



TOWN OF OLD LYME

www.oldlyme-ct.gov

Planning Commission

52 Lyme Street | Old Lyme, CT 06371

Tel. (860) 434-1605 ext. 234

MINUTES

REGULAR MEETING

PLANNING COMMISSION

THURSDAY JANUARY 8, 2026

5:00PM

MEMORIAL TOWN HALL MEETING ROOM, 52 LYME STREET

OLD LYME, CT

PRESENT WERE: Rob McCarthy, Deb Czarnecki, Chris Kerr, Howard Margules, Todd Machnik, Michael Aurelia, Michael Riggio

ABSENT: Barbara Gaudio

ALSO IN ATTENDANCE: Eric Knapp (Land Use Coordinator), Julie Carlos (Land Use Technician), Attorney Francis Sablone

Vice Chair McCarthy called the meeting to order at **5:00PM**

New Business

1. Amtrak Memo

ZEO E. Knapp stated that Amtrak is indicating an increase in security level and taking additional safety measures. Amtrak allotted for the Commission to be in direct contact within the Town for additional updates per the suggestion of River COG

2. Election of Officers

Vice Chair opened the session with a request for nominations for the Chair position.

H. Margules nominated R. McCarthy for Chair, and T. Machnik seconded with no opposing.

R. McCarthy was elected as Chair.

M. Aurelia was nominated for Vice Chair and M. Riggio second.

T. Machnik was nominated for Vice Chair. The motion did not receive a second.

M. Aurelia was elected as the Vice Chair.



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Future Business

1. 48 & 54 Sill Ln – Lot Line modification, Christine Kitchings; Linda & Jeffrey Richartz, Applicant

Attorney Sablone was present on behalf of the applicant with an updated lot line modification map. The applicants, Linda and Jeffrey Richartz, own a small parcel of property under 0.5-acre on 54 Sill Lane, neighboring C. Kitchings property under 5-acres on 48 Sill Lane. C. Kitchings owns an additional 25-acre property on 46-4 Sill Lane. He spoke on behalf of C. Kitchings, stating that she is willing to part with a small portion of the undeveloped 5-acre lot and sell to the Richartz family.

Attorney Sablone requested C. Kitchings 46-4 Sill Lane and the remaining portion of 48 Sill Lane to be merged into a 29-acre lot based on the precedence of giving a portion of the parcel of 48 Sill Lane to the Richartz.

Attorney Sablone discussed that the Town Attorney, Cassella, stated that if the lot line modification were to be approved, it would be contingent upon a review and acceptance of the two deeds by the Commission.

ZEQ E. Knapp requested the commission to review the modified Lot Line Map presented and to condition an approval on future deeds to be reviewed per Attorney Cassella.

T. Machnik requested to make a motion to approve the application as explained. The motion was seconded by H. Margules, and the Commission approved the motion unanimously with the set condition.

2. Plan of Conservation and Development (POCD)

E Knapp and R. McCarthy commented that this tied in with the Zoning Regulations referral.

T. Machnik mentioned that they may need more modifications and suggested waiting until the upcoming rewrite with the new legislation, when it is presented.

H. Margules commented as a delegate of the River COG, he agreed that the legislation requires immense interpretation of management and needed to redefine some of the terms. River COG would be the main focus to develop plans for the municipalities to follow.

H. Margules suggested getting the appropriate Boards and Commissions together, instead of separate efforts, and commune together on the next steps.

R McCarthy suggested we continue to have the Plan of Conversation and Development on upcoming agendas.

Referrals

1. Petition to Amend Old Lyme Zoning Regulations

ZEQ E. Knapp opened the conversation with the River COG indicating that the proposed draft regulations were consistent with the regional Plan of Conversation and Development enacted by River COG. E. Knapp continued that the regulations of the Phase I rewrite were not meant to discuss major substantive changes in terms of affordable housing, mixed use, or accessory apartments. Those details will be more aligned with Phase II.



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Phase I primarily focuses on making the regulations consistent with the current statute and reorganized for each zone to better lay out terms and use. This leads to additional definitions being clearer for interpreted regulations for future property owners and developers.

The Planning Commission must report back to see if the rewrite is consistent or inconsistent with the POCD.

M Aurelia asked when they should conclude, and E. Knapp stated that the Zoning Commission upcoming hearing to discuss the rewrite will be on January 12th, and will likely be continued to February 10th, when it may be voted on, based on the vote of the Planning Commission.

The Commission voted to hold a Special Meeting on January 29th at 5:00PM for further discussion.

Regular Business

1. ZEO updates

- 16 Neck Rd/ 2 Sharon Dr

ZEO E. Knapp opened the discussion to the Commission by stating the property was granted subdivision approval years prior. He cited that the road has not been constructed to the Town's standard based on the Town Engineer's report. E. Knapp shared concerns regarding the underground pipe as it may cause a possible shift in the future, which could create a block to the only access point of the properties. An updated engineered erosion control plan is required of the applicant as well as another submittal.

The Inland Wetlands and Watercourses Commission has been the Town Agency that is dealing with the property owner. The Planning Commission may be involved in relation to road construction and compliance with the subdivision regulations. The Commission and E. Knapp discussed the next steps and anticipated corrective actions.

2. Reading and Approval of Minutes

November 13th, 2025 - Regular Meeting Minutes

T. Machnik requested to make a motion to approve the minutes. This was approved unanimously.

The meeting adjourned at approximately **6:22PM**

Respectfully submitted,
Julie Carlos (Land Use Technician)