



PLANNING AND  
ZONING COMMISSION

LYME TOWN HALL  
480 HAMBURG ROAD  
LYME, CT 06371

PLANNING AND ZONING COMMISSION  
Regular Meeting

The Lyme Planning and Zoning Commission held a regular meeting on June 10, 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, Hunter Ward, Phyllis Ross, Bernie Gigliotti, ZEO, and Jennifer Thomas, Secretary. Also present: First Selectman Steve Mattson

Several members of the public were also present

**Regular Meeting**

**Sunset Vineyard, 5 Ely Ferry Rd, Tax Map 25 Lot 21; discuss modification of their Special Permit regarding potential expansion of operating hours and possibly 3 to 5 events per year.**

The Chairman stated that the applicant could not be present, and the discussion will be postponed until a future meeting.

**Old Business**

**Further discussion of regulations needed regarding AirBNB**

Byrne reminded the commission members of the points discussed previously, including restricting the number of days, owner occupancy of the property, potential to tie to existing Bed and Breakfast regulations, safety and health inspection concerns, supplementing income, etc.

Following discussion, it was agreed that Byrne would reach out to the health district, Rich would contact Old Lyme ZEO for any regulations the town has on short term rentals, and Tiffany would review the Lyme Planning and Development Survey.

First Selectman Mattson reminded the members to consider hotel tax and whether short term rentals would be required to register as home businesses as well.

**Update on Farming Regulations**

Present: Attorney Fritz Gahagan

Byrne invited Mr. Gahagan to present the first draft of the farm regulations, which the farming regulations committee has been working on for several months. The purpose of the presentation tonight is to get a first look at the proposed regulations with the intent that the commission will be reviewing and revising during upcoming Planning and Zoning meetings. Byrne reminded those present that the commission is early in the process, and there will be several drafts before the commission is prepared to bring the proposed regulations to public hearing.

Gahagan gave a presentation to the commission, reviewing the draft of the farming regulations and discussing purpose, definitions, and the tiered approach of permitting based on intensity. Gahagan expressed the town's desire to retain its farmland and support Lyme farmers. Byrne and the commission thanked Gahagan for his extensive work thus far. Byrne called for members to review the materials presented prior to next month's meeting. Byrne will also distribute copies of the materials provided to town farmers in order to receive their feedback for the next meeting.

#### **New Business**

#### **Open discussion regarding how best to proceed with control of reflectivity of large squared footage of glass walls along the Gateway and the potential for similar problems arising from solar panel installations**

Gigliotti asked the commission to discuss the potential for reflectivity issues concerning homes on the Gateway with a large percentage of glass walls and/or solar panels. The potential concern of the solar panels was brought to his attention by a Lyme resident. The commission members agreed to research if other towns have adopted any similar regulations, and whether these regulations are necessary. The discussion will continue at a future meeting.

#### **Approval of Outstanding Minutes**

A motion was entertained by Byrne to approve the minutes of the April 2019 meeting. Tiffany made the motion, seconded by Rich, and the minutes were approved unanimously.

#### **Adjournment**

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary