

EAST LYME PLANNING COMMISSION

Regular Meeting, February 11, 2025. 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
FEB 18 A 10:17
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, Sam Sims, Alt., Vacancy Alt.

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

The Pledge was recited.

T. LaDucer was seated

II. CALL FOR ADDITIONS TO THE AGENDA

MOTION:(Menapace/Collins) to add, Application of Kristen Clarke, P.E., PTOE, Applicant; Duval Partners, LLC, Owner; Application for a 20 lot Subdivision of approximately 13.67 acres of land zoned RU-80 on property located on the south side of Holmes Road between 20 and 38 Holmes Road, East Lyme, Ct, Assessors Map #57.0, Lot #30, to Subdivisions (B) .Vote: APPROVED unanimously.

III. CALL FOR PUBLIC DELEGATIONS-none.

III. REPORTS

C. Communications: none

D. Zoning Representative: no report

E. Ex-Officio: no report

F. Planning Director: G. Goeschel reported he submitted the Planning budget with no increases except for salaries.

G. Subcommittees

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

H. Chairman: R. Gorden introduced Kevin Mills who is interested in the vacant alternate position.

K. Mills, 58 Riverview Rd said he is interested in the position. He has lived in East Lyme for ten years and owns a construction business.

MOTION: (Menapace/Collins) to recommend to the BOS Kevin Mills for the alternate position. Vote: APPROVED unanimously

VI. APPROVAL OF THE MINUTES

A. Regular Meeting minutes of January 14, 2025

MOTION: (LaDucer/ Menapace) to approve the Meeting minutes of January 14, 2025, as presented. Vote: APPROVED. In favor-Gordon, Menapace, LaDucer. Opposed-none. Abstaining-Fitting, Collins

VII. PUBLIC HEARINGS: none

VIII. 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 Connecticut (submitted 1/15/2025, date of receipt 2/11/2025, 65 days to render a decision 4/16/2025)

Paul Geraghty, Attorney for the applicant, described the property as 6 acres, located on Pattagansett Lake. It was a free split from the former Hathaway Property, which the Town purchased. The owners are proposing to divide the property into three lots and the property will be accessed by a private road. There are no wetlands as the shoreline would be in a conservation easement held by DEEP. Ledge Light has approved septic for the three lots.

The abutting Lloyd property will be accessed by the private road.

Alex Klose, Town Engineer submitted comments on the drainage.

G. Goeschel will review after receiving staff comments. There are no. public improvements so the only bond that would be asked for would be an E&S bond.

B. Application of Kristen Clarke, P.E., PTOE, Applicant; Duval Partners, LLC, Owner; Application for a 20 lot Subdivision of approximately 13.67 acres of land zoned RU-80 on property located on the south side of Holmes Road between 20 and 38 Holmes Road, East Lyme, Ct, Assessors Map #57.0, Lot #30.

P. Geraghty, Attorney for the applicant informed the Commission that this application has been modified from a previous application that was denied by Zoning and is now in mediation with the court. He described the proposal as an affordable housing application under 8-30g for 19 lots of single-family homes. Approximately 300 acres were previously donated to the East Lyme Land Trust.

The lots will be accessed by a private road and will have wells and septic systems. The 20th lot will be reserved for possible future development.

MOTION: (Menapace/Collins) to schedule a Public Hearing for the March Planning Commission regular meeting. Vote: APPROVED unanimously

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

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

Zoning Regulations.

G. Goeschel said he just received the application and has not had time to review it. This proposal is for a large Elderly Housing, Convalescent, Medical District on the Trakas property on Pennsylvania Ave. The Zoning Commission will be holding a Public Hearing on the proposed amendment on March 20, 2025.

X. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS)8-24]-none

XI. OLD BUSINESS:

A. Subdivision Regulations-Section 4; Application Submission Procedure
Work in progress

B. Conveyance of Open Space;

B. 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

C. Catbird Lane Subdivision, parcel Owner KSK Associates, LLC, Assessor's Map #36.0, Lot #31

G. Goeschel informed the members that this parcel is now for sale. It was his understanding that a portion of the property was donated to the East Lyme Land Trust. He will have to review the history but said it should go through the resub division process.

D. Ichabod Lane Subdivision, Parcel Owners Coastal Savings Bank FSB, Assessor's Map #21.4, lot # 27

XII. NEW BUSINESS: none

XIII. ADJOURNMENT:

MOTION: (LaDucer/Collins) to adjourn at 8:04. Vote: APPROVED Unanimously.

Respectfully Submitted,
Sue Spang,
Recording Secretary