

EAST LYME PLANNING COMMISSION

Regular Meeting, September 9, 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, (7:11), Timothy LaDucer, Alt., Nina Franco Alt.

Absent: Kirk Scott, Thomas Fitting, Cindy Collins, Kevin Mills, Alt.

Also Present: G. Goeschel, Planner, Sue Spang, Recording Secretary.
The Pledge was recited.

LaDucer and Franco were seated

III. CALL FOR ADDITIONS TO THE AGENDA

P. Geraghty, attorney for the applicant stated he submitted an application for a one lot subdivision on Catbird Lane and the date of receipt should be this meeting. G. Goeschel said the application is incomplete and the land use staff relied on the bylaws stating an incomplete application cannot be received. G. Goeschel said he would check with the town attorney to determine if the Commission had to accept an incomplete application, but he was confident the applicant would be ready with all required materials for the public hearing.

MOTION: (LaDucer/Gordon) to add application for a one lot subdivision on Catbird Lane to New Business, item C. Vote: APPROVED unanimously.

IV. CALL FOR PUBLIC DELEGATIONS-none.

II. REPORTS

C. Communications: none

D. Zoning Representative: no report

E. Ex-Officio:

Selectman MacKenzie informed the members that the BOS voted to approve a three-year moratorium for sewer connections until they know the true capacity and/or an expansion of capacity.

There is a new police chief.

F. Planning Director:

a. Walnut Hill Chase Subdivision, Farm Meadow Road:

Farm Meadow Subdivision road work is almost done and will be asking to turn the road over to the town.

G. Subcommittees

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

VI. Chairman: No report

VII. APPROVAL OF THE MINUTES

G. Goeschel corrected page 1, item D; ~~Flagging~~ **Binder** course is down

A. Regular Meeting minutes of August 12, 2025

MOTION: (Menapace/Bohmbach) to approve the Meeting minutes of August 12, 2025, as presented. Vote: APPROVED unanimously

VII. PUBLIC HEARINGS:

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 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)

G. Goeschel will provide the list of exhibits for the minutes.

EXHIBIT	DESCRIPTION	DATE
	237 Upper Pattagansett Road Resubdivision	
i	Resubdivision Application and Cover Letter	6/5/25
ii	Resubdivision Plans	6/5/25
iii	Conventional Resubdivision Layout Plan	6/5/25
iv	Ecological Impact Assessment	6/5/25
v	Design Report	6/5/25
vi	Drainage Report	6/5/25
vii	Natural and Cultural Resources and Site Analysis Map	6/5/25
viii	Site Context Map	6/5/25
ix	LLHD Plan Review	7/1/25
x	Zoning Review	7/1/25
xi	FM Review	6/18/25
xii	Engineering Review	7/22/25
xiii	Zoning Review	8/4/25
xiv	Public Hearing Notice	7/28/25
xv	Revised Resubdivision Plans	8/12/25

G. Goeschel noted that the legal notice was published in the Day paper on August 1st and 8th.

Attorney Paul Geraghty, for the applicant, said he was waiting for the septic approval for all the lots from Ledge Light. He said all issues have been addressed with Ledge Light including a note added to the plans for lot 32-2 at the request of Ledge Light. P. Geraghty sent an email to G. Goeschel from Ledge Light stating the lots had been approved.

He responded to public comments from the previous meeting

- The private road will not go through the Upper Kensington, Knottingham subdivision due to an easement on East Lyme Land Trust property
- Open space represents 75% of development and only 30% is required
- The line of sight is 500 ft, more than is required.
- Speed issues are enforcement issues

The utility lines are not placed yet, but Eversource will determine once approvals are received.

All lots will have to come before the Commission for building approval.

G. Goeschel stated the private driveway is the owner's responsibility.

P. Geraghty said there will be a maintenance agreement.

PUBLIC COMMENT

Patricia Whitaker, 190 Upper Pattagansett Rd, said there are no sidewalks or shoulders on Upper Pattagansett Rd. There are numerous bikers, joggers and walkers on the road and she has seen close calls. The addition of more houses will add to the congestion.

G. Goeschel responded that he would oversee any cutting of trees during prohibited months. There is no traffic study required for this application.

All comments from the town have been addressed

MOTION: (LaDucer/Bohmbach) to close the public hearing. 7:43. Vote: APPROVED unanimously.

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 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)**

(continued to next month)

- 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)

J. P. Mereen, Gerwick Mereen, 191 Boston Post Rd. for the applicant, said the property is approximately 49.3 acres and is at the end of a dead-end road. The applicant is proposing to cut off approximately 1.6 acres at the beginning of the property. He said the state property abuts the property and there is an easement for a cell tower that abuts the property.

The application has been approved by the towns Inland Wetlands Agency.

They have not heard back from Ledge Light but the test pits show the lot is suitable for septic. The town has approved two rain gardens for stormwater management.

G. Goeschel suggested there be a \$2000.00 E&S bond as a condition of approval.

J. P. Mereen submitted a request for a 35-day extension.

C. Application for Catbird Lane, one lot subdivision-set Public Hearing for next month

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

Application of the East Lyme Zoning Commission, for a proposed text amendment to the East Lyme Zoning Regulations by modifying Section 1 by adding the definition of Short-Term Rentals. (Public Hearing Scheduled for 10/2/2025)

MOTION: (Menapace/LaDucer) finds the proposed text amendment is consistent with the POCD. Vote: APPROVED unanimously.

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

XI. OLD BUSINESS:

A. Subdivision Regulations-Section 4; Application Submission Procedure

No action

B. Lot Line Revision, Heritage Subdivision, Catbird Lane- Hathaway Farm, LLC, Applicant; East Lyme Land Trust, Owner; application for Lot Line Revision of approximately 4.1 acres of land located at Catbird Lane, ; Assessor's Map #36.0, Lot #31, East Lyme, CT

Attorney Paul Geraghty, for the applicant withdrew the application.

XII. NEW BUSINESS: none

XIII. ADJOURNMENT:

MOTION: (LaDucer/Bohmbach) to adjourn at 8:02. Vote: APPROVED Unanimously.

Respectfully Submitted,
Sue Spang,
Recording Secretary