

PLANNING AND ZONING COMMISSION
Regular Meeting

The Lyme Planning & Zoning Commission held a regular meeting on Tuesday, October 13, 2009 at 7:30 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT, 06371

MEMBERS PRESENT: David Tiffany Chairman, Hunter Ward, Steve Mattson, Bob Winslow, Joan Rich, K.C. Mazer, Bernie Gigliotti ZEO and Patsy Turner Secretary.

Regular Meeting

Ashlawn Farms, 78 Bill Hill Road Tax Map 25 Lot 44; Review of the special permit for operation of the farmers market.

Tiffany: There has been public interest with the review of the special permit for operation of the farmers market at Ashlawn Farms. The public is concerned and would like to give their input; a public hearing will be scheduled for November 9th, the seconded Monday of the month.

Gary Reynolds, 264 Hamburg Road Tax Map 27 Lot 23; Review of compliance with agreements of 2007 permits.

Tiffany: A meeting with Reynolds, Gigliotti, and I to review the compliance with 2007 permits was to take place last month; due to issue out of our control the meeting did not happen. A meeting will happen as to try to resolve issues before the November meeting. The commission will review the information from the meeting and make decisions how to resolve the issues.

Gigliotti: If there is a need for a public hearing, that is the way the commission will move forward.

Rich: The issues have to do with the business, the parking lot across the road, and the private residence.

Pembroke House Designs LTD (Allison McCall) 242 Beaver Brook Road Tax Map 45 Lot 10; receive the application for a special permit to enlarge an existing dwelling on Cedar Lake and set the date for a public hearing.

Gigliotti: The completed application has been received and the return notices are all accounted for; a public hearing can be scheduled for November.

Ralph Eno, discussion of potential of purchase of the 95 acre Czikowsky property.

Present at the meeting was Parker Lord and Fritz Gahagan.

Lord: Meetings have taken place having to do with the property; present at meetings were the Nature Conservancy, Land Trust, the bank, and Ralph Eno. The bank is petitioning to the courts to divide the property.

Gahagan: The property is held at this time by 6 owners; the two trusts are bringing forward the petition. The conservancy has obtained a grant to purchase the property and the balance will be paid by the Town of Lyme and the Lyme Land Trust. An appraisal of the property has been prepared by Flanagan and Associates. The action should be done in a timely fashion; there is a court hearing scheduled for November 12th. The Open Space Committee and the Selectmen have acted and the goal for being before this commission is for a recommendation; the next step is a Town Meeting.

Lord: A foundation will be putting up most of the funds for the purchase.

Mattson: The town meeting will take place for the expenditure of funds.

Lord: The title will be held by the Town and the Nature Conservancy.

Gahagan: The Lyme Land Trust will hold the easement; the property will have a Forever Wild Easement, no trails, the property will not shown as open space on town maps, and the property will be left to naturally evolve. There will be invasive species maintenance on the property.

Lord: The property connects with the Mt. Archer and the Jewett Preserve; which creates a large parcel of land.

Gahagan: The goal is that the transaction will be completed by the end of 2009.

Tiffany called for a motion. The motion was moved by Rich that the plan to purchase the 95 acres is consistent with the Town of Lyme's Plan of Conservation and Development, the motion was seconded by Mazer and passed unanimously by all members present.

Old Business N/A

New Business

Cemeteries in Town

Lord: The McCall application has reared thoughts that there is a need for set backs from cemeteries; there are no regulations in place regarding cemeteries and activities within limits of cemeteries. The Town may want to think about setting regulations for such situations. Other surrounding towns may have regulations in place for cemeteries which could be investigated.

Ward: The McCall property will not have excavation of great depths for the proposed septic system.

Lord: The McCall application has brought up curiosity with cemeteries.

Gigliotti: Lord is not opposing the McCall application; his awareness has been raised from seeing the application on the agenda.

Rich: Cemeteries are not part of our regulations.

Gigliotti: Cemeteries are regulated by the State.

Winslow: Setbacks from cemeteries could be put in place, but what distance would be sufficient.

Lord: Most cemeteries in town are old and may not be marked properly and/or marked at all.

APPROVAL OF OUTSTANDING MINUTES

Tiffany entertained a motion to approve the minutes of the September 14, 2009 regular meeting.

The motion to approve the outstanding minutes was moved by Rich, seconded by Winslow, and passed unanimously.

A motion to adjourn at 7:57 p.m. was moved by Rich, seconded by Ward, and the motion was carried.

Respectfully submitted,

Patsy Turner, Secretary