



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

PLANNING AND ZONING COMMISSION
Public Hearing/Regular Meeting

The Lyme Planning & Zoning Commission held a public hearing/regular meeting on January 14, 2019 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, Phyllis Ross, Bernie Gigliotti ZEO, and Jennifer Thomas, Secretary.

Byrne opened the public hearing at 7:35 p.m.

Public Hearing

Camp Claire, Inc., 15 Oakland Ave. Tax Map 27 Lot 1; a special permit application for a boat dock at Camp Claire to replace a previously unpermitted dock at the camp.

Present at the meeting was Keith Neilson, Docko, Inc.

There were no members of the public present.

Byrne requested that Neilson specifically point out any changes from the materials that were presented at the November 2018 meeting.

Neilson gave the certified mail receipts to the ZEO for the file.

Neilson presented the application, noting the erosion on the point due to wind and ice, and the proposed plan to curb erosion using stones and Coir logs to help the vegetation establish a root system. The dock will be comprised of two 8x16 foot sections placed linearly, as well as a 24 foot access ramp. The dock will exceed the guidelines in two ways. The first is that it will be over 60 feet from the mean low watermark, the guideline being 50 feet, and will exceed the limit of 400 square feet slightly. The DEEP is agreeable to this plan.

Tyler asked for verification that DEEP requested the proposed linear layout to keep the dock away from submerged aquatic vegetation and Neilson confirmed this to be the case.

Neilson: The wall will also be rebuilt, perhaps supplementing or replacing the existing stone, which will be buried behind the wall. An existing wood fence will be replaced with stone.

Erosion and sediment control measures have been noted on the application. The dock and ramp will be removed in the winter.

Tiffany asked how many campers this dock will service, and Neilson stated that the camp has between 1,000 and 1,500 campers in a season.

Tiffany noted that although the proposed dock is slightly outside of the guidelines, it will potentially service 1,000 people in a season. This would not be comparable to a residential dock application that services a single family, and so the special permit would not create a precedent for future dock applications.

Tyler stated that the access to the water, educational benefits, and recreational use this will provide for the camp is very valuable and an important part of the camp.

Byrne suggested that the length of the dock might keep boaters away from the shallow water.

The use of reflectors on the dock was also discussed and is part of the application to the DEEP. Byrne called for any additional questions. With their being none, the public hearing was closed at 7:58 and the regular meeting was open.

Regular Meeting

Camp Claire, Inc., 15 Oakland Ave. Tax Map 27 Lot 1; a special permit application for a boat dock at Camp Claire to replace a previously unpermitted dock at the camp.

Several commission members reiterated that this special permit is a unique circumstance that will serve many people, provide educational experience to young people, and should not be seen as comparable to a private residential dock application.

Byrne entertained a motion. P. Ross moved to approve the special permit as presented by Docko, Inc., Rich seconded, and the motion passed unanimously.

Old Business

Discussion of potential regulation changes.

- a. The commission discussed Appendix F and whether the guidelines should be left as guidelines or seen as regulations. The Commission agreed to keep the language as currently written.
- b. The commission discussed the language to be added to section 14 regarding the approval of septic systems within 200 feet of the tidal wetlands. The commission determined the language should read that the ZEO will have authority to approve the zoning application in these instances and has the option to bring any application to the commission for review at the ZEO's discretion.
- c. The commission discussed possible changes to the regulations regarding short term rentals. Byrne summarized the commission's previous discussion on this and questioned if the town might be liable in future disputes. P. Ross and Rich suggested modifying existing regulations on B&B and accessory apartments might be preferable to creating something new. Some of the language in the existing regulations also may apply to short term rentals. Tiffany questioned whether the commission should add any regulations pertaining to short term rentals at all, and also reminded the commission to be sensitive to the plan of conservation and development, which clearly indicates the town's aversion to promoting tourism. Gigliotti confirmed that because there are no regulations existing currently, short term rentals are not allowed at present. Gigliotti requested specific language be added to the regulations if the commission determines that short term rentals should not be allowed.

New Business

Gigliotti passed out a brochure to the commission members for an upcoming seminar concerning land use.

Approval of Outstanding Minutes

A motion was entertained by Byrne to approve the minutes of the November 2018 meeting. Tiffany moved the motion, seconded by Tyler, and the minutes were approved unanimously.

Adjournment

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary