

REGULAR MEETING AGENDA

Tuesday, October 14, 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 Goeschel II

VICE CHAIR: Kirk Scott

RECORDING SECRETARY: Sue Spang

SECRETARY: Brian Bohmbach

CALL TO ORDER

ROLL CALL + PLEDGE OF ALLEGIANCE

I. EMERGENT ADDITIONS TO THE AGENDA

II. 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.

III. REPORTS

A. **Communications:**

B. **Zoning Liaison:**

C. **Ex - Officio:** Don MacKenzie

D. **Planning Director:** Gary A. Goeschel II

E. **Subcommittees:**

F. **Chairman:** Rich Gordon

IV. APPROVAL OF MINUTES

A. **Meeting Minutes of:** September 9, 2025 Meeting Minutes

V. PUBLIC HEARINGS – None

VI. SUBDIVISIONS / RE-SUBDIVISIONS

A. **237 Upper Pattagansett Road; 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.: 8/12/2025, 65-Days to Render a Decision: 11/12/2025)*

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

2025 OCT -9 P 5:00
EAST LYME, CT
TOWN CLERK

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Brainerd Road, Tax Assessor's Map #7.4, Lot #21, Niantic, CT, Zoned RU-40/20 (*Date of Receipt: 8/5/2025, 65-Days to Render a Decision: 10/8/2025, Extension granted*)

- C. Catbird Lane Resubdivision, Heritage Phase 3; Kristen Clarke, P.E., Applicant; Hathaway Farm LLC, Owner;** Application for a Resubdivision of approximately 4.1 acres, and Waiver Request from Section 4-2-3(l) Stormwater Management Plan, of land located at Catbird Lane, Tax Assessor's Map #36, Lot #31, East Lyme, CT, Zoned RU-40 (*Date of Receipt 9/9/2025, Public Hearing Schedule for 11/10/2025*)

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

- A. Application of the East Lyme Zoning Commission,** for a Proposed Text Amendment to the East Lyme Zoning Regulations by adding Sections 6.1.6, 7.1.6 'Agricultural or Farm-Poultry (6 or less)' and by amending Section 25.5 'Table of Minimum Controls' (Z.C. *P.H. Scheduled for 11/6/2025*)

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

IX. OLD BUSINESS

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

X. NEW BUSINESS – None

XI. ADJOURNMENT