

**REGULAR MEETING AGENDA**  
Tuesday, May 13, 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:**

**SECRETARY:** Brian Bohmbach

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**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

**a. Connecticut Department of Transportation Mitigation Plan, Thin Layer**

**Deposition at Rocky Neck State Park; State Route 156 Bridge Replacement over Four Mile River**

**E. Subcommittees:**

**F. Chairman:** Rich Gordon

**V APPROVAL OF MINUTES**

**A. Meeting Minutes of:** April 8, 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. Opened 3/11/2025)

**Public Hearing to be Continued to Tuesday, June 10<sup>th</sup>, 2025.**

RECEIVED FOR RECORDING  
2025 MAY 13 PM 5:30  
EAST LYME CONNECTICUT

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**VII. SUBDIVISIONS / RE-SUBDIVISIONS**

- A. Application of Kristen Clarke, P.E. PTOE, Applicant; Duval Partners, LLC, Owner;**  
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**Continued to Tuesday, June 10<sup>th</sup>, 2025.**

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

- A. Application of William R Sweeney, Esq.,** for a Proposed Text Amendment to the East Lyme Zoning Regulations by modifying Sections 9.2.3 and 9.3.1 to permit Mixed Use Development in the CB Zone and updating the Section identifiers as necessary. (Z.C. P.H. Scheduled for 5/15/2025)

**X. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24] – None**

**XI. OLD BUSINESS**

- A. Subdivision Regulations – Section 4;** Application Submission Procedure

**XII. NEW BUSINESS**

**XIII. ADJOURNMENT**