



PLANNING AND  
ZONING COMMISSION

LYME TOWN HALL  
480 HAMBURG ROAD  
LYME, CT 06371

PLANNING AND ZONING COMMISSION  
Regular Meeting

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

MEMBERS PRESENT: Ross Byrne, Chairman, Dave Tiffany, Ann Rich, Kelvin Tyler, Hunter Ward, Bernie Gigliotti ZEO, and Jennifer Thomas, Secretary.

**Regular Meeting**

**The Gateway Commission represented by Melvin Woody; discussion of the emergence of the potential of extremely large homes proposed in the Gateway Conservation Zone.**

Present at the meeting: Melvin Woody, Nancy Fischbach, Torrance Downes

Woody explained that the Gateway Commission was there to seek advice and confer with the Commission regarding the long term threat of large houses being built in the Gateway Conservation Zone. How can we redefine the standards, either by Gateway or within the town, to stem the building of large homes within the conservation zone?

Tyler mentioned that there are other towns within the Gateway Zone that seem to be building at a much higher rate than Lyme.

Fischbach: Some towns do not realize the full impact because they look over the river to Lyme and cannot see what they are doing. It is hopeful that Essex will adopt the standards from 2004 in the coming months. It was emphasized that the Gateway Standards are minimum standards, which the individual towns can make more stringent as they see fit.

Woody is looking for suggestions that will be amenable throughout the eight towns.

Fischbach: Can we look at limiting the façade and amount of glass that faces the river?

Byrne agreed with the idea of limiting these aspects of the design as seen from the river. Limiting house size within a specific zone in town may prove more difficult.

Ward: We should push aggressively to have people comply with the standards.

Tiffany: The standards are well written, and if strictly enforced, can be very effective.

A discussion was had about holding workshops for the town, contractors, and realtors.

Woody questioned what will happen to these very large homes after the current owner no longer wants them. Will they become a burden to the town?

Fischbach reminded the Commission that Gateway does not have the same standards for commercial zones, and urged each town to write standards that make sense for their particular situation.

Gigliotti questioned whether Gateway has a maximum square footage that they would allow.

Fischbach: We are working to quantify some of the standards to be less subjective. Gateway needs to determine whether that should be total square footage or presentation to the river. Perhaps the Gateway Commission can write some suggested guidelines that are more stringent than the current standards. These can be used by the towns on a town by town basis as a reason to be more restrictive in their regulations.

Downes asked the commission whether the 35 foot height restriction might be revisited. Several towns have asked about raising it to 38 or 40 feet.

Tiffany does not agree with this proposed change.

Fischbach reminded the Commission that the Gateway Commission has more impact when it comes to variances, and often will grant the variance, yet many choose not to explore that route.

Byrne thanked the Gateway Commission for their time and expressed that the Commission will discuss what can be done at a future meeting.

**Presentation by the subcommittee on farm regulations.**

This presentation will be moved to a future meeting. Byrne stated that the subcommittee should be ready to present something in the next month or two. The subcommittee would like to have a special meeting at the end of the month, but it may be pushed back. Byrne is hoping to meet with the farmers in town to explain the proposed regulations before bringing it to the public. A notice to the town will be put out via the Town of Lyme Facebook page regarding these proposed changes.

**Discuss other potential changes to the zoning regulations because of recent changes to the Inland Wetlands and Watercourses Regulations.**

Gigliotti explained the changes in the Inland Wetlands and Watercourses Regulations, specifically the removal of jurisdiction over tidal wetlands. He is asking the Planning and Zoning Commission to adopt some of these regulations into their own to give the town more control over these tidal areas, in particular with regards to septic systems.

Tyler asked that Gigliotti present the Commission with the proposed changes.

Byrne asked that Gigliotti present these proposed changes at a future meeting and Gigliotti agreed.

Gigliotti then asked the Commission for input on AirB&B and how the town should handle the emergence of these properties.

A discussion was had about how to police this. Can we put time restrictions on rental properties, restrictions on parking spots, etc.

Byrne called for Gigliotti to have the proposed changes ready to act on at the same time as the agriculture regulations within the next few months.

**Old Business**

**Update on developments on the Lech project, 111 Cove Road, Tax Map 17 Lot 3.**

Gigliotti stated that he believes Lech is no longer moving forward with this project.

**Update on the replanting at 115 Cove Road, Tax Map 17 Lot 2.**

Gigliotti presented the approved planting plan for the Gautam property. The planting is ongoing at this time. An as-built will be given to Gigliotti on Monday and then he will schedule the inspection. If inspection is in accordance with the plan, all claims against the town and Commission will be released. The plantings will be monitored one year from completion to verify the plantings have survived.

**New Business-None**

**Approval of Outstanding Minutes**

A motion was entertained by Byrne to approve the minutes of the August 2018 meeting. Dave Tiffany moved the motion and Ann Rich seconded. The minutes were approved unanimously.

**Adjournment**

The Planning and Zoning Commission meeting was adjourned at 8:49 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary