



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING AND ZONING COMMISSION
Virtual Regular Meeting

The Lyme Planning and Zoning Commission held a virtual regular meeting on Monday, March 8, 2021 at 7:30 p.m.

MEMBERS PRESENT: Bernie Gigliotti Chair, Carol House, Dave Tiffany, William Koch, Phyllis Ross, William Fiske, Mary Stone (seated alternate), Humphrey Tyler (unseated alternate), ex-officio member First Selectman Steven Mattson, Ross Byrne ZEO, Jennifer Thomas Secretary.
Absent Members: Ann Rich

There were several members of the public present.

Gigliotti called the meeting to order at 7:36 p.m.

Seat Alternate Member

Alternate member Mary Stone was seated for absent regular member Ann Rich.

Gigliotti announced that after 24 years of service, Hunter Ward has stepped down as a member of the Planning and Zoning Commission. William Fiske has been appointed to fill the position until the end of the expired term.

Old Business

Update on MyLan and Peter Sarnier, 100-1 Joshuatown Road, Tax Map 17 Lot 26 concerning a special permit to enlarge an existing dock to include a deck sitting area within the Conservation Zone abutting Hamburg Cove.

Byrne provided the commission with an update on the status. He received a response from DEEP that a DEEP representative has completed a site visit with the owner. They will issue a notice detailing a remediation plan, including removing the stone and restoring the area, as well as modifying the enlarged deck area to a structure in line with current Lyme regulations. Byrne will provide additional details when an official letter has been received from DEEP. Byrne also stated that he has received an email with photos from a neighbor who is concerned about the lack of action on this issue. The email was read aloud and Byrne stated that a response has been sent.

Tiffany said that he has also heard from at least three neighbors regarding this property with similar concerns as the writer of the email.

Gigliotti stated that he has received an update on the Birch Mill Bridge project. The First Selectman has informed him that the project will be delayed one year because DOT has not secured funding. This will give the commission ample time to review the project before a written report to the Board of Selectman is due.

Update on Short Term Rental regulation from working group.

Stone submitted the most recent version of the proposed ordinance to the commission members, which included modifications according to the comments and concerns made by the members where possible.

Stone reviewed each section of the document with the commission, noting the changes that had been made and the comments which prompted the changes.

The members agreed to several modifications to the document during the meeting.

Upon completion of the review, Gigliotti called for a motion to approve the language of the proposed ordinance for inclusion in the agenda for the town meeting for adoption by the town. Stone made the motion, seconded by Fiske.

Discussion followed pertaining to process. Stone noted that the document will be sent to the planning and zoning commission counsel for review. Any recommendations will be reviewed by the commission and a final version will be approved and sent to the Board of Selectmen. The commission hopes to include the ordinance for vote at the annual Town Meeting held by the Board of Selectmen.

The motion passed unanimously.

New Business

Discussion on Listening Session Hosted by State Senator Norm Needleman with Planning and Zoning Commission Members of the 33rd Senate District

Gigliotti stated that a listening session will be hosted by Senator Norm Needleman on March 10th. The chairs and vice chairs will have a few moments to voice concerns, and Gigliotti is looking for the members feedback on what they believe is important to Lyme.

Several members noted they have emailed Gigliotti with their suggestions and concerns already.

Discussion included the issue of Affordable Housing and a reluctance to see the State implement zoning policies on a state level, taking control away from individual towns.

Approval of Outstanding Minutes from the February 8, 2021 meeting

Gigliotti called for a motion to approve the minutes from the February 8, 2021 meeting. Tiffany made the motion, seconded by Ross, and the motion carried.

Adjournment

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary