

REGULAR MEETING AGENDA

Tuesday, March 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: February 11, 2025 Regular Meeting Minutes

VI PUBLIC HEARINGS

A. Application of Kristen Clarke, P.E. PTOE, Applicant; Duval Partners, LLC, Owner; Application for a 20-Lot Subdivision of approximately 12.67 acres of land Zoned RU-80 on property located on the South side of Holmes Road between 20 and 38 Holmes Road, East Lyme, Connecticut, Assessor's Map #57.0, Lot #30. (Date of Receipt 2/11/2025, P.H. Opens 3/11/2025, close by 4/14/2025)

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. (Submitted 1/15/2025, Date of Receipt 2/11/2025, 65-days to render a decision 4/16/2025)

RECEIVED FOR RECORD
EAST LYME, CT
2025 MAR -6 P 3:24
Gary A. Goeschel II
TOWN CLERK

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- B. Application of Kristen Clarke, P.E. PTOE, Applicant; Duval Partners, LLC, Owner; Application** for a 20-Lot Subdivision of approximately 12.67 acres of land Zoned RU-80 on property located on the South side of Holmes Road between 20 and 38 Holmes Road, East Lyme, Connecticut, Assessor's Map #57.0, Lot #30. (Date of Receipt 2/11/2025, P.H. Opens 3/11/2025, close by 4/14/2025)

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. (Zoning Commission P.H. Scheduled for 3/20/2025)
- B. Application of Eric S. Parker, Esq.**, for a Proposed Text Amendment to Section 20.26 Drive Thru Facilities, by adding Subsection M, of the East Lyme Zoning Regulations. (Z.C. P.H. Scheduled for 4/24/2025)
- C. Application of the East Lyme Zoning Commission**, for a Proposed Text Amendment to the East Lyme Zoning Regulations Section 20.25 Outdoor Dining, by modifying Section L. (Z.C. P.H. Scheduled for 4/10/2025)
- D. Application of the East Lyme Zoning Commission**, for a Proposed Zone and Map Change to rezone all of the existing RU-80 Zoning District, as delineated on the East Lyme Zoning Map and northerly of I-95, to a new RU-200 Zoning District. (Z.C. P.H. Scheduled for 4/24/2025)
- E. Application of the East Lyme Zoning Commission**, for a Proposed Text Amendment to the East Lyme Zoning Regulations by adding a new Section 2A RU-200 and updating the Section identifiers as necessary. (Z.C. P.H. Scheduled for 4/24/2025)

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