

REGULAR MEETING AGENDA

Tuesday, February 10, 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: Aviana Lozano

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: January 13, 2026, 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; 28-day Extension to conduct the Public Hearing 2/10/2026*)

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 located at Catbird Lane, Tax Assessor's Map #36, Lot #31, East Lyme, CT, Zoned RU-40

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(Date of Receipt 9/9/2025, Public Hearing Schedule for 11/10/2025; 35-days for Public Hearing 12/14/2025; 28-day Extension to conduct the Public Hearing 2/10/2026)

- B. 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; 28- Day Extension to Open the Public Hearing 3/10/2026).

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 & 7; Application Submission Procedure & Open Space and Easements**

XI. NEW BUSINESS - NONE

XII. ADJOURNMENT