

PLANNING AND ZONING COMMISSION

Regular Meeting

The Lyme Planning & Zoning Commission held a meeting on May 8, 2017 at 7:30 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT, 06371.

MEMBERS PRESENT: David Tiffany Chairman, Steve Mattson, Ross Byrne, Hunter Ward, Phyllis Ross, Kelvin Tyler, Bill Koch, Bernie Gigliotti ZEO, and Patsy Turner Secretary.

Regular Meeting

Estate of Jenny Wood-Muller (Tom Metcalf), 51 Bill Hill Road, Tax Map 32 Lot 2; an application for a split of the property into two lots which will be conveyed to the Wood-Muller children.

Present at the meeting were Tom Metcalf, PE, LS, (representing the applicants) and Rowland Ballek, one of the Trustees of the Wood-Muller Estate.

Metcalf: The Wood-Muller property has frontage on Bill Hill Road and Towns Woods Road and is approximately 6 ½ acres with two dwellings on the property (a principal dwelling and an accessory dwelling). The property will be a split; the parcel on Bill Hill Road will be 3 ½ acres with the main house and the parcel on Towns Wood Road will be 5+ acres with accessory dwelling. The shape factor and the new buildable area requirements from the zoning regulations have been met. There will be a right-of-way access over the smaller parcel. The Town Sanitarian (George Calkins) has issued a letter stating that the septic system meets public health code.

Mattson: Is there an abutting parcel which is also owned by the Wood-Muller Estate?

Metcalf: On record the properties are two separate parcels. The separate parcel which is not being split will be conveyed to one of the Wood-Muller children.

Ballek: There are three children in the family; the family has owned the properties since the 1960's.

Mattson: The 25 foot easement on parcel A, will there be anything stated in the deed.

Metcalf: As long as the properties stay within the Wood-Muller family it is a nonissue. The power to the properties is located at the front of the smaller lot and runs to the larger lot; details are contained in the easement for the parcels.

P. Ross moved a motion to accept the application as presented, the motion was seconded by Tyler, and was passes unanimously.

Authorize a letter to the Board of Selectman in support of purchase of the Johnston property on Norwich-Salem Road.

Mattson (representing the selectmen): The selectman have reached an agreement to purchase the Johnston property, 250 acres. In accordance with State Statute the Planning and Zoning Commission needs to confirm that the purchase follows with the Plan of Conservation and Development of the Town of Lyme; getting all the paperwork in order waiting the State grant to help with the purchase of the property. Then this purchase agreement will go Town Meeting. This property has the highest point in Lyme and has large road frontage on Route 82.

P. Ross: This piece of property fits into the picture that the town is trying to create?

Mattson: This property is contiguous to the Mt. Archer Preserve and the Pleasant Valley Preserve. The Town of Lyme would be the owner of record. The property would be kept as open space with the potential for trails. (The property was shown to the commission using the map located on the table). 1,450,000 was the purchase price; budgeted \$580,000 from State Grant (which may be more), donation of \$200,000 hopefully from Nature Conservancy, \$370,000 from Open Space Fund, and the balance will be in bond; the monies are still being worked through. The property price was negotiated nicely.

Ward moved a motion for the Lyme Planning and Zoning Commission create an authorization letter (the purchase being consistent with the Lyme Plan of Conservation and Development) to the Board of Selectman for purchase of the Johnston property on Norwich-Salem Road. The motion was seconded by Tyler and the motion was passed unanimously.

Joseph Fouquette, 509-1 Hamburg Road, Tax Map 38 Lot 6; cease and desist order for clearing and filling of wetlands within the Eightmile Watershed Overlay District.

Present at the meeting was Joseph Fouquette.

Gigliotti: A concerned citizen reported that filling of wetlands and tree & shrub cutting within the wetlands area had occurred. The property was viewed and some activities have happened in the wetlands area. This property is in the Overlay District for the Eight Mile River. The Wetlands Commission will also see this information. From what was viewed at the property a cease and desist order was issued.

Fouquette: There were previous issues closer to the wetlands in past years. The intent for the area in question was to clean-up the area, remove a boat, and level the ground. More was done to the area than should have been. Most of the work was done last Fall and the wood pile was placed in the area this Spring.

Tiffany: The property should be viewed by this commission.

Gigliotti: That would be a good idea for the commission to get a sense of what occurred on the property. There will be a Wetlands site walk on Monday morning the 15th, the P&Z commission members could attend.

Tiffany: This commission will see this information next month after the site visit.

Continue discussion of regulation changes in support of farming and the setting of a timeline for moving this effort forward.

P. Ross: There is not a lot to report at this point, Janice Ehle/Meyer from RiverCOG was contacted, the subcommittee was not able to organize a meeting as of yet.

R. Byrne: We need to work on examples of what way to move with this.

Tiffany: Janice will be able to create a draft once she has more direction.

Old Business

Gautam

Gigliotti: Discussions have begun back and forth, things are moving in the right direction.

New Business

APPROVAL OF OUTSTANDING MINUTES

A motion was entertained to approve the minutes of the April 2017 Meeting.

Mattson moved the motion and Ward seconded the approval; the minutes were passed.

Steve Mattson's is resigning from the Planning and Zoning Commission

Tiffany: Mattson has been an asset to this commission for over 12 years and will be greatly missed.

Adjournment

The Planning and Zoning Commission meeting was adjourned at 7:57 p.m.

Respectfully submitted,

Patsy Turner, Secretary