



PLANNING AND  
ZONING COMMISSION

LYME TOWN HALL  
480 HAMBURG ROAD  
LYME, CT 06371

LYME PLANNING AND ZONING COMMISSION  
Regular Meeting

The Lyme Planning and Zoning Commission held a virtual regular meeting on Monday July 13, 2020 at 7:30 p.m.

MEMBERS PRESENT: Bernie Gigliotti Chair, Hunter Ward, Phyllis Ross, Carol House, Ann Rich, William Koch, Dave Tiffany, and unseated alternates Humphrey Tyler, Mary Stone, William Fiske. Ross Byrne ZEO and Jennifer Thomas, Secretary  
Several members of the public were also present

**Regular Meeting**

The meeting was called to order at 7:08 p.m.

**Old Business-Discussion of Short-Term Rental Regulations**

Several letters of concern were received from members of the public and distributed to the commission for review.

Gigliotti stated that short term rentals are an emerging issue in many municipalities including Lyme and the commission has been discussing the issue including what, if any, regulations should be drafted.

Ross stated that the letters received provided thoughtful insight and Byrne's drafted regulation suggestions addressed many of the concerns but could be beefed up. Ross suggests a six-month moratorium would be appropriate in light of current circumstances to allow the commission time to draft appropriate regulations.

Fiske agrees with a moratorium and additionally suggests a cease and desist letter be sent to the owners of 26 Old Hamburg Road considering the complaints received by the neighbors. Stone agrees and also believes that it is important to consider what a property can bear in terms of septic, parking, etc.

House commented that she also agrees with a cease and desist letter, especially in light of the COVID-19 crisis and the neighbors' concerns.

The commission discussed and agreed that a cease and desist should be sent to 26 Old Hamburg Road. Byrne will check with Mike Carey, attorney for the ZEO, to determine the correct wording for the cease and desist. The commission also agreed that a moratorium should be pursued if possible.

The commission discussed possible regulations including requirements for acreage, parking, and owner or owner representative on premises.

Byrne reviewed some materials sent by Dave Roberge, Lyme Fire Marshall, regarding other towns regulations. The idea of different tiers depending on the type of rental was discussed, with an annual license.

Rich suggested the regulations should be streamlined to make monitoring and enforcing feasible for the town.

Gigliotti stated that the commission seems to be in agreement on several items, and asked Byrne to speak with Mike Carey as soon as possible to draft a cease and desist for 26 Old Hamburg Road. He should also consult with him and report back on the legal process of enacting a moratorium on short term rentals as well as consulting with RiverCOG. The commission members should review the draft regulations and come up with specific changes and additions for the next meeting.

Ross inquired about the status of 12 Old Hamburg Road, which was mentioned in one of the letters received. Byrne and Gigliotti reassured the commission that the owner of the property has been in contact with the town and that plans are underway to clean up the property.

Koch gave an update on the concrete wall near 239 Hamburg Road. He has reached out to CT DOT and the engineer that handles issues in our region as well as the owner of the property. He will keep pushing CT DOT to replace the wall. Gigliotti added Koch should push the safety and scenic road designation as a way to get the state to address it.

Ross inquired if there has been any progress with the draft agriculture regulations. Byrne and Tiffany both stated that they spoke with Mr. Gahagan last week and he said that he was working on them.

#### **New Business-None**

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

A motion was entertained by Gigliotti to approve the minutes of the March 2, 2020 meeting. Ross made the motion, seconded by Rich, and the minutes were approved.

#### **Adjournment**

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary