

Town of

P.O. Drawer 519

**Department of Planning &  
Inland Wetlands**

*Gary A. Goeschel II, Director of Pla  
Inland Wetlands Agent*



**East Lyme**

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**MEMORANDUM**

To: East Lyme Planning Commission

From: Gary A. Goeschel II, Director of Planning

Date: November 10, 2025

RE: **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)**

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Upon review of the above referenced application, supporting documentation, and proposed Subdivision Plans (4-Sheet Drawing Set) entitled "Heritage at East Lyme Subdivision, Re-Subdivision of Assessors Map 36.0, Lot 31, Property of Hathaway Farm, LLC, Cedarbrook Lane, East Lyme, CT, dated September 1, 2025" by John Paula Mereen, L.S. of Gerwick – Mereen, LLC, 191 Boston Post Road, East Lyme, Connecticut 06333, I offer the following comments:

Section 3-4 Plan of Development: As the proposed Subdivision is located within an R40 zoning district adjacent to existing residential lots zoned R-40, the proposed subdivision continues to follow the pattern of development characteristic of the existing residential development. As such, the proposed subdivision conforms to the comprehensive Plan of Development for the Town of East Lyme (POCD) as adopted by the East Lyme Planning Commission.

Section 4-2-11 Easements and Deeds: Requires copies of all easements and deeds necessary to carry the subdivision plan into effect, conforming to the requirements of these Regulations, including instruments proposed to be executed or delivered after approval of the application shall be submitted. As such, a copy of the deed needs to be provided.

Section 5-2-2(E) and 6-8 Stormwater Management Plan: As the site plan only proposes a single-family residential home with onsite septic and municipal water, the stormwater control devices diverting roof drains to rain gardens are proposed to meet the Water Quality Volume requirements to reduce stormwater runoff. As such, a request for a Waiver from Section 6-8-7 of the East Lyme Subdivision Regulations has been submitted in writing. According to the Request for a Waiver from Timothy May, P.E. dated September 5, 2025, the proposed site plan as designed will not cause or exacerbate downstream flooding and will not adversely affect downstream receiving waters.

The Town Engineer, Alex Klose, P.E., has not yet submitted a review of the proposed stormwater controls devices to determine whether they will adequately demonstrate the

proposed plans meets the Subdivision Regulations. In addition, pursuant to Section 5-2-2(E) xii, if applicable, properly executed legal documents, including warranty deeds for and transfers of titles to the party designated to maintain and operate the stormwater management system shall be submitted with the final subdivision plan to be filed. All such documents shall be acceptable to the Town's Attorney or other legal representation and Planning Commission.

Section 5-2-2(G) Erosion and Sedimentation Control Plan: The proposed Erosion and Sedimentation Control plan provides the proper provisions to adequately control accelerated erosion and sedimentation and reduce the danger from stormwater runoff on the proposed site based on the best available technology.

Section 5-3 Construction Sequence Report: Pursuant to Section 5-3-1 of the Subdivision Regulations, a schedule for the expected completion of improvements shall be submitted and noted on the subdivision plan. As such, a general schedule for the development of the proposed lot construction sequence needs to be provided.

Section 5-4 Sanitation Report: An application for onsite septic suitability was submitted and approved by the Ledge Light Health District as evidenced by Exhibit "H" in the Design Report dated September 2, 2025.

Section 5-5 Water Supply Report: According to the Design Report the property has access to municipal water service which, a request has been submitted to the East Lyme Water & Sewer Department.

Section 5-6 Pesticide Report: The Design Report does not indicate whether the land was ever classified as farmland in accordance with Sec. 12-107c of the CGS or other commercial use involving regular application of pesticides.

Section 5-7 Coastal Area management (CAM) Site Plan Review: The subject property is not within the Coastal boundary of the Town of East Lyme.

Section 5-8 Archeological Survey: Exhibit "C" of the Design Report, a letter from Sarah P. Sportman, Ph.D., of Office of the State Archaeology, dated September 2, 2025, indicates While state files indicate that there are archaeological sites recorded within a half mile of the project area and proximity to the brook might indicate archaeological potential, the soil types in the project area generally are associated with low archaeological sensitivity. Given the topography and soils, the development area has a low potential to contain intact archaeological resources. Based on OSA's review, the proposed undertaking will have no adverse effect on any archaeological resources. OSA recommends no additional archaeological work in the project area, as it is unlikely to yield significant information about the past.

Section 6-2 Lot Design Specifications: The proposed lots appear to be laid out in a manner generally consistent with the specifications of section 6-2 of the East Lyme Subdivision Regulations.

