

REGULAR MEETING AGENDA

Tuesday, December 9, 2025, 7:00 PM

EAST LYME PLANNING COMMISSION

East Lyme, 108 Pennsylvania Avenue, East Lyme, Connecticut

Upper Level Conference Room

CHAIR: Rich Gordon

VICE CHAIR: Kirk Scott

SECRETARY: Brian Bohmbach

PLANNING DIRECTOR: Gary Goeschel II

RECORDING SECRETARY: Sue Spang

CALL TO ORDER

ROLL CALL + PLEDGE OF ALLEGIANCE

I. ELECTION OF OFFICERS

A. Chair

B. Vice Chair

C. Secretary

II. EMERGENT ADDITIONS TO THE AGENDA

III. 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.

IV. REPORTS

A. Communications:

B. Zoning Liaison:

C. Ex - Officio: Cindy Collins

D. Planning Director: Gary A. Goeschel II

E. Subcommittees:

F. Chairman: Rich Gordon

V. APPROVAL OF MINUTES

A. Meeting Minutes of: November 10, 2025 Meeting Minutes

VI. 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(l) Stormwater Management Plan, of land located at Catbird Lane, Tax Assessor's Map #36, Lot #31, East Lyme, CT, Zoned

RECEIVED FOR RECORD
EAST LYME, CT
2025 DEC -5 A 10:43
TOWN CLERK

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RU-40 (Date of Receipt 9/9/2025, Public Hearing Schedule for 11/10/2025; 35-days for Public Hearing 12/14/2025; 35-day Extension from meeting to 1/13/2026)

VII. 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 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; 35-days for Public Hearing 12/14/2025; 35-day Extension from meeting to 1/13/2026)*

VIII. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a] – None

IX. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24]

- A. Application of Parkers Place, LLC,** for a proposed General Statutes 8-30g zone change, site plan, and Coastal Area Management Review for a multi-family affordable residential housing development on property located on the Westerly side of Park Place, East Lyme, Connecticut, Tax Assessor's Map #11.1, Lot #11 *(Public Hearing Scheduled for 1/9/2026)*
- B. Application of Jerry Lokken, for East Lyme Parks & Recreation,** for a Special Permit under Section 20.1.2(F) of the East Lyme Zoning Regulations, for municipal improvements to construct an ADA accessible trail, and improve the existing parking area for Darrow Pond, for property located at 16 Mostowy Road, East Lyme, Assessor Map #40.0, Lot #5 *(Special Meeting Public Hearing Scheduled for 12/15/2025)*

X. OLD BUSINESS

- A. Subdivision Regulations – Section 4;** Application Submission Procedure
- B. Twin Valley 23-Lot CDD Subdivision;** Request for Bond Reduction

XI. NEW BUSINESS

- A. 2026 Planning Commission Calendar**
- B. 29 Upper Walnut Hill Road, Jeffrey T. Gannoe, Applicant & Owner;** Application for two-lot Resubdivision of land Zoned RU-200, Tax Assessor's Map #54.0, Lot #9 *(Date of Receipt: 12/4/2025; 65-days for Public Hearing: 2/11/2026)*

XII. ADJOURNMENT