

PLANNING AND ZONING COMMISSION
Public Hearing/Regular Meeting

The Lyme Planning & Zoning Commission held a meeting on April 9, 2018 at 7:30 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT, 06371.

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

Members present on site walk: P. Ross, A. Rich, and H. Ward.

Public Hearing(continued)

Mitchell and Cheryl Heffernan, 86-1 Ely Ferry Road Tax Map 16 Lot 36; an application for a re-subdivision of property into two separate lots.

Tiffany: The public hearing was left open to allow for commission members to visit the site.

Present at the meeting were the applicant (Cheryl Heffernan), Tom Metcalf, PE, LS, and Attorney John Bennet.

Bennet: The applicants respectfully decline the option from the commission for the house restriction. The application before the commission conforms to the regulations.

Gigliotti: A few members did go out on the site walk before the phone call from Attorney Bennet.

P. Ross: From being on site it was determined that the proposed house site isn't a bad option; the vegetation buffer will block the view of the house from the road. The view from the road will mostly be the horse field and the barn.

Rich: The property is very beautiful; the house site will not obstruct the view of the field.

Ward: From visiting the site there is not a problem with the proposed house site location.

Tiffany called for questions or comments from the public in the audience; with there being no more comments the public hearing was closed at 7:33 p.m. and the regular meeting was opened.

Regular Meeting

Mitchell and Cheryl Heffernan, 86-1 Ely Ferry Rd Tax Map 16 Lot 36; an application for a re-subdivision of property into two separate lots.

Tiffany asked for more discussion from the commission members.

P. Ross: Has any information been received from the Fire Marshal?

A letter from the Fire Marshal was handed to the commission from Mr. Metcalf. The members took a few minutes to review the letter and it was entered into the record.

Tiffany: The topography of the land lends to the corner for the house site.

Tiffany called for a motion.

P. Ross moved a motion to approve the application of Mitchell and Cheryl Heffernan 86-1 Ely Ferry Road for a re-subdivision of the property into two separate lots.

Rich seconded the motion and the motion was carried by all members present.

Bennet to Gigliotti: The restrictions will be documented and sent for the file.

Keith Czarnecki 255 Beaver Brook Road Tax Map 44 Lot32; an application for a split of property and application of section 20.2 (waiver of net buildable area) on one of the lots.

Present at the meeting was Keith Czarnecki.

Gigliotti: George Calkins has been out to the property and test holes have been dug, the test hole data has been added to the plan. Additional information is required before Calkins will submit a letter. (Calkins stated the lot is acceptable but the commission doesn't have it in writing.)

Koch: There is an existing house on the property.

Gigliotti: There is an existing working septic system.

Koch: A condition (waiting on a letter) can be added to the approval.

Tiffany: The Mylar will not be signed until everything is complete. Can the proposed house be kept outside the regulated area and no further subdivision?

Czarnecki: Yes that is doable; there is no interest in encroaching on the regulated area. The property will not be divided in the future.

Gigliotti: The restriction should be attached to the deed.

Tiffany called for a motion.

Koch moved the motion to approve with conditions the free split and the waiving of Section 20.2. The conditions being: 1) waiting on a letter from George Calkins, 2) the restriction on the location of the proposed house (not on the front portion of the 16.6 parcel), and 3) no further subdivision of the lot.

P. Ross seconded the motion and the motion was passed unanimously by all members present.

Ledge Light District

A discussion continued between the members about the proposal for Lyme to become part of the Ledge Light District which would eliminate the position of Town Sanitation. A person from Ledge Light will be at the Town Hall during the Zoning Enforcement Officer's hours. There will be a Town vote on May 17, 2018. The Ledge Light representative will handle sanitarian issues, any possible epidemic, and the Health Director's role. The contract with Ledge Light would be a 2 year agreement.

Update on the revision to the zoning regulations for farming.

P. Ross: The subcommittee is meeting often and is moving along with the revisions.

Old Business N/A

New Business

Michael Lech (111 Cove Road)

Gigliotti: The property is 4.7 acres and is owned by the Lech Family. Their Architect visited the Town Hall. The proposed plan is to remove the existing 6,000 square foot house and construct a new house with a square footage of 25,000. Any structure over 4,000 square feet requires a special permit. The Gateway Commission will be part of this application. The application has not been received as of yet. The approved boat dock has been built on the site.

APPROVAL OF OUTSTANDING MINUTES

A motion was entertained by Tiffany to approve the minutes of the March 2018 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 8:03 p.m.

Respectfully submitted,

Patsy Turner, Secretary