Section 6-2-6 Energy Efficiency and Conservation: The applicant shall demonstrate to the Commission that in developing the subdivision plan, the use of passive solar energy techniques which would not significantly increase the cost of the housing to the buyer, after any available tax credits, subsidies, and exemptions, has been considered. Such techniques shall maximize solar heat gain, minimize heat loss, and provide natural ventilation during the cooling season. The site design techniques shall include, but not be limited to: (1) house orientation; (2) street and lot layout; (3) vegetation; (4) natural and manmade

topographical features; and (5) protection of solar access within the development. According to the Design Report the proposed plans provide a South facing roof surface on the proposed home to allow the placement of unobstructed solar energy systems and an area North of the proposed home where the existing vegetation can be utilized to create a wind barrier, and the location of the abutting Open Space and its vegetation will not interfere with the use of solar energy systems indicated in the design report because, in the case of the proposed lot, existing vegetation is located outside of the shade line setback required by a solar energy system.

Section 6-7 Open Spaces: According to the Design Report, The Heritage at East Lyme Subdivision totals 332 +/- acres in size. A detailed report demonstrating 225 +/- of the 332 +/- acres that make up this subdivision has been preserved as Open Space. This amounts to 67.2% of the total land. The Open Space Requirement for this subdivision was/is 10% or 32 +/- acres. This report is attached as Exhibit "G" of the Design Report.

According to the letter dated November 3, 2025 from Paul Geraghty, Esq. to G. Goeschel, Planning Director and R. Gordon Planning Commission Chair, indicates that approximately 2.71 +/- acres of land is required to be preserved as conservation land pursuant to an agreement between the East Lyme Land Trust and KSK Associates, LLC and the Deeds effectuating the transaction were recorded on the land record on December 27, 2024. Further, the letter indicates that the 2.71 +/- acres being retained by the Land Trust was for Conservation Purposes the "Split" of this parcel of land was exempt from the Commission's Subdivision Regulations pursuant to Title 8 Chapter 128, Section 8-18 of the Connecticut General Statutes. However, the East Lyme Land Trust submitted an Inland Wetlands Application to conduct regulated activities on April 9, 2025. More specifically, the Inland Wetlands Application proposes exploratory test-pits for a sub-surface sanitation system within 300-feet of and inland wetlands and watercourse.

The 2.71 +/- acres of land was supposedly "Split" for the "purposes of conservation" in December of 2024. The plans submitted in the Resubdivision Application referenced above include a note on the Title Page proposing to differ the dedication of Open Space until such time the remaining land is subdivided. In addition, the correspondence from Attorney Geraghty dated September 2, 2025 and November 3, 2025, both illude to the fact that the 2.71 +/- acres may be re-subdivided in the future. Furthermore, an Inland Wetlands Application to conduct exploritoty testing for a subdireface sewage disposal system, in my opinion, suggests the "Conservation Purposes" for which the land was split in December of 2024 does not include Open Space Preservation. Rather, it appears to be the exact opposite of Conservation.

Pursuant to Section 5-2-2 (D), the "plan shall show...., and all contiguous land of the applicant that may be subdivided in the future, in order to allow the Commission to complete a general planning review of the proposed subdivision including its relationship to the potential future subdivision of contiguous land of the applicant." While the 2.71-acres is held by a different landowner and not apart of this resubdivision application the "split" or division of the land from the subject parcel appears to be consistent with a 2-lot resubdivision. Therefore, it is my opinion, an A-2 Survey of "all the land" is required by the Subdivision Regulations. That said, the applicant has provided a Compilation map stamped and signed by a land surveyor licensed in the State of Connecticut.

In addition, as a result of an application in June 2025 for a lot line revision to create a new building lot from the conservation "split", it was reported to the Commission at their December 9, 2024 meeting, that the subject parcel of land was identified as "Open Space" in a subdivision

approved by the Planning Commission in 1988 but, no formal conveyance of the Parcel to the Town or another designated entity to maintain the Parcel as open space had occurred (see the Exhibit A attached).

it was determined by the Planning Commission that the proposed division of land constituted a resubdivision. Further, Attorney Carry's opinion

Section 6-8 Stormwater Management and Section 6-9 Requirements Regarding Flooding: Based on the memorandum from Alex Klose, P.E., Town Engineer dated September 23, 2021, the proposed plans and Drainage Report lack sufficient information to adequately demonstrate the proposed plans meet the requirements of Sections 6-8 and 6-9 of the Subdivision Regulations.

