

REGULAR MEETING AGENDA

Tuesday, August 12, 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 Goeschel II

RECORDING SECRETARY: Sue Spang

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. Twin Valley Subdivision; Construction Inspection Report
- E. Subcommittees:
- F. Chairman: Rich Gordon

V APPROVAL OF MINUTES

- A. Meeting Minutes of: July 8, 2025 Meeting Minutes

VI PUBLIC HEARINGS

- A. Kristen Clarke, P.E., Applicant; English Harbour Capital Partners, LLC, Owner;
Application for a 6-Lot Conservation Design District Resubdivision of 6.5-Acres of land located at 237 Upper Pattagansett Road, Tax Assessor's Map #39.0, Lot #10-2, East Lyme, CT, Zoned RU-40 Rural Residential. (Date of Receipt: 6/10/2025, P.H. Scheduled for 8/12/2025, Close by 9/16/2025)

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2025 AUG - 8 A 10:37
TOWN CLERK

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VII. SUBDIVISIONS / RE-SUBDIVISIONS

- A. Kristen Clarke, P.E., Applicant; English Harbour Capital Partners, LLC, Owner;**
Application for a 6-Lot Conservation Design District Resubdivision of 6.5-Acres of land located at 237 Upper Pattagansett Road, Tax Assessor's Map #39.0, Lot #10-2, East Lyme, CT, Zoned RU-40 Rural Residential. *(Date of Receipt: 6/10/2025, P.H. Scheduled for 8/12/2025, Close by 9/16/2025)*
- B. 49 Brainerd Road, The Roderick M. Cornish Revocable Trust, Applicant & Owner;**
Application for two-lot Subdivision of approximately 52.79-acres of land located at 49 Brainerd Road, Tax Assessor's Map #7.4, Lot #21, Niantic, CT, Zoned RU-40/20 *(Date of Receipt: 8/5/2025)*

X. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a] - None

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

XII. OLD BUSINESS

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

XIII. NEW BUSINESS

- A. Informal Review of Pre-Application Sketch Plan Under Section 4-1; Plan Showing Lot Layout of Nehantic Highlands, a Conn. Gen. Statute 8-30g Subdivision; Kristen Clarke, P.E., Applicant; Property of Duval Partners, LLC, Holmes Road, East Lyme, Connecticut, Assessor's Map #57.0, Lot #30**

XIV. ADJOURNMENT