

From: [SECOG CGS Referrals](#)
To: [Gary Goeschel](#)
Cc: [Amanda Kennedy](#)
Subject: RE: Holmes Road 8-30g Resubdivision
Date: Thursday, July 9, 2026 12:25:44 PM
Attachments: [image002.png](#)
[image003.png](#)
[first_time_sender_warning.png](#)

 First time sender >

Hi Gary,

I'm reaching out to let you know we have received your referral and we will review.

Best regards,

Taylor Lussier, CZE0 | Planner

tlussier@secogct.gov | (475) 328-1814 direct | (860) 889-2324 main

Southeastern Connecticut Council of Governments

5 Connecticut Avenue, Norwich, CT 06360



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From: Amanda Kennedy <akennedy@secogct.gov>

Sent: Wednesday, July 8, 2026 8:15 PM

To: SECOG CGS Referrals <referral@secogct.gov>

Subject: Fw: Holmes Road 8-30g Resubdivision

Sent from my Verizon, Samsung Galaxy smartphone

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From: Gary Goeschel (East Lyme) <ggoeschel@eltownhall.com>

Sent: Wednesday, 08 July 2026 18:02:38

To: Amanda Kennedy <akennedy@secogct.gov>; Wendy Leclair <wleclair@secogct.gov>

Cc: Heather Clarkson <hclarkson@eltownhall.com>; Michael Carey <mcarey@sswbagg.com>; Brian Bohmbach <benemmy1@yahoo.com> <benemmy1@yahoo.com>; Janet Sutherland <jsutherland@eltownhall.com>

Subject: RE: Holmes Road 8-30g Resubdivision

Amanda and/or Wendy,

Below is a link to the Application materials for the above referenced Subdivision which was referred to the SECOG in the previous e-mail below.

 [Holmes Road - Duvall Partners LLC - Copy](#)

Gary A. Goeschel II

Director of Planning / Inland Wetlands Agent

Town of East Lyme

PO Box 519 | 108 Pennsylvania Avenue | Niantic, Connecticut 06357

Office 860-691-4105 | Fax 860-691-0351

ggoeschel@eltownhall.com

From: Gary Goeschel

Sent: Wednesday, July 8, 2026 5:51 PM

To: referral@secogct.gov; akennedy@seccog.org; wleclair@seccog.org

Cc: Heather Clarkson <hclarkson@eltownhall.com>; Michael Carey <mcarey@sswbagg.com>; Brian Bohmbach <benemmy1@yahoo.com> <benemmy1@yahoo.com>; Janet Sutherland <jsutherland@eltownhall.com>

Subject: RE: Holmes Road 8-30g Resubdivision

Amanda and/or Wendy,

According to my Outlook, the email address provided on the SECOG website for referral, referral@secogct.gov, is no longer valid. As such, I'm sending this email referral to both of you.

I correspond to provide notice of the above referenced application for an 8-30g, 20-lot subdivision of approximately 12.67± acres of land, Zoned RU-200 located on Holmes Road, East Lyme, Assessor's Map#57.0 Lot#30, and to refer the application for your review and comment as it is within 500' of the town boundary. Please note, the Applicant's Application indicates the site is over 500-feet from the Town Boundary. As such, this application was not referred to the SECOG for review upon receipt. However, upon my recent review of East Lyme's parcel data, the site appears to be within approximately 468-feet +/- of the Town Boundary.

The Planning Commission will be conducting a public hearing for the above application on July 14, 2026 at 7:00 p.m. at the East Lyme Town Hall. As such, please forward any comments you may have to me as soon as possible. If you have any questions, please do not hesitate to contact me at (860) 691-4105, or via email at ggoeschel@eltownhall.com. I thank you in advance for your attention to this matter.

Best Regards,
Gary

Gary A. Goeschel II
Director of Planning / Inland Wetlands Agent
Town of East Lyme
PO Box 519 | 108 Pennsylvania Avenue | Niantic, Connecticut 06357
Office 860-691-4105 | Fax 860-691-0351
ggoeschel@eltownhall.com



[Book time to meet with me](#)

From: Gary Goeschel
Sent: Tuesday, June 23, 2026 3:49 PM
To: Janet Sutherland <jsutherland@eltownhall.com>
Cc: Heather Clarkson <hclarkson@eltownhall.com>; Mike Carrey (mcarrey@sswbagg.com)
<mcarrey@sswbagg.com>; Brian Bohmbach <benemmy1@yahoo.com> <benemmy1@yahoo.com>
Subject: Holmes Road 8-30g Resubdivision
Importance: High

Janet,

Although the Application indicates the site is not within 500-ft of the Town boundary, based on my measurement of the distance using the Town's GIS Website, I measured the site being within approximately 463-feet of the East Lyme / Montville town boundary. As such, we need to send referrals to the SECOG and Montville. In addition, I believe there was correspondence from Montville on the previous Zoning application regarding the traffic generation and the adequacy of Holmes Road. As the site appears to be within 500-feet of the Town boundary, please send a referral of the Subdivision to both SECOG and Montville. The referral needs to include the initial 20-lot plan and the revised 11-lot plan, the Drainage Report, and the Design Report which contains the Affordability Plan, along with a copy of the correspondence from Montville to the Zoning Commission. As the Public Hearing is closing in, please send this to the COG and Montville as soon as possible. I do not have the Montville Town Clerk's contact information for the referral but, would you include Dennis Goderre, their Town Planner, dgoderre@Montville-ct.org, and the Assistant Planner, Meredith Badalucca, mbadalucca@montville-ct.org.

Thank you,
Gary

Gary A. Goeschel II
Director of Planning / Inland Wetlands Agent

Town of East Lyme

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