Section 6-10 Street and Roadway Design Specifications: Pursuant to Section 6-10-6 of the Regulations, where a subdivision borders an existing street with less than adequate right-of-way, and the Commission determines that there may be a need to realign or widen the street, the Commission may require the applicant to dedicate land for such future realignment or widening. The proposed plans show a "Parcel 2, Lake Side Parcel of 41,150+/- square feet" in addition to the proposed 8 new lots. However, the plans do not provide a 25-ft right-of-way from the centerline of the existing street, Upper Pattagansett Road (a public Right-of-Way across the subject property) along the frontage of the land to be subdivided pursuant to Section 6-10-7 of the Subdivision Regulations.

Section 6-17 Underground Utilities: Requires underground electric transmission lines, telephone lines and cable television lines to be installed in each proposed subdivision, unless a waiver is granted in accordance with Section 4-13 of these Regulations. A note should be added to the plans indicating the same. Pursuant to Section 4-2-11, copies or drafts of the proposed easements for the installation of underground utilities need to be provided.

Section 6-18 Surety: As the Planning Commission may require surety (e.g. performance and maintenance financial guarantees or letters of credit), sufficient to ensure compliance and completion of site improvements with an approved subdivision or resubdivision and any conditions placed thereon, and pursuant to Section 4-2-12 Bond or Cost Estimate-an estimate for the cost of erosion and sedimentation control measures, driveways, rain gardens, and bio-filter/detention/retention pond should be provide. Pursuant to Section 6-18, financial guarantee improvements may include but are not limited to, erosion and sedimentation control measures, drainage, landscaping buffers, utilities, parking, recreational facilities, streets, private streets or roadways, driveways, and sidewalks, or other elements as approved by the subdivision or resubdivision plan. Surety requirements shall conform to the requirements of Section 8 of the East Lyme Subdivision Regulations.

# Town of

**P.O. Drawer 519**

**Department of Planning &  
Inland Wetlands**

*Gary A. Goeschel II, Director of Planning /  
Wetlands Enforcement Officer*



# East Lyme


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## MEMORANDUM

**TO: East Lyme Planning Commission  
William Mulholland, Zoning Official**

**FROM: Gary A. Goeschel II, Director of Planning / Inland Wetlands Agent** 

**DATE: June 10, 2025**

**RE: Cedarbrook/Catbird Lane, Heritage Subdivision - Request of Paul Geraghty, Esq.,  
for Discussion; Hathaway Farm, LLC, Owner; Assessor's Map #36.0, Lot #31**

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As you may know, Chairman Gordon and I received correspondence from Attorney Geraghty dated January 13, 2025, regarding the above referenced property. As such, I am following up with the Commission on the Cedarbrook/Catbird Lane Parcel and the claim that "appears to be that the subject parcel is somehow obligated to be conveyed as Open Space." Upon review of the January 13, 2025 letter referenced above, and Attorney Carey's e-mail (attached), I concur with Attorney Carey's opinion regarding this matter.

In addition, while the subject parcel was shown as being a part of the proposed Open Space on the approved subdivision plans in 1988 (see filed Maps attached), it was not approved as a building lot at that time. The conveyance of the land from KSK Associates, LLC to the East Lyme Land Trust for the purposes of Conservation and then the Land Trust conveying back a portion of the land to the previous land owner KSK Associates, LLC or Hathaway Farm LLC does not automatically create a building lot. Further, creating a building on a portion of land previously identified and proposed as Open Space on an Approved Subdivision plan (see Maps attached) would create a change in the map of a recorded subdivision which affects an area reserved thereon for public use (the Open Space) as well as diminishes the size of any lot shown thereon, where the lots also shown thereon have been conveyed. Section 2-2-17 of the Regulations and CGS Sec 8-18 defines a Resubdivision as follows:

*"A change in a map of an approved or recorded subdivision or re-subdivision if such change (a) affects any street layout shown on such map, or (b) affects any area reserved thereon for public use, or (c) diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map, pursuant to Chapter 126, Section 8-18, of the Connecticut General Statutes, as amended. A re-subdivision shall not include the use of an approved subdivision lot less than three (3) acres in size for the construction of a town road."*

Pursuant to CGS Sec. 8-26, all plans for subdivisions and re-subdivisions, including subdivisions and re-subdivisions in existence but which were not submitted to the commission for required approval, whether or not shown on an existing map or plan or whether or not conveyances have been made of any of the property included in such subdivisions or re-subdivisions, shall be submitted to the commission with an application in the form to be prescribed by it. The commission shall have the authority to determine

whether the existing division of any land constitutes a subdivision or re-subdivision under the provisions of this chapter, provided nothing in this section shall be deemed to authorize the commission to approve any such subdivision or re-subdivision which conflicts with applicable zoning regulations.

