

# 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(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; 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(l) Stormwater Management Plan, of land located at Catbird Lane, Tax Assessor's Map #36, Lot #31, East Lyme, CT, Zoned RU-40

# REGULAR MEETING AGENDA

## Tuesday, February 10, 2026, 7:00 PM

*(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**