

REGULAR MEETING AGENDA

Tuesday, March 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: February 10, 2026, Meeting

VI. PUBLIC HEARINGS

A. **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, 28- Day Extension to Open the Public Hearing 3/10/2026*).

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 (*Date of Receipt 9/9/2025, Public Hearing Schedule for 11/10/2025; 35-days for*



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Public Hearing 12/14/2025; 28-day Extension to conduct the Public Hearing 2/10/2026)

- B. 29 Upper Walnut Hill Road Re-subdivision; Jeffrey Gannoe, Applicant/Owner;** Application for a 1-Lot Re-subdivision 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 must close within 35-days; 4/14/2026*).

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

- A. Application of Nathaniel Bodnar,** proposed Text Amendment to Section 1.90 of the East Lyme Zoning Regulations, to update the definition of a Brew Pub to include all alcoholic beverages.
- B. Application of Jeffrey A. McNamara,** proposed Text Amendment to Section 5 of the East Lyme Zoning Regulations, to add Section 5.2.10 to Permit Educational or Philanthropic use by a nonprofit corporation on 50-acres or more I the RU-40 Zone by Special Permit and Section 25.5 with additional controls

IX. MUNICIPAL REFERRALS [Connecticut General Statutes (CGS) 8-24] - NONE

X. OLD BUSINESS

- A. Subdivision Regulations –** Section 4 Application Submission Procedure & Section 7 Open Space and Easements

XI. NEW BUSINESS

- A. 46 Brainerd Road Re-subdivision; John Paul Abarca, Applicant; Nelly Abarca, Owner;** Application for a 1-lot Re-subdivision of approximately 4.43 acres and Open Space Waiver Request on property located at 46 Brainerd Rd, Tax Assessor's Map#7.4, Lot#20, Niantic, CT, Zoned RU-40. (*Date of Receipt 03/10/2026, P.H. Scheduled for 4/14/2025*)

XII. ADJOURNMENT