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& McCormick, LLC

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February 2, 2026

pgeraghty@geraghtybonnano.com

Hand Delivered
Mr. Brian Bohmbach, Chairman
Town of East Lyme Planning Commission
108 Pennsylvania Avenue
Niantic, CT 06357

Gary Goeschel, Director of Planning
Town of East Lyme
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Cedarbrook Drive Re-Subdivision
Assessors Map 36.0 Lot 31-1

Received

FEB 2 2026

Town of East Lyme
Land Use

Dear Chairman Bohmbach and Mr. Goeschel,

Enclosed please find the following documents and revised plans for the record of the above-mentioned pending re-subdivision application;

1. A signed and stamped Conservation Easement Plan which my client will accept as part of the approval of the pending application. (Ex. A). The Conservation Easement that has been agreed to by both my client and the East Lyme Land Trust, Inc. ("Land Trust") specifically prohibits public access to the Conservation Easement area due to the fact that the easement's purpose is to serve as a buffer and further due to the fact that the easement is voluntary at the request of the Land Trust.
2. A revised site plan, (Ex. B), that adds Stormwater Management maintenance requirements for the Rain Garden which was addressed by Commission alternate Michelle Maitland during the January 13, 2026, public hearing. I would note that this maintenance program has been previously approved by this commission in my client's last two subdivision/re-subdivision applications in 2025 for Heritage Road and 237 Upper Pattagansett Road.

Sincerely,

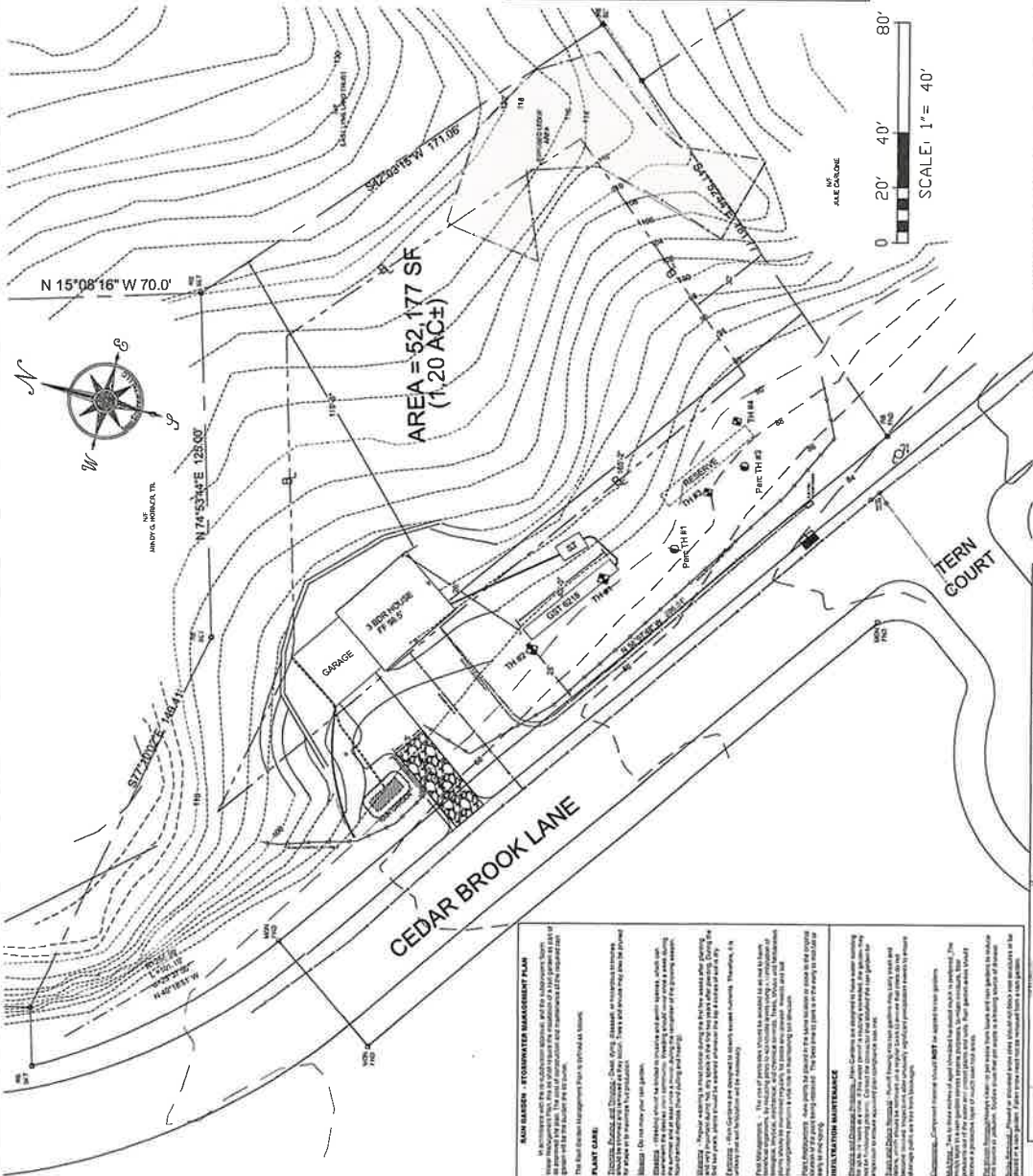
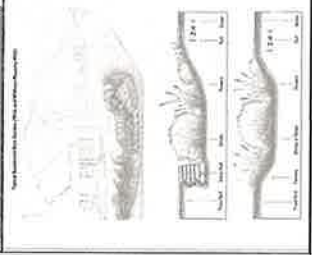
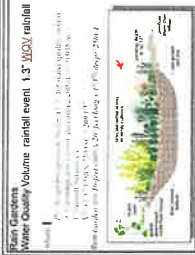
Paul M. Geraghty, Esq

