



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

PLANNING AND ZONING COMMISSION
Public Hearing/Regular Meeting

The Lyme Planning and Zoning Commission held a public hearing/regular meeting on April 8, 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 7:37 p.m.

Public Hearing

William Martin, 30-1 Brockway Ferry Road Tax Map 9 Lot 5; a special permit application for a boat dock on the Connecticut River.

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

There were no members of the public present.

Neilson presented Gigliotti with the certified mail return receipts that have been received.

Neilson presented the proposed plan for a boat dock. The plan has been approved by DEEP and the Army Corps of Engineers. The dock will be a 4x100 fixed pier with a boat lift, personal watercraft lift, and utilities. It will be located in the most suitable area in terms of access from both the water and the land.

Tyler and Tiffany asked for clarification that during low tide the boat would not have water underneath it.

Neilson stated that is correct, and the boat would be on the boat lift when not in use. The boat would be usable during two-thirds of the tidal cycle. DEEP has been clear that a permit does not guarantee use of the dock through 100% of the tidal cycle, and this would be an example of that.

Tyler asked what would happen if the creek shifts west towards the dock and the dock blocks access to Joshua Creek.

Rich asked who would be responsible for addressing this potential problem.

Neilson stated that in that case, boats would have to navigate around the dock. However, that is not the prevailing wind direction, and the creek has historically taken a route farther away from the dock.

Neilson stated he would not anticipate a shift in the creek toward the dock would occur often or be long-lasting, but temporary due to a storm.

Neilson stated that at low tide the creek is less than a foot deep and is not navigable to boats farther up the creek anyway.

Tiffany asked for an explanation on the proposed lighting.

Keith explained that the lighting will be low-powered and on a timer. There will be 12 lights on the pier, facing down.

Byrne asked what the plan is for the path to the dock.

Neilson stated that there is a current woods road leading to the outwash plain of Joshua Creek. There are no current plans to light the path.

Byrne expressed concern of future lighting of the pathway, and Gigliotti stated that the commission could address their concerns as a condition of approving this application.

Rich asked if there has been any discussion about the environmental impact of a boat resting on the sand at low tide.

Neilson stated that the sand there is not well consolidated, but that the boat will be on the lift when not in use.

Byrne called for any additional questions. Byrne closed the public hearing and opened the regular meeting at 7:55 p.m.

Regular Meeting

Tiffany commented that the explanation on the lighting in the narrative should be added to the plan drawing.

Byrne stated he is concerned that if the owners light the path in the future the lights might be hazardous to boat navigation. A condition to keep future path lights similar to the lighting on the dock would insure this would not be an issue.

Tiffany questioned whether the commission can put a time limit on the timer for the lights.

Byrne made a motion to approve the special permit application with two conditions. The first condition being that the lighting explanation on the narrative with regards to the type and the timer be added to the plan. The second condition being that should lighting be added to the path in the future, it will be comparable to the dock lighting with regards to wattage, timer and orientation. Tiffany seconded the motion, and the application was approved unanimously.

Old Business

Gigliotti updated the commission on the status of the farm regulations. Gigliotti stated that he spoke with Attorney Gahagan and he plans to have something ready for the May meeting.

New Business

Byrne stated that he has been approached by Selectman Mattson to look for a Lyme representative to sit on the Lower Connecticut River Valley Council of Governments planning commission and asked the commission members to consider filling the vacancy.

Approval of Outstanding Minutes

A motion was entertained by Byrne to approve the minutes of the January 2019 meeting. Ross moved the motion, seconded by Tiffany, and the minutes were approved unanimously.

Adjournment

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary