

PLANNING AND ZONING COMMISSION
Regular Meeting

The Lyme Planning & Zoning Commission held a meeting on, February 13, 2018 at 7:30 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT, 06371.

MEMBERS PRESENT: David Tiffany Chairman, Ross Byrne, Phyllis Ross, Ann Rich, Hunter Ward, Bill Koch, Bernie Gigliotti ZEO, and Patsy Turner Secretary.

Regular Meeting

Mitch and Cheryl Heffernan 86-1 Ely Ferry Road, Tax Map 16 Lot 36; receive an application for a resubdivision of property and schedule a public hearing.

Gigliotti: The Heffernan application requires a public hearing and is a resubdivision, the application can be received by the commission at this meeting and the public hearing will be scheduled for next month. Tom Metcalf will be at the public hearing to represent the applicants and answer any questions that the commission may have.

Tiffany: This was discussed on a preliminary basis a few months back; the minutes from that meeting can be reviewed, the commission commented the wish for the field on the property to be left untouched.

Keith Czarnecki 255 Beaver Brook Road, Tax Map 44 Lot 32; preliminary discussion of a division of property into two lots.

Present at the meeting was Keith Czarnecki.

Czarnecki: The parcel is approximately 22 acres; the barn house was converted into a home for a family member but she is no longer staying in the house. The neighbor (Baylee Drown) across the street has shown interest in the property. The future for the property is to leave it undeveloped and preserve the land. The application will request a free split of a portion of the land (7 acres); the property will not meet the net buildable requirements, the soils are wonderful for a septic system and well.

Gigliotti: The free split needs to still be verified. The amount of wetlands contained on the parcel being split doesn't meet net buildable area (Section 20.2 can be invoked to make an exception for this property). The piece of property being retained by the applicant does meet requirements. Test holes need to be dug to test the soils, George Calkins (Town Sanitarian) is familiar with the soils in the area.

Tiffany: Can a no further division of the property be attached to the plan?

Czarnecki: There is no intention to further divide the property, so that can be a condition of the approval.

Drown: My mother-in-law plans to grow flowers on the property as part of her retirement.

Byrne: Why is there a concern for a septic system?

Gigliotti: When there is a split of a property the Health Code requires the ability to support a code compliant system with a reserve area.

Tiffany: The commission has the ability to waive the requirements.

Czarnecki: The well on the property has the cleanest water.

Drown: The septic system has been check and is in great shape.

Gigliotti: Once the free spilt is approved both parcels will be code compliant. The house is within the front yard setback. If changes need to be made to the home it would require a variance from the Lyme Zoning Board of Appeals.

New Business

CT Land Conservation Conference

Gigliotti: The conference will be held at Wesleyan University in Middletown on March 17th, there will be many workshops of interest; 1) Doing deals, good farming/land preservation, leasing basics and engaging your farmers. 2) Giving yourself a way out and how to say "no". If anyone is interested let me know if you can attend.

Old Business

Farming Regulations Update

P. Ross: Meetings are continuing to occur with the subcommittee and Fritz Gahagan. It is a slow process but things are moving along.

APPROVAL OF OUTSTANDING MINUTES

A motion was entertained by Tiffany to approve the minutes of the December 2017 Meeting.

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

Adjournment

The Planning and Zoning Commission meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Patsy Turner, Secretary