

REGULAR MEETING AGENDA

Tuesday, January 13, 2026, 7:00 PM

EAST LYME PLANNING COMMISSION

East Lyme, 108 Pennsylvania Avenue, East Lyme, Connecticut
Upper Level Conference Room

CHAIR: Brian Bohmbach
VICE CHAIR: Nick Menapace
SECRETARY: Tim Laducer

PLANNING DIRECTOR: Gary Goeschel II
RECORDING SECRETARY: Vacancy

CALL TO ORDER

- I. **ROLL CALL + PLEDGE OF ALLEGIANCE**
- II. **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:** Brian Bohmbach



V. **APPROVAL OF MINUTES**

- A. **Meeting Minutes of:** December 9, 2025 Meeting
- B. **Meeting Minutes of:** December 16, 2025 Special Meeting

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 Opened 11/10/2025; 35-days for Public Hearing 12/14/2025; 35-day Extension to conduct the Public Hearing 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(I) Stormwater Management Plan, of land

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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 to conduct the Public Hearing 1/13/2026)

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

C. 29 Upper Walnut Hill Road Resubdivision; Jeffrey Gannoe, Applicant/Owner;
Application for a 1-Lot Resubdivision of approximately 10.8 acres of land located at 29 Upper Walnut Hill Road, Tax Assessor's Map#54, Lot#9, East Lyme, CT Zoned RU-200
(Date of Receipt 12/2/2025, Public Hearing Scheduled February 10, 2026)

VIII. ZONING REFERRALS [Connecticut General Statute (CGS) 8-3a]

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 1/22/2026)

B. Application of the East Lyme Zoning Commission, to amend the East Lyme Zoning Regulations Section 6, Section 7 and Section 25.5 to allow the keeping of poultry.

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

A. Application of the Town of East Lyme, for a Coastal Area Management (CAM) Site Plan Review to replace the longstanding deteriorated seawall for protection of the McCook's Point Beach Park vehicle parking area and to restore the site to its pre-disturbed condition.

X. OLD BUSINESS

A. Subdivision Regulations – Section 4; Application Submission Procedure

XI. NEW BUSINESS

A. Subdivision Regulation Revisions – Section 7; Open Space and Easements

XII. ADJOURNMENT