As such, based on Attorney Carey's analysis and the above, it is my opinion that such action would constitute a resubdivision of land by definition and therefore, require Planning Commission approval of a Resubdivision Application. However, only the Planning Commission has the authority to determine whether the existing division of any land constitutes a subdivision or resubdivision.





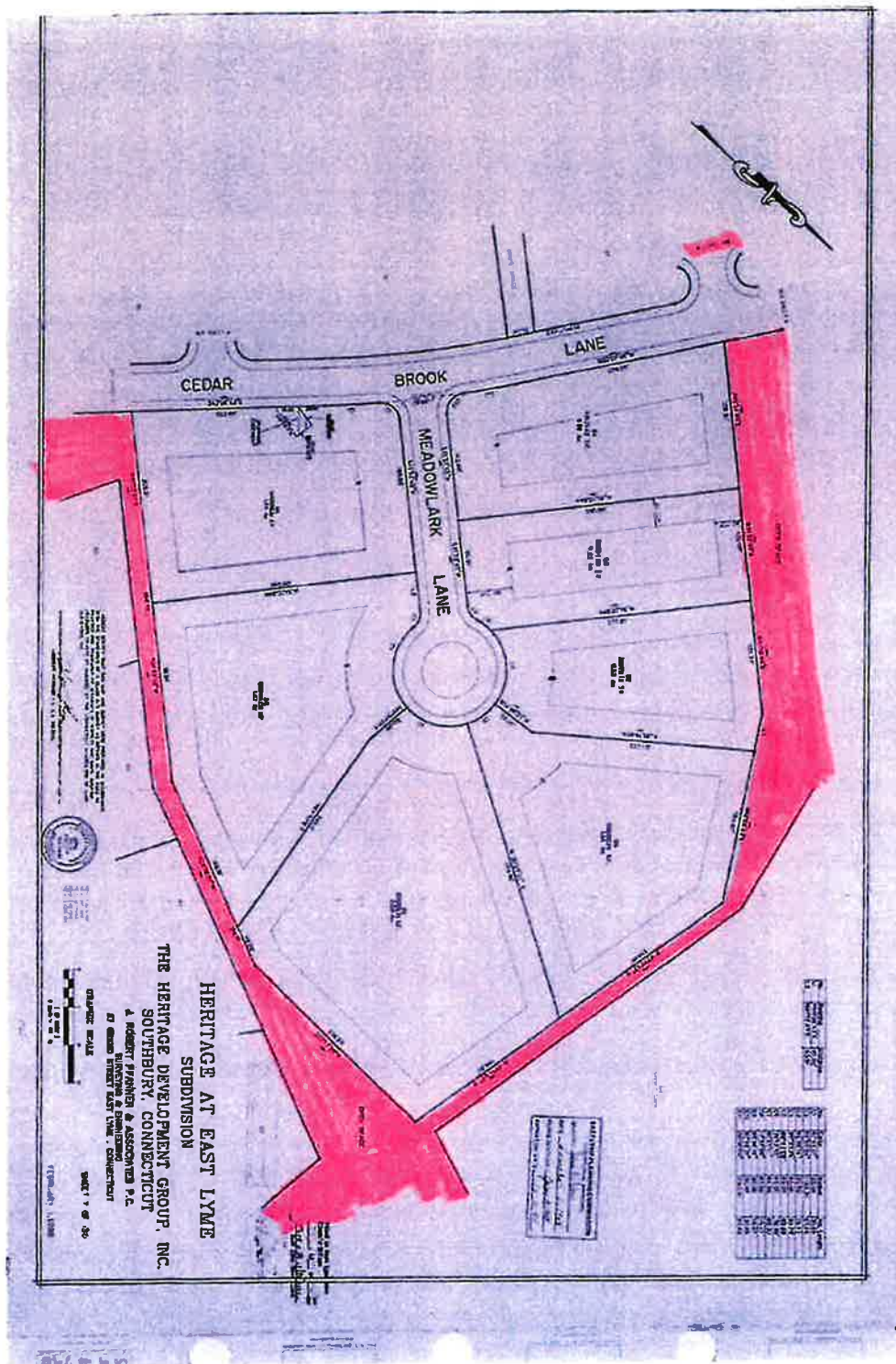
5/14/2025 4:39:13 PM

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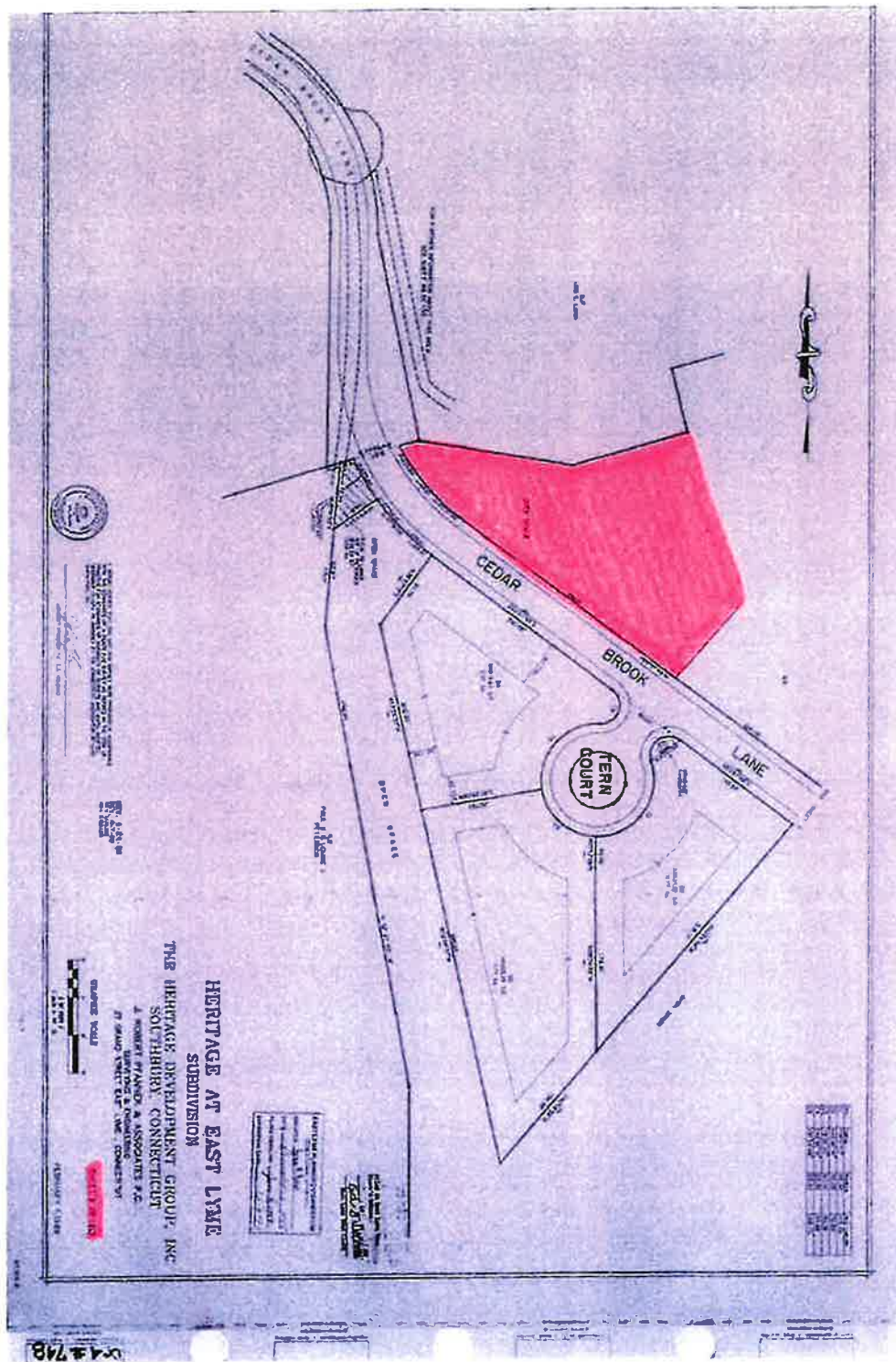
Scale is approximate

