

EAST LYME PLANNING COMMISSION

Regular Meeting, July 8, 2025. 7:00 PM

CHAIRMAN: Richard Gordon
VICE CHAIRMAN: Kirk Scott
SECRETARY: Brian Bohmbach

PLANNING DIRECTOR: Gary Goeschel II
RECORDING SECRETARY: Sue Spang

CALL TO ORDER 7:00

I. ROLL CALL

Present: Richard Gordon, Brian Bohmbach, Nick Menapace, Cindy Collins, Timothy LaDucer, Alt., Kevin Mills, Alt.

Absent: Kirk Scott, Thomas Fitting, Vacancy Alt.,

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

The Pledge was recited.

LaDucer and Mills were seated

II. CALL FOR ADDITIONS TO THE AGENDA-none

III. CALL FOR PUBLIC DELEGATIONS-none.

III. REPORTS

A. Communications: none

B. Zoning Representative: Zoning approved text amendment for the downtown business area. They issued a permit for Dominos

C. Ex-Officio: Don MacKenzie, BOS, reported the Water and Sewer, and Public Works conducted a presentation to the BOS on sewer capacity and costs. He said only 35% of the town is hooked up to the service.

D. Planning Director: no report

E. Subcommittees

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

F. Chairman: Sam Simms resigned his position on the Commission

VI. APPROVAL OF THE MINUTES

A. Regular Meeting minutes of June 10, 2025

MOTION: (Menapace/Collins) to approve the Meeting minutes of June 10, 2025, as presented. **Vote:** APPROVED unanimously.

VII. PUBLIC HEARINGS: none

VIII. SUBDIVISIONS/RE-SUBDIVISIONS:

- A. Kristen Clarke, P.E., Applicant; English Harbour Capital Partners, LLC, Owner; Application for a 6-lot Resubdivision of 6.5 acres of land located at 237

RECEIVED FOR RECORD
EAST LYME, CT
2025 JUL 15 A 10:48
COUNCIL
TOWN CLERK

Upper Pattagansett Road, Tax Assessor's Map #39.0, Lot # 10-2, East Lyme, CT, Zoned RU-40 Rural Residential. (Date of Receipt 06/10/2025, 65 days to hold a P.H. 8/14/2025; P.H. scheduled for 8/12/2025)

Public Hearing scheduled for August 12, 2025.

IX. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a]-none

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

XI. OLD BUSINESS:

A. Subdivision Regulations-Section 4; Application Submission Procedure

No action

B. Determination of Subdivision/Resubdivision, Heritage Subdivision, Catbird Lane-Request of Paul Geraghty, Esq. for Discussion; Hathaway Farm, LLC, Owner; Assessor's Map #36.0, Lot #31, East Lyme, CT

G. Goeschel informed the Commission that he met with Attorney Geraghty, and they discussed a lot line revision.

Jeff Torence, 197 Upper Pattagansett Rd., submitted a letter from the East Lyme Land Trust (ELLT) giving him permission to speak on behalf of the ELLT.

He gave a history of the property and how the Commission would deal with open space in the past.

G. Goeschel read the definition of a building lot, and Section 2-2-17, and the definition of a subdivision. He said according to the definition the lot was never formally conveyed as open space but, it does diminish the size of the lot. He said the potential to build on it exists.

G. Goeschel said the applicants position is that it is an existing lot. He advised Attorney Geraghty that they should apply for a lot line revision. The question for the commission and its decision/determination, is the applicant creating an additional building lot or a lot line revision?

He then read section 4-7-1 which gives the Planner authority to approve lot line revisions unless the changes are substantial impacts then the application will be forwarded to the commission; he is not comfortable making the decision.

J. Torence states that the ELLT by state statute is allowed to convey land for open space purposes which makes the property exempt from having to come to the Commission.

G. Goeschel said the applicant will be submitting a lot line revision application.

XII. NEW BUSINESS:

A. Alternate Vacancy

Collins/Menapace nominated Nina Franco as the Planning Alternate

Nominations were called for two more times-there were no other nominations.

MOTION: (Menapace/LaDucer) to close nominations. Vote: APPROVED unanimously

Nina Franco was appointed to the alternate position and will need to be sworn in at the Town Clerks office.

XIII. ADJOURNMENT:

MOTION: (LaDucer/Collins) to adjourn at 8:01. Vote: APPROVED Unanimously.

Respectfully Submitted,
Sue Spang,
Recording Secretary



PO Box 831
East Lyme, CT 06333
eastlymelandtrust.com

February 9, 2025

Hand Delivered
Richard Gordon, Chairman
Town of East Lyme Planning Commission
108 Pennsylvania Avenue
Niantic, Connecticut 06357

Dear Mr. Gordon,

Please accept this correspondence as notice that the Board of Directors of the East Lyme Land Trust has appointed Jeffrey Torrance as liaison to the East Lyme Planning and Zoning Commissions. Given the extent Mr. Torrance's knowledge of and experience with all of our current properties as well as the current open space initiatives we are working on Mr. Torrance can provide the most complete answers and explanations to any questions the Commissions may have.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Arthur Carlson". The signature is fluid and cursive.

Arthur Carlson, President

