

SPECIAL MEETING AGENDA

Monday, November 10, 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: October 14, 2025 Meeting Minutes

V. PUBLIC HEARINGS

A. 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(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*)

VI. SUBDIVISIONS / RE-SUBDIVISIONS

A. Catbird Lane Resubdivision, Heritage Phase 3; Kristen Clarke, P.E., Applicant; Hathaway Farm LLC, Owner; Application for a Resubdivision of approximately 4.1

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- VII. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a] – None**
- VIII. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24] – None**
- IX. OLD BUSINESS**
 - A. Subdivision Regulations – Section 4; Application Submission Procedure**
- X. NEW BUSINESS**
 - A. Twin Valley 23-Lot CDD Subdivision; Request for Bond Reduction**
- XI. ADJOURNMENT**