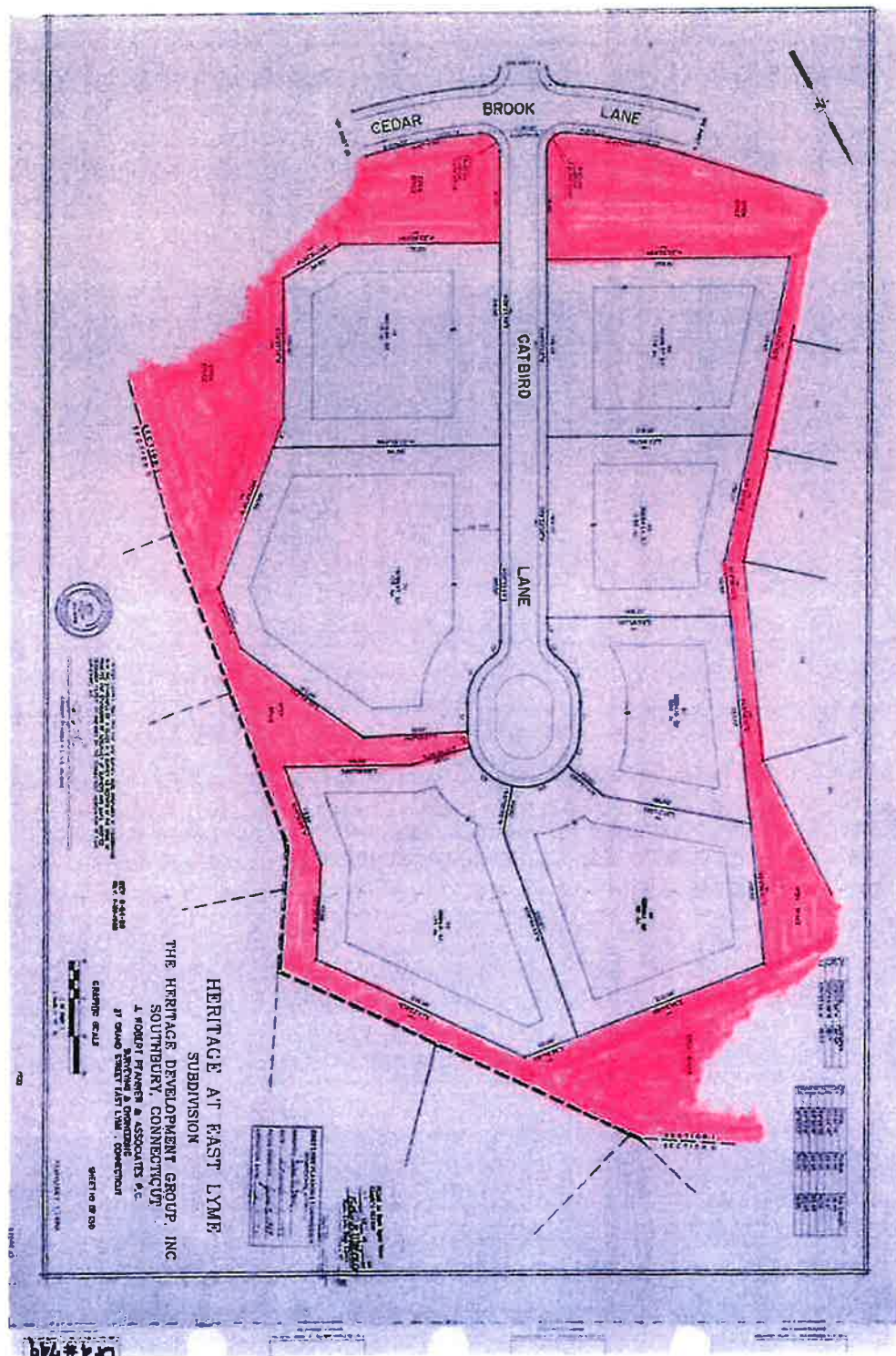
The information depicted on this map is for planning purposes only.  
It is not adequate for legal boundary definition, regulatory  
interpretation, or parcel-level analyses.



