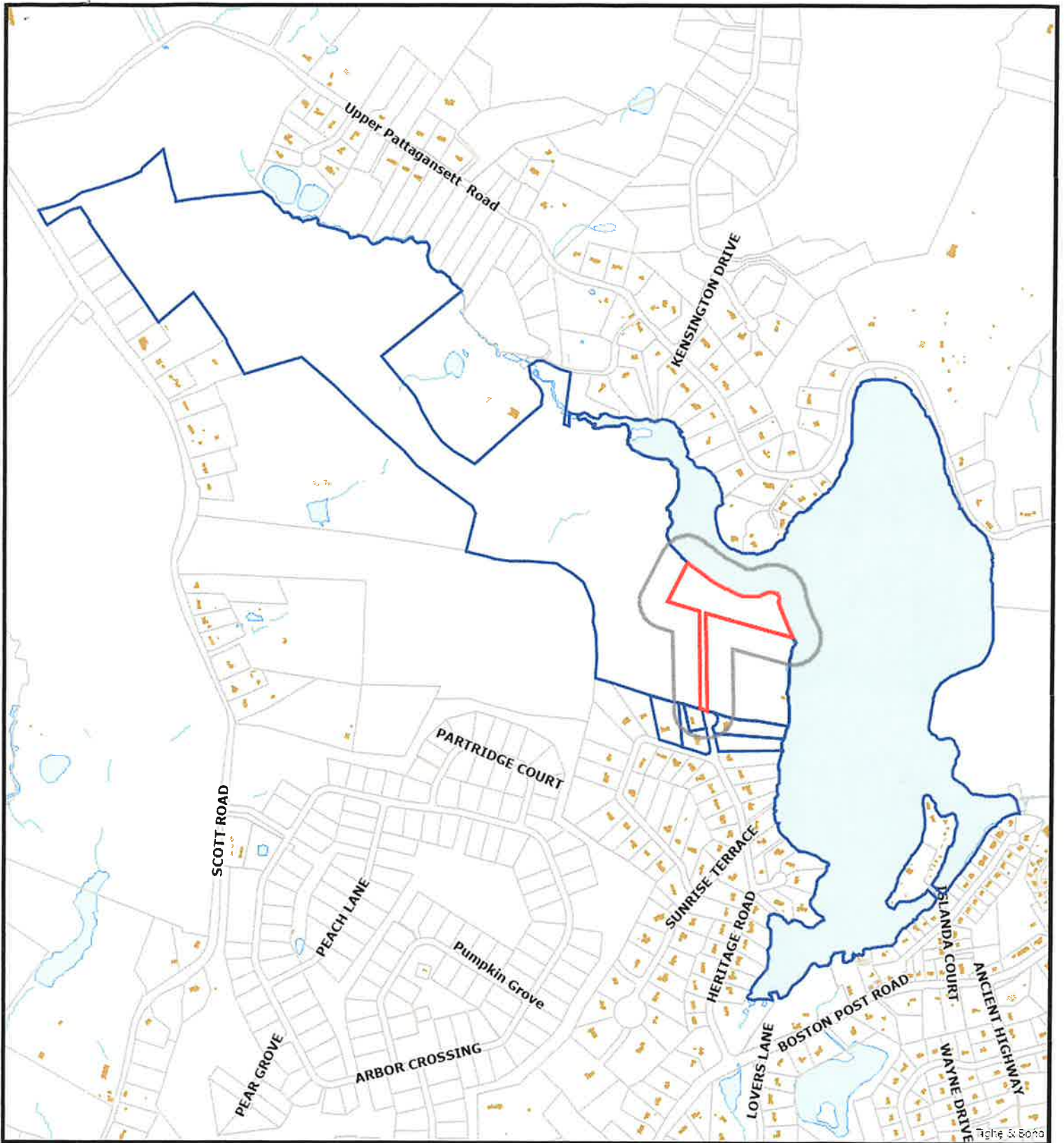
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English Harbour Capital Partners LLC		_____
Owner's Printed Name	Owner's Signature <u>Kristen Clarke</u>	Date _____
Stephen Harney		_____
Applicant's Printed Name	Applicant's Signature	Date <u>9/8/24</u>

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**LETTER OF DECISION:**

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**MYLARS FILED:**  
**ROAD ACCEPTED:**  
**DEEDS & EASEMENTS FILED:**



12/13/2024 9:26:39 AM

Scale: 1"=1000'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



35.3 9  
AYERS ALVIN J  
52 HERITAGE RD  
EAST LYME, CT 06333

35.0 45  
CONNECTICUT STATE OF  
STATE OFFICE BLDG  
HARTFORD, CT 06106

35.3 13  
HOWLAND PATRICIA B. TR,  
6 LEGENDARY RD  
EAST LYME, CT 06333

35.3 8  
KOWENHOVEN WILLIAM H &  
7 LEGENDARY RD  
EAST LYME, CT 06333

35.0 24  
LLOYD ELIZABETH G & MARK  
14 LEGENDARY RD  
EAST LYME, CT 06333

35.3 12  
MASON ROBERT H JR & KAMI  
53 HERITAGE RD  
EAST LYME, CT 06333

//35.0 23-1////  
PORT SIDE HOLDINGS  
207 CLARENDON AVE  
SOUTHPORT, NC 28461

35.0 23  
TOWN OF EAST LYME  
108 PENNSYLVANIA AVE  
NIANTIC, CT 06357

35.3 10  
UNREIN ALEXANDER &  
54 HERITAGE RD  
EAST LYME, CT 06333