



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 January 13, 2020 at 7:30 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

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

Gigliotti opened the public hearing at 7:30 p.m.

Public Hearing

William and Jennifer Hutton; an application for a special permit to construct a boat dock in outer Hamburg Cove at 100-8 Joshuatown Rd, Tax Map 18 Lot 34.

Present: William and Jennifer Hutton, and Keith Neilson of Docko, Inc.

Neilson presented the ZEO with the certified return receipts from the abutting neighbors and one letter of support from a neighbor.

Neilson gave a presentation explaining the proposed project to the commission. The dock has been reoriented to avoid some rare and endangered subaquatic vegetation that was found at the site. The proposed plan has been approved by Department of Energy & Environmental Protection (DEP) as well as the Lyme Harbormaster. The site plan includes the sediment and erosion control notes. The plan includes high intensity retro reflective tape and a small amber solar-powered light for safety. A few examples of the solar lights were presented to the commission. The light would be a one watt, battery powered light and be omnidirectional so as to be seen from any angle. There would also be downcast edge lighting for safety along the path. These lights are on a timer that automatically turn off after 15 minutes.

Tiffany asked Neilson if the light was visible from a mile away and Neilson stated that is correct. Tiffany stated that he did not recall seeing this light as part of any previous Docko, Inc. applications and Neilson stated that the light has been presented to the commission on prior applications.

Tiffany questioned whether the reflective tape has been used by Docko, Inc. in the past, and Neilson stated there were several in other towns that have used the reflective tape.

Gigliotti asked if the navigation light would be needed if the tie off piles were omitted.

Neilson stated that the marker light and reflective tape are not required as part of the DEP approval and could be removed if the commission objects.

Gigliotti asked whether the location of the dock will adversely impact the new dock being put in at Camp Claire, which is directly across from this site.

Neilson stated that it will not be affected as the docks are facing different directions and there will not be any impact on boating patterns or navigation.

Gigliotti called for any further questions from the committee, and any questions from the public.

Gigliotti closed the public hearing at 7:52 p.m. and opened the regular meeting.

Regular Meeting

William and Jennifer Hutton; an application for a special permit to construct a boat dock in outer Hamburg Cove at 100-8 Joshuatown Rd, Tax Map 18 Lot 34.

Gigliotti asked if there were any additional comments or questions from the commission and called for a motion to approve the application as presented.

Tiffany added that he would amend the approval to omit the solar powered marker light from the proposed plan.

Tiffany made a motion to approve the application as submitted minus the solar powered light.

Ross seconded the motion, and Gigliotti asked for any further discussion.

Koch asked whether omitting the light would be a safety concern, and Tiffany and Gigliotti stated that not having the lights has not been a problem to boaters in the past.

The motion passed unanimously.

Old Business

Continue planning opportunities discussion.

Koch presented the commission with a photograph of a bridge in Salem and commented that he enjoyed the stonework and look of the bridge. He has forwarded the photos to the First Selectman.

Ross questioned whether this type of planning is within the purview of the commission.

Gigliotti stated that he spoke with the First Selectman who recommended that the commission not create a subcommittee, but rather Koch can work directly with the Board of Selectmen and keep the commission updated.

Byrne reported that he placed a call to Pat Young of the Eightmile River Wild and Scenic Watershed to get her opinion on the Planning and Zoning Commission's possible role in future bridge work.

Several other possible projects were discussed, including the landfill entrance and guardrails.

New Business

Gigliotti stated that the Board of Selectmen has asked for a volunteer from the Planning and Zoning Commission to fill the vacant spot on the Open Space Commission. After discussion, the commission agreed to table this item until the next meeting.

Approval of Outstanding Minutes

A motion was entertained by Gigliotti to approve the minutes of the December 2019 meeting.

Tiffany moved the motion, seconded by Ward, and the minutes were approved unanimously.

Adjournment

The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary