

# REGULAR MEETING AGENDA

Tuesday, February 11, 2025, 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 Liaison:**

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:** January 14, 2025 Regular Meeting Minutes

#### VI PUBLIC HEARINGS – None

#### VII. SUBDIVISIONS / RE-SUBDIVISIONS

A. **Application of Stephen Harney, Applicant; Portside Holdings, Inc. & English Harbour Capital Partners, LLC, Owner;** Application for a 3-Lot Subdivision of approximately 6.0 acres of land Zoned RU-40 on property located at Heritage Road, East Lyme, Connecticut, Assessor's Map #35.0, Lot #23-1, East Lyme, CT (Submitted 1/15/2025, Date of Receipt 2/11/2025, 65-days top render a decision 4/16/2025)

#### IX. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a]

A. **Application of Edward M. Cassella, Attorney for Pelletier Niantic CT LLC,** for a proposed Text Amendment, to create new Section 12B SU-EMC a floating special use district with additional controls in Section 25.5, of the East Lyme Zoning Regulations.

RECEIVED FOR RECORD  
EAST LYME, CT  
2025 FEB -11 A 11:32  
Gary A. Goeschel II  
TOWN CLERK

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- X. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24] – None**
- XI. OLD BUSINESS**
  - A. Subdivision Regulations – Section 4; Application Submission Procedure**
- XII. NEW BUSINESS - None**
- XIII. ADJOURNMENT**