Enc.
Cc: client

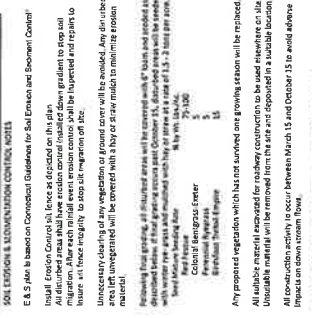
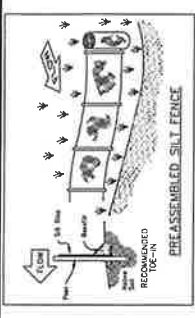
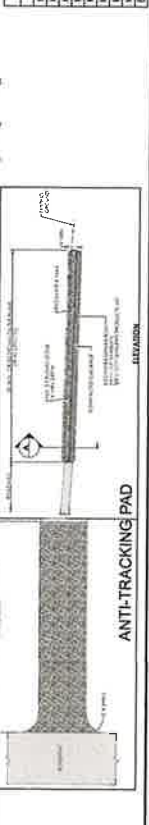
Ex "SS"

EXHIBIT A

EXHIBIT B



ITEM	REQUIRED	PARCEL B
MINIMUM LOT SIZE	40,000 SQ. FT.	52,177 SQ. FT.
MINIMUM LOT FRONTAGE	150 FT.	382 FT.
MINIMUM LOT DEPTH	150 FT.	51.3 FT.
MINIMUM SIDE SETBACK	30 FT.	185 FT.
MINIMUM BACK SETBACK	30 FT.	119 FT.
MINIMUM BUILDING HEIGHT	30 FT.	4.5 FT.
EXISTING LOT	1.25 AC.	4.75 AC.



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May Engineering LLC
Civil Engineering and Site Planning
1297 RT 163 Oakdale, CT 06370
860-884-8671

OWNER:
HATHAWAY FARMS, LLC
207 Clarendon Ave
Southport, NC 28461

DATE: 10/1/2011
SCALE: 1" = 40'
JOB NUMBER: 25654
SHEET: 4 of 4

Town of

Zoning Department



East Lyme

108 Pennsylvania Ave
Niantic, Connecticut 06357

(860) 691-4114

Fax (860) 691-0351

MEMO TO: Planning Commission

FROM: William Mulholland, Zoning Official

RE: Heritage at East Lyme Phase III Proposed Re-subdivision

DATE: January 16, 2026

I am writing to inform you that I am rescinding my November 10, 2025 ruling concerning the above referenced re-subdivision. This action is based on a review of additional new documentation submitted on January 13, 2026 to the Planning Board. This evidence provides that the plan under review was approved on July 13, 1993.

The zoning cluster regulations were deleted prior to the date, therefore the 1993 plan is/was a conventional subdivision plan. Because of the introduction of this documentation, the subdivision under consideration is not considered as non-conforming. As a result of this finding, I have no open zoning concerns and find the current proposal to be zoning compliant.

If you have any questions, please do not hesitate to contact my office.

Sincerely,

William Mulholland

Zoning Official