

REGULAR MEETING AGENDA

Tuesday, June 10, 2025, 7:00 PM

EAST LYME PLANNING COMMISSION

East Lyme, 108 Pennsylvania Avenue, East Lyme, Connecticut
Upper Level Conference Room

CHAIR: Rich Gordon

VICE CHAIR: Kirk Scott

SECRETARY: Brian Bohmbach

PLANNING DIRECTOR: Gary A. Goeschel II

RECORDING SECRETARY: Sue Spang

RECEIVED FOR RECORD
EAST LYME, CT
2025 JUN -5 A 11:13
Countryside Meeting

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)

REGULAR MEETING AGENDA

Tuesday, June 10, 2025, 7:00 PM

VII. SUBDIVISIONS / RE-SUBDIVISIONS

- 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)

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 6/19/2025)

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