

# **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:** Chairman Gordon called the meeting to order at 7:00PM.

### **I. ROLL CALL + PLEDGE OF ALLEGIANCE**

Chairman Gordon took roll call and observed the Pledge of Allegiance.

### **II. EMERGENT ADDITIONS TO THE AGENDA**

There were no 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:**

Chairman Gordon attended the Zoning Meeting. He indicated the Zoning Commission addressed the last two referrals to Planning. Chairman Gordon stated the Commission withdrew the application for chickens and they approved the addition of a definition on short-term rentals.

#### **C. Ex - Officio: Don MacKenzie (absent):** No Report at this time

#### **D. Planning Director: Gary A. Goeschel II:** - No report at this time.

#### **E. Subcommittees:** None

#### **F. Chairman:** Rich Gordon noted the Commission will hold their annual election of officers at their December meeting.

### **V. APPROVAL OF MINUTES**

#### **A. Meeting Minutes of:** October 14, 2025 Meeting Minutes

**MOTION:** N. Menapace moved to approve the October 14, 2025 meeting minutes

**SECOND:** C. Collins

**VOTE:** Approved (5-0-1)

# SPECIAL MEETING-AGENDA

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## 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(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*)

**Chairman Gordon** opened the public hearing. Attorney Paul Geraghty introduced himself as Agent for the Applicant and submitted the following exhibits into the record:

- i. Certificates of Mailing
- ii. Photograph of the Sign Notice of Public Hearing located on the property (4-copies)

**Attorney Geraghty** introduced the project's and their design team: Timothy May, P.E. and Kristen Clarke, P.E., PTOE. He discussed the history of the subject parcel and noted the Planning Commission determined the division of land to be a resubdivision and therefore, the applicant has submitted a Re-subdivision Application with a waiver request from Section 6-8-7 of the Subdivision Regulations to create a one (1) single building lot.

In addition, the Commission received public comments from \_\_\_\_\_ of \_\_\_\_\_ Meadow Lark Lane who expressed concerns regarding stormwater runoff and the flooding of their property.

As there were outstanding staff reviews which the Commission would like to receive in addition to a response from the applicant in regard to the Zoning Official's comments which, state the Heritage Subdivision was approved as a "Cluster Subdivision" which, is no longer permissible in the Zoning Regulations and therefore, as a pre-existing non-conforming subdivision it may not be expanded by the creation of additional building lots and any further subdivision or resubdivision of land would be considered an expansion which, is not permissible under the Zoning Regulations

**MOTION:** N. Menapace moved to continue the public hearing to the next regularly scheduled meeting.

**SECOND:** B. Bombach

**VOTE:** Approved (5-0-1)

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## **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)*

**No Discussion Held.** The Public Hearing was continued to the Commission's December 9, 2025 meeting.

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

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

## **X. OLD BUSINESS**

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

**G. Goeschel** stated he needs to review the Town Attorney's comments with the Town Attorney and inviting the Town Attorney to a meeting to discuss the needed or required changes versus the proposed language. G. Goeschel will coordinate a time after the new year with the Town Attorney.

## **XI. NEW BUSINESS**

- A. Twin Valley 23-Lot CDD Subdivision;** Request for Bond Reduction

As the Commission did not receive the Town Engineer's report the Commission agreed to table any discussion.

## **XII. ADJOURNMENT**

**MOTION:** T. Laducer moved to Adjourn.

**SECOND:** B. Bombach

**VOTE:** Approved (5-0-1)