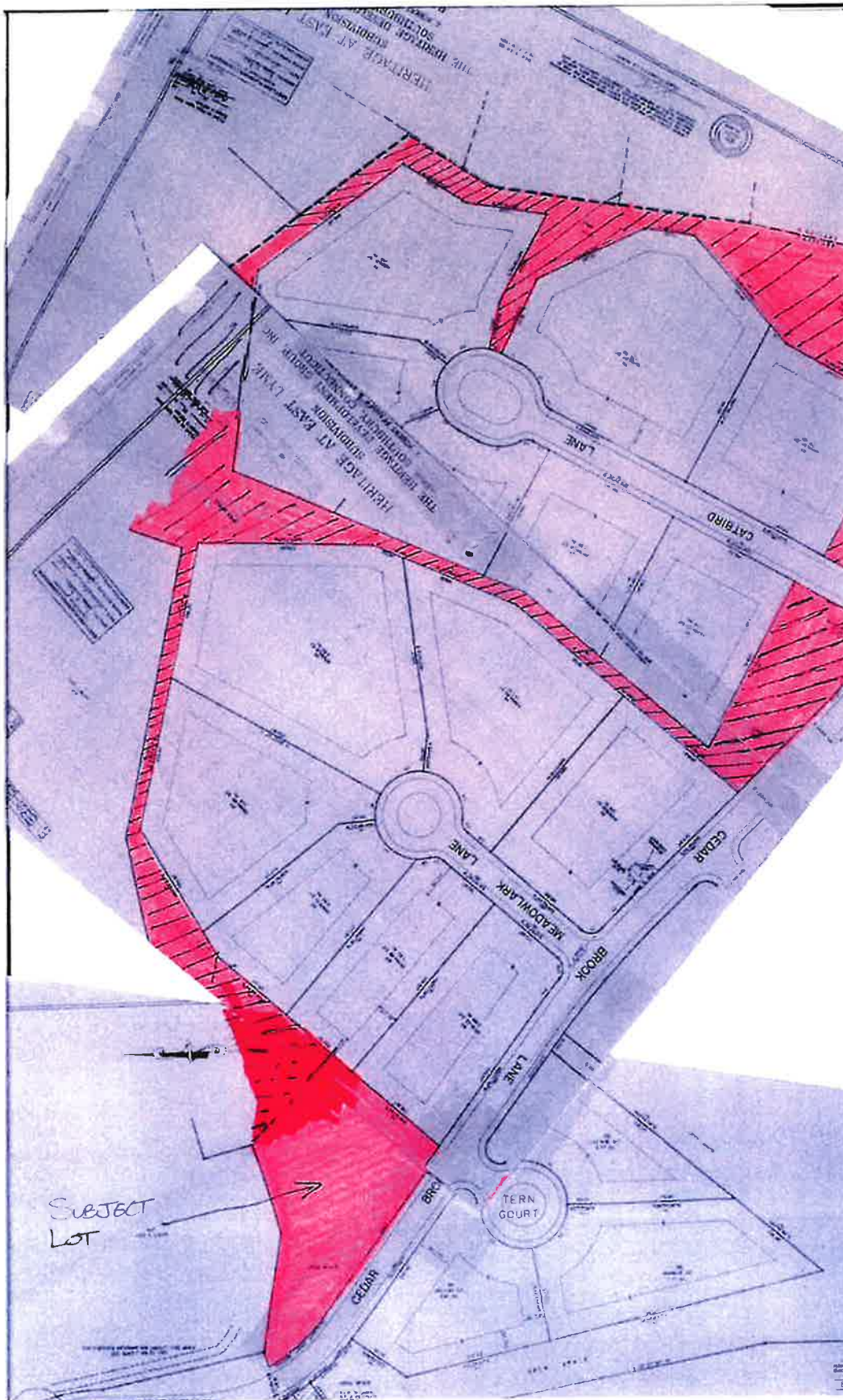












**From:** [Michael Carey](#)  
**To:** [Gary Goeschel](#)  
**Cc:** [Jessica Lamson](#)  
**Subject:** FW: CATBIRD LANE  
**Date:** Tuesday, June 3, 2025 9:33:39 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Goeschel,

You reported to the Planning Commission (PC) at its meeting on December 9, 2024 that a parcel of land known as Assessor's Map 36.0 Lot 31 on or near Catbird Lane (the "Parcel") was set aside as "open space" in a subdivision approved by the PC in 1988, but that no formal conveyance of the Parcel to the Town or another designated entity to maintain the Parcel as open space had occurred, and that you would be writing to the owner of the Parcel, presumably to advise it of the obligation to make the conveyance. In response, counsel for the owner of the Parcel, Hathaway Farms LLC, in letters to you dated January 13 and March 25, 2025, has taken issue with your report and demanded that it be retracted. Based on the information available to me, which does not include copies of the zoning and subdivision regulations in effect in 1988, I do not think your report was in error or that it needs to be retracted. Nor do I think that any decision to change the characterization of the Parcel on the plans may be made at an administrative level.

Upon information and belief, the Parcel is depicted, in among other parts of the approved plan set, on "SHEET 10 OF 130, HERITAGE AT EAST LYME SUBDIVISION, THE HERITAGE DEVELOPMENT GROUP, INC., SOUTHBURY CONNECTICUT, J. ROBERT PFANNER P.C., SURVEYING & ENGINEERING ... FEBRUARY 1, 1988." That sheet shows an area most of which is quite narrow surrounding the building lots approved along Catbird Lane. The area surrounding the lots is marked "open space" multiple times, including on what I understand is the part of the Parcel being proposed for construction of a single-family residence. These markings would seem to negate the implication at paragraph 4 of counsel's March 25 letter that the plans for the subdivision, or at least one particular sheet upon which the letter claimed you were basing your position, "do not indicate" that the Parcel was to be open space.

Hathaway's counsel makes several arguments in support of the claim and/or implication that the Parcel is not now open space and is in fact a legal building lot, the same as all of the numbered lots approved as part of the subdivision. The first is that



CGS section 47-5 requires all conveyances of land to be in writing in order to be effective, and that because no such written conveyance of the Parcel has occurred, at some unspecified time it lost any status it had as “open space” and became a buildable lot.

