



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 August 12, 2019 at 7:30 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

MEMBERS PRESENT: Ross Byrne, Chairman, Dave Tiffany, Hunter Ward, Phyllis Ross, William Koch, Bernie Gigliotti, ZEO, and Jennifer Thomas, Secretary.

Several members of the public were also present.

**Regular Meeting**

**Sunset Hill Vineyard, 5 Ely Ferry Road, Tax Map 25 Lot 21; an application for modification of their special permit regarding potential expansion of operating hours.**

Present: Matt Caruso and Donna Moore

Byrne stated that the application requests to expand operating hours to include every Friday from the 1<sup>st</sup> of July through the last day of September with the hours 12 p.m. to 6 p.m. This is an additional 13 days per year, bringing the total number of operating days per year from 54 to 67.

Byrne asked if certified notification letters had to be sent to abutting neighbors, and Gigliotti stated that they did not need to be sent.

Caruso reiterated that they would have normal tasting hours and are not asking for any additional activities on those days.

Ross stated that during the initial permitting process there was some concern about the traffic pattern and how this would influence the neighborhood. To her knowledge the operation has not had a negative affect on the neighborhood and there have not been any complaints in that regard.

Tiffany questioned whether any complaints had been brought to the Zoning Enforcement Officer and Gigliotti stated that he has not had anyone complain.

Byrne stated that according to section 12.9 of the Planning and Zoning Regulations, minor modifications that do not materially alter the special permit as determined by the commission may be approved by the commission without a public hearing.

Byrne called for a motion to approve the application as presented.

Ross moved to approve the application as presented without a public hearing because of the minor nature of the expansion, Koch seconded, and the motion was carried unanimously.

**Old Business**

**Update on Farming Regulations**

Byrne stated that Fritz Gahagan has been working on modifying the regulation draft based on the comments from the last meeting. Byrne presented the commission with a handout that included some additional language regarding signage and parking that will be worked into the regulation draft.

**New Business**-None

**Approval of Outstanding Minutes**

A motion was entertained by Byrne to approve the minutes from the July 2019 meeting. Ward made the motion, seconded by Ross, and the minutes were unanimously approved.

**Adjournment**

The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary