

REGULAR MEETING MINUTES

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 **PLANNING DIRECTOR:** Gary A. Goeschel II

VICE CHAIR: Nick Menapace **RECORDING SECRETARY:** Vacancy

SECRETARY: Tim Laducer



CALL TO ORDER – Chairman Bohmbach called the meeting to order at: 7:00PM

I. ROLL CALL + PLEDGE OF ALLEGIANCE: Chairman Bohmbach took roll call: In attendance: Bill Delaney, Rich Gordon, Tim Laducer, Brian Bohmbach, Nina Franco, Nick Menapace, and the Pledge of Allegiance was observed.

II. ADDITIONS TO THE AGENDA: None

III. CALL FOR PUBLIC DELEGATIONS:

Joshua Kaskey, 1 Grooms Way: Mr. Kaskey noted the lack of affordable housing resulting in attempted evictions of residents at Winward Village. Mr. Kaskey stated residents feel forced to reside there due to a 4-5 year waiting list at other affordable housing communities. Remember the impact affordable housing has on the community. Mr. Kaskey stated that the decisions that are being made about affordable housing impact on the East Lyme community.

IV. REPORTS

A. Communications: None

B. Zoning Liaison: Gary stated he does not think anyone went to the meeting. He stated he owes the Planning Commission the liaison schedule.

C. Ex - Officio: Cindy Collins absent. Mr. LaDucer reported for Ms. Collins regarding the approval of the Ticketing Cameras and there will be continuous meetings about that in First Selectman's office. Mr. LaDucer reported on the discussion of cell tower placement and in the future, there will be a public hearing for that.

D. Planning Director: No report

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E. Subcommittees: None

F. Chairman: Brian Bohmbach stated that Mr. Goeschel is looking at yearly training that is required by state statute. Mr. Bohmbach stated to forward questions to himself or Mr. Goeschel II about member training. Chairman Bohmbach noted the Planning Commission needs to start talking about subcommittees, especially for affordable housing. Mr. Bohmbach stated that the next revision is 2028. Mr. Bohmbach also stated that in the next few meetings there will be discussion of bringing the subcommittee together.

V. APPROVAL OF MINUTES

A. Meeting Minutes of: December 9, 2025, Meeting

Motion 1: **Nick Menapace moved to approve December 9, 2025, meeting minutes.**

Seconded: **Tim Laducer**

Discussion: **None**

Vote: **Unanimous (6-0-0)**

B. Meeting Minutes of: December 16, 2025, Special Meeting

Tim Laducer stated Tom Fitting (9:06) was absent. Mr. Laducer stated his last name was misspelled. Nick Menapace pointed out that Rich Gordon was still the secretary in the minutes.

Motion 2: **Nick Menapace approved as amended.**

Seconded: **Nina Franco**

Discussion: **None**

Vote: **Unanimous (6-0-0)**

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 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)

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Attorney Paul Geraghty: Introduced who was with him; Attorney Thor Holth and Engineer Tim May, and East Lyme Land Trust Attorney Anthony Novak. Mr. Geraghty put in the record that the public provides testimony and he would like to cross-examine anyone that testifies and stated he has not received anything and if there have been any staff reviews, to provide copies to him.

G. Goeschel went on record that he finished his memo today and will provide a hard copy.

Attorney Geraghty submitted a memorandum of law that addresses three issues. Mr.

Geraghty presented Attorney Carey's memo submitted June 5, 2025, which he indicated he did not review 1988 Open Space Regulations that have three Requirements in Sec. 10-3. Attorney Geraghty also submitted another issue is commentary on the August 12, 2025, Planning Commission recorded video on Town Website.

Anthony Novak, Esq. for the East Lyme Land Trust stated in Fall 2024, East Lyme Land Trust became aware that the subject property being possibly resub-divided into two building lots which contained 3.87 acres. He added the property was conveyed to the East Lyme Land Trust on condition of conveying simultaneously a portion to Hathway Farms, LLC and added the transaction was recorded in the Land Records on December 27, 2024. Attorney Novak added the subject parcel is not designated open space demonstrated by the information that will be submitted. Mr. Novak distributed a letter with map attached that Art Carlson, President of East Lyme Land Trust, signed for confirmation of the conservation easement on property. He further noted the subject parcel is located away from the neighboring parcels and impact would be slight if any. Mr. Novak added that Art Carlson asked the applicant to place a non-publicly accessible conservation easement on the open space portion to provide buffer for the Meadow Lark Lane residents.

Jeff Torrance, Volunteer for the East Lyme Land Trust, 197 Upper Pattagansett Road: Submitted the Heritage Phase I Subdivisions Plans Package/memo. Mr. Torrance noted Parcels 1 & 2 were the only two that were conveyed as Open Space to the Town.

In title search of property Mr. Kavenewski & Mr. Nazarko wanted to get approval to

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build subdivision in phases, but the Planning Commission required to build it all at once.

On June 1, 1993, they submitted a resubdivision application which 76 lot on 139-acres. The Commission rendered a final Approval on July 13, 1993, by the Planning Commission.

On Dec 7, 1993, the Board of Selectmen and Planning Commission approved the public improvements along with accepting the Open Space, identified as Parcels 1 & 2, on map provided on Dec 15, 1993.

In 2008, KSK Associates bought about 215-acres from Kavenewski family.

On February 2, 2010, Parcel D was approved for resubdivision by Planning Commission.

During the public hearing, the minutes stated Mr. Goeschel noted that the open space had been dedicated and could not be asked again for it here.

In 2017, KSK Associates sold 166 acres to the New England Forestry Foundation. The Town received a Conservation Easement.

In 2019, KSK Associates sold remaining property to the New England Forestry Foundation, and CT DEEP holds the Conservation Easement.

Attorney Geraghty provided a letter Mr. Block wrote that Mr. Harney referenced.

G. Goeschel noted in 2011, the Planning Commission rewrote their regulations to adopt the Conservation Development by Design subdivision regulations and that subdivision at the south end of Terrace was approved in 2010

Attorney Geraghty provided an affidavit from Mr. Harney.

G. Goeschel distinguished item #8 on the affidavit is in violation of Zoning Official's, William Mulholland, memo.

Exhibit BB is read by Attorney Geraghty.

Exhibit AA is read by Attorney Geraghty.

G. Goeschel addressed item A, page 3, from Ms. Clarke's letter (1:10:50) that if the offer was made just to him, he did not bring that to the Board of Selectman because he does not make those decisions.

Attorney Geraghty provided Ms. Clarke's response to previous public comments and stated they fully complied with the 2024 Updated CT DEEP Stormwater Guidelines. He read Exhibit MM. Pointed out Exhibit G and Exhibit H. Attorney Geraghty skipped

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comment #4 and addressed comment #5, of items on Exhibit MM

Chairman Bohmbach asked how Attorney Geraghty if open space was approved by Zoning Commission in 1987 and had open space marked on the drawings how did the word Open Space get placed on the Subdivision Maps.

Attorney Geraghty responded that they are conceptual plans, and that is not what ultimately happened and responded to Mr. Mulholland's letter by pointing out Exhibit C.

G. Goeschel stated he would like the legal counsel to look at Attorney Geraghty's interpretation. He added that he needs to revise his memo due to the information that was submitted. He stated that one item that is outstanding is the test pits need to be observed by the Health Department, which is a requirement.

Tim May, P.E. explained the difference between test pits and percolation tests. He stated that the Health Department does not have to be on sight for the percolation test.

Attorney Geraghty read aloud Exhibit C along with attachment Exhibit D and referenced Exhibits E and G.

Chairman Bohmbach opened the floor to public comment.

John Murphy, 8 Meadowlark Lane: Questions about the grey area of the lot and the open space. Mr. Murphy discussed the community's expectations and the Planning Commission to have a moral perspective.

Li Di, 8 Meadowlark Lane: Pointed out the technical terms from the applicant's team, but there is common. Ms. Di referenced what Mr. Murphy said. She added that there is disruption for the neighborhood. She asked the Planning Commission to make a moral decision. She questioned the East Lyme Land Trust on why they build more instead of conserving the land.

Michelle Maitland, 6 Acorn Drive, alternate: Stated she is a Groton Town employee Public Works, MS4 Coordinator. Ms. Maitland appreciated that the East Lyme Town Engineer signed off and plan complied with 2024 guidance and information of rain garden. She explained the Storm Water Management Plan in which she questioned the

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applicant's team.

Ryan Rochelle, 1 Meadow Lark Lane: Asked if there will be a house built behind his house and did not see that in the drawings.

Attorney Geraghty showed there would be no house built behind Mr. Rochelle's.

Joshua Kaskeye, 1 Grooms Way: Stated he values the natural environment and climate change. Mr. Kaskeye addressed the lack of affordable housing. He recommended allowing more housing to be built where there is existing infrastructure.

Mindy Horner: Asked if one house will be built on Cedar Brook due to Ms. Horner property abutting.

Attorney Geraghty responded if the Planning Commission must grant the waiver.

Tim May, P.E. addressed the Stormwater Management Plan. Mr. May reads the East Lyme Subs 3-lots or less with approval of Planning Commission that provides all conditions are met. He added that's why they requested the exemption. Site plan incorporates BMP with the 2023 Stormwater Manual.

Attorney Geraghty submitted letter to request an extension of time to February 10, 2026, Public Hearing meeting.

Motion 3: T. LaDucer moved to continue the Public Hearing to their February 10, 2026, Meeting.

Seconded: N. Menapace

Discussion: None

Vote: Unanimous (6-0-0)

SUBDIVISIONS / RE-SUBDIVISIONS

B. 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 to conduct the Public Hearing 1/13/2026*) – No

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Discussion, Public Hearing was continued to the February 10, 2026 Meeting.

Tabled for Public Hearing.

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

G. Goeschel II stated he received correspondence from Town Attorney. Mr. Goeschel II stated the Town engineer recommended 70% bond reduction, which would be \$1,297,171. He stated that the remaining balance would be \$555,91. He stated that Alex Klose, Deputy Public Works Director, is waiting for confirmation from Ben North, COO of Water and Sewer. Mr. Goeschel II reads the memo.

Motion 4: N. Menapace to accept the reduction in the bond

Second: Tim LaDucer

Discussion: None

Vote: Unanimous (6-0-0)

D. 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)

Public Hearing Scheduled for February 10, 2026. No Discussion, the matter was tabled to the January meeting.

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

E. 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)

G. Goeschel II displayed the proposed plan. He stated the details of the proposed plan. He was asked if the area is zoned commercial.

R. Gordon asked if the applicant is proposing 20 units of affordable housing out of this 30%.

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G. Goeschel clarified that it is an 8-30g Set Aside development, 30% will be deed restricted affordable and of that 15% will be provided 80% median income and the other 15% at 60% to meet the Statute. He stated the infrastructure is available and will be a separate development from the Pak Place Condos. He stated the area that it is Zoned in is RU 40/20. He noted that it is in the Coastal Management area, and the applicant is submitting a CAM application. He stated that it is consistent with the Plan of Conservation and Development (POCD).

R. Gordon referenced chapter 7 of the POCD.

T. LaDucer stated his only issue would be the foot traffic and transportation. He thinks it's consistent with the POCD.

Motion 5: **T. LaDucer moved to find the application Parker Place LLC, to be consistent with the East Lyme Plan (POCD) and would like to note they would like to ensure safe foot traffic from West Main Street to the end of Parker's Place.**

Second: **N. Menapace**

Vote: **Unanimous (6-0-0)**

F. 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

G. Goeschel stated the applicant would like the keeping of poultry in zoning area R12 and R10 districts. He questioned if they have enough area to raise chickens.

N. Menapace stated the concerns that were addressed and questioned who would go

measure people's chicken coops.

T. LaDucer read out section 2.7, article 9 as a zoning referral

Motion 6: **N. Menapace moved to find the referral consist with the POCD**

Second: **N. Franco**

Discussion: **None**

Vote: **Unanimous (6-0-0)**

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VII. 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.

B. Bohmbach stated the seawall failed a year or two ago. G. Goeschel stated in order to protect the parking lot, the Town needs to repair the sea wall.

Motion 7: N. Menapace moved to approve the referral.

Seconded: N. Franco

Discussion: None

Vote: Unanimous (6-0-0)

VIII. OLD BUSINESS

A. Subdivision Regulations – Section 4; Application Submission Procedure

Discussion was Tabled to February 10, 2026, meeting.

IX. NEW BUSINESS

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

Discussion Tabled to February 10, 2026, meeting.

X. ADJOURNMENT

Motion 8: T. Laducer moved to adjourn meeting.

Second: N. Franco

Discussion: None

Vote: Unanimous (6-0-0)

Respectfully Submitted,



Gary A. Goeschel, II

Director of Planning / Inland Wetlands Agent

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