

EAST LYME PLANNING COMMISSION

Regular Meeting, October 14, 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, Kirk Scott, Thomas Fitting, Cindy Collins, Kevin Mills, Alt. Nick Menapace, Timothy LaDucer, Alt.,

Absent: Brian Bohmbach, Nina Franco Alt.

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

The Pledge was recited.

Mills was seated

III. CALL FOR ADDITIONS TO THE AGENDA-none

IV. CALL FOR PUBLIC DELEGATIONS-none.

II. REPORTS

C. Communications: none

D. Zoning Representative: no report

E. Ex-Officio: no report

F. Planning Director:

Farm Meadow Road and Twin Valley 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: Need to change the date of the November meeting.

VII. APPROVAL OF THE MINUTES

Regular Meeting minutes of September 9, 2025

MOTION: (Menapace/Mills) to approve the Meeting minutes of September 9, 2025, as amended.

Application of the East Lyme Zoning Commission, for a proposed text amendment to the ~~Wast-~~ East Lyme Zoning Regulations

Vote: FAILED. In favor Gordon, Fitting, Menapace. Opposed-none. Abstaining-Scott, Mills, Gordon.

MOTION: (Menapace/Collins) to approve the Meeting minutes of September 9, 2025, as amended. 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 Upper Pattagansett Road, Tax Assessor's Map #39.0, Loot # 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 said Ledge Light has issued a statement of suitability for the lots but would need additional soil testing upon site approval and development for the lots.

Utilities will be underground.

Town Engineer comments have been addressed.

Zoning Officer Mullholland addressed the 40ft buffer but noted that the area is heavily wooded and conforms to the intent of the regulations.

The members questioned a waiver on the driveway and the 40 ft buffer. The applicant is not asking for a waiver, but G. Goeschel said conditions could be incorporated into the approval. He also suggested bonding for E&S controls as well as driveway bond.

MOTION: (Menapace/Collins) to approve the application of 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, Loot # 10-2, East Lyme, CT, Zoned RU-40 Rural Residential with the following conditions:

- 1. The buffer being required by Section 23, 5B may be reduced to no less than 10 ft. along the southerly property line.**
- 2. Erosion and sedimentation bonds in the amount of \$2,500 per lot shall be posted with the Town of East Lyme.**
- 3. An E & S bond in an amount satisfactory to the town engineer and a form acceptable to the Town of East Lyme for driveway construction shall be provided**
- 4. The O&M Plan shall be updated to clearly describe the rolls and responsibilities for property owners and property maintenance of rain gardens, permeable pavers, lawn area etc.**
- 5. All applicable items shall be completed prior to filing of the Mylars.**

**Vote: APPROVED. In favor-Gordon, Fitting, Menapace, Collins, Mills.
Opposed-none. Abstaining-Scott.**

- 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, clarified that the Ledge Light approval says, "Lot 1" which should be, "Lot 2."

A letter from Sarah Holmes, Office of State Archaeology concluded the proposed plan will not have an adverse effect on the archaeological resources.

MOTION: (Scott/Collins) to approve the application of 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, which is further subject to the following administrative requirements and required modifications and no site work will commence without the following conditions:

- 1. E&S bond of \$2,500 in a form satisfactory to the Town of East Lyme Planning Commission prior to the issuance of any zoning or building permit and the start of any site work including but not limited to exploratory test pits, clearing, grubbing, filling and grading.**
- 2. Applicable items above should be accomplished prior to filing of the subdivision on land records or other documents of planning approval, and no site work shall commence until all applicable conditions are satisfied**
- 3. All O&M plan shall be developed in detail as to the use and maintenance of the rain gardens**

Vote: APPROVED unanimously.

- C. Application for Catbird Lane Resubdivision, Heritage Phase 2; 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 (I) 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)**

Public Hearing will be scheduled for November

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 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. (Public Hearing Scheduled for 11/6/2025)

MOTION: (Menapace/Collins) finds the proposed text amendment is consistent with the POCD with the term, "agriculture" be defined. 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

XII. NEW BUSINESS: none

XIII. ADJOURNMENT:

MOTION: (Collins/Fitting) to adjourn at 8:24. Vote: APPROVED Unanimously.

Respectfully Submitted,
Sue Spang,
Recording Secretary