While section 47-5 does require conveyances to be in writing and meet other formal requirements, it does not say anything about what happens if a conveyance of open space on a subdivision plan is not made. Nor has Hathaway’s counsel cited to a statute or local regulation that requires that a parcel designated as open space on a subdivision plan be deeded out as open space *within a particular time*, or that such a lot changes from open space to a building lot for which construction approval might be granted by way of an administrative zoning permit, as opposed to approval by the PC of a resubdivision application, if that conveyance does not occur.

Hathaway relies upon an opinion of the Connecticut Appellate Court in which the East Lyme ZBA was the defendant, *Maluccio v. East Lyme Zoning Board of Appeals*, 174 Conn. App. 750 (2017), for its assertion that the Parcel is not limited to use as open space because of the absence of a formal conveyance for open space purposes. However, I think the facts of that case are distinguishable from this situation, and its holding does not compel the outcome Hathaway claims it does in this case.

For one thing, *Maluccio* involved a subdivision approved in 1970, subject to subdivision regulations for open space dedications that do not appear to have been in effect in 1988. The case involved a lot that was marked “recreation area” on the approved plan. After a long passage of time, Maluccio purchased the lot at a tax sale, and applied to the ZEO for a zoning permit to build a house on it. The ZEO denied the permit, finding that the marking on the plan required him to do so. The ZBA denied Maluccio’s appeal from the decision, and the court proceedings ensued.

The trial court sustained the appeal and, on appeal by the ZBA, the Appellate Court upheld that decision. Key components of the Appellate Court’s decision were that the 1970 regulations by their terms compelled the Planning Commission to have declared on the record that it was accepting the lot for recreational use, but that it did not do so. Perhaps more importantly, the regulations in 1970 did not require an offer of land for “recreational purposes,” as opposed to allowing the PC to mandate that an applicant provide land to the Town for “open space for parks and playgrounds.” *Id.*, at 758. The Appellate Court held that the PC therefore did not have authority to ask for a set aside for a “recreation area,” that is, that the demarcation was essentially *void ab initio*, and then held that it “follows that the zoning enforcement officer and the

defendant could not deny the plaintiff a building permit ... on the basis of its ..." having been designated as a "recreational area" on the plan. Id.

I am assuming but do not know that the regulations applied in *Maluccio* had been amended by 1988. However, even if they were not, I would argue that *Maluccio* does not compel the result sought by Hathaway, because: 1) it appears that the designation of the Parcel as open space on the approved plans was within the PC's authority to have required at that time (Hathaway does not appear to argue otherwise), and 2) it does not necessarily "follow" that an erroneous designation of land as open space, or its loss of such designation, inevitably and without more converts it into a building lot. The Appellate Court in *Maluccio* assumed but did not demonstrate that such a transformation was required or allowed by the statutes and regulations, and it did not consider how lots obtain buildable status through the subdivision process.

Hathaway also cites a February 1, 2010 legal opinion regarding "Open Space Dedication-Heritage at East Lyme Resubdivision" in support of its claims. However, that opinion is irrelevant to the status of the Parcel. The opinion addressed the question whether "the Planning Commission could require a dedication of *additional* open space as a part of the approval of a" pending application for resubdivision. (Emphasis added.) The answer in the opinion was no, but that answer was to a different question than is presented in this case, which is whether land designated open space on a subdivision approved in 1988 somehow loses that designation and becomes a building lot at some unspecified point in time if the open space is not formally conveyed. The Parcel is not "additional" open space; it is open space set aside as part of the application approved in 1988.

In that regard, Hathaway's counsel also seems to argue that the developer of the Hathaway Subdivision has already conveyed more than the amount of open space required by the Regulations in 1988 and so cannot be compelled to set the Parcel aside as additional open space. See, paragraphs 2-4 of the March 25 letter. But again that claim ignores the fact that the set aside *was made* in 1988 by the submission and approval of the plan and is not being required now for the first time as part of a new project or the completion of the old one. If the developer wanted to challenge the set asides as excessive, it could and had to have done so in 1988.

I make no comment here about Hathaway's demand that the assessor delete the notation "open space" from her records for the parcel. I would be glad to speak with her about this if she wishes.

Finally, for what it might be worth, note current Subdivision Regulations section 7-2-9.

P.S. It appears that a portion of the open space area at issue has been carved out from the rest, without PC action, on the contention that the split was not a resubdivision, because it was made for conservation purposes. Even if that transaction was not a resubdivision, as is being claimed, or was exempt from resubdivision requirements, one wonders how that same piece of land could now be conveyed for use as a building lot without it being subject to action by the PC either as a resubdivision or by way of a determination that the transactions were not a resubdivision.