



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 December 9, 2019 at 7:30 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

MEMBERS PRESENT: Bernie Gigliotti, Chairman, Bill Koch, Dave Tiffany, Ann Rich, Phyllis Ross, Carol House, Hunter Ward, Ross Byrne ZEO, and Jennifer Thomas Secretary

Regular Meeting

Elect new Chairman and Vice Chairman of the Planning and Zoning Commission.

Acting as outgoing chairman, Byrne opened the meeting at 7:30 p.m. and called for a motion to elect a new chairman.

Ross made a motion to elect Gigliotti as chair, seconded by Rich and the motion carried.

Byrne called for a motion to elect a new vice chairman.

Gigliotti made a motion to elect Tiffany as vice chairman, and Tiffany declined.

Tiffany made a motion to elect Bill Koch as vice chairman. Byrne asked for any further nominations from the commission and there were none. Ward seconded the motion, and the motion passed.

Gigliotti assumes the role of chair from Byrne.

1859 Associates, LLC (Reynolds Subaru), 287 Hamburg Rd, Map 27 Lot 46, continue discussion from last month regarding the rectification of improper cutting of shrubbery in front of the off-site dealership parking per prior approved conditions.

Present at the meeting: Tom Reynolds, Kathryn Wayland, and Hayden Reynolds

Gigliotti stated that at the previous meeting it was discussed that commission members would complete a site visit of the property and asked for comments from those members who went to the site.

Ward stated that he does not think the site looks bad.

Ross agrees with Ward for the most part and stated that there are a couple of areas that are a bit scruffy and could use a little improvement.

Rich agreed and stated there are a few trees that look like they may be dying and they might want to replace them.

Koch states that it looks good and suggested boxwood along the fence and replanting the ivy in the back.

T. Reynolds stated they are hesitant to put boxwood along the fence because it is easier to mow and maintain with the grass along the fence.

Wayland added that boxwood can be prone to disease and dieback. The Boston ivy is not deciduous and should come back.

T. Reynolds gave the commission photographs of the current landscaping to enter into the record.

Gigliotti stated that the plantings were a condition of the previous permit, but he is hearing that the commission is fine with the changes that have been made.

Tiffany commented that the original approval was a special permit with a public hearing and questioned whether a major change to the approval would also require a public hearing for approval of the modification.

Gigliotti stated that under the current regulations, if the changes are considered minor in nature, the commission can approve the modification without a public hearing.

Byrne stated that there were prior modifications to the original approval that the commission approved without a public hearing.

Ross stated that the lack of a record of what was planted has been a problem and questioned how the commission would know what landscaping exists currently, if in the future there are other issues.

Gigliotti stated that photographs of the existing landscape were placed into the record at this meeting, and those would be the reference for any future questions that arise.

Gigliotti called for a motion.

Koch made a motion that the changes are minor in nature and that the board does not need to take any action at this time, with condition that the current landscape be adequately maintained. Tiffany seconded the motion, and with no further discussion the motion was carried.

Old Business

Short term rental discussion

Byrne let the commission know that he would be working on drafting some possible regulations for the chair and commission to review. The commission discussed the email sent by Rich to the commission regarding a legal bed and breakfast that is offering classes and services beyond what is permitted.

New Business

Macintosh Bridge

Byrne let the commission know that Planning and Zoning might be involved with the rebuilding of the MacIntosh Bridge.

Gigliotti stated that the Planning and Zoning commission has not, as far as he is aware, been involved in any permitting for reconstruction or maintenance of bridges. Gigliotti suggested Byrne speak with Pat Young, director of the Eightmile River Wild & Scenic Watershed, to see if Planning and Zoning should be involved and Byrne agreed to reach out to her.

Update on 115 Cove Road, Vibha Gautam

Byrne updated the commission on a new complaint regarding a new fence which exceeds the height limit and encroaches into the side yard setback.

Continued discussion of potential planning opportunities by commission

Koch reiterated that he would like to have the commission appoint a committee to be a liaison between the commission and the Board of Selectmen about planning issues. After discussion, it was agreed that Koch will assume a liaison position and approach the Board of Selectmen to

post a request for volunteers interested in working on these planning opportunities on the Town website.

Approval of Outstanding Minutes

A motion was entertained by Gigliotti to approve the minutes from the November 2019 meeting. Ward made the motion, seconded by Rich, and the motion carried.

Adjournment

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,
Jennifer Thomas, Secretary