



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION
Virtual Public Hearing/Regular Meeting
April 12, 2021 at 7:30 p.m.

Virtual Public Hearing/Regular Meeting on Monday April 12, 2021 at 7:30 p.m. To obtain access to this meeting, contact Jen Thomas jen@townlyme.org prior to 4:00 p.m. on the date of the meeting.

1. CALL TO ORDER

2. PUBLIC HEARING

- a. The property of Rana Kardestuncer and Dan Heasman, 111 Cove Road, Tax Map 17, Lot 3 concerning a special permit to rebuild and expand existing primary dwelling including the addition of a garage/guest room and renovate existing out-buildings. The vertical expansion of the primary dwelling is partially within the 100 ft. buffer of the Conservation District and the total combined floor area exceeds the limit of 4000 sq. ft. requiring a special permit per Chapter 315, Article 14.4. In accordance with Chapter 315, Article 13.3.D., a Coastal Site Plan review is required for residential structures within 100 ft. of the coastal resource.

3. REGULAR MEETING

- a. The property of Rana Kardestuncer and Dan Heasman, 111 Cove Road, Tax Map 17, Lot 3 concerning a special permit to rebuild and expand existing primary dwelling including the addition of a garage/guest room and renovate existing out-buildings. The vertical expansion of the primary dwelling is partially within the 100 ft. buffer of the Conservation District and the total combined floor area exceeds the limit of 4000 sq. ft. requiring a special permit per Chapter 315, Article 14.4. In accordance with Chapter 315, Article 13.3.D., a Coastal Site Plan review is required for residential structures within 100 ft. of the coastal resource.
- b. An informal presentation by Attorney Bleasdale of the firm Waller, Smith and Palmer, representing the Lyme Land Conservation Trust concerning a use of land zoned rural and located on Macintosh Road.

4. OLD BUSINESS

- a. Discussion on Short Term Rental regulation, Attorney Carey's comments, First Selectman's comments, and direction forward.

5. NEW BUSINESS

- a. Question from Gateway Commission; Is Lyme open to adoption of new Gateway standards relating to site lighting from exterior and interior sources?
- b. The new owners of 100-5A & B on Joshuatown road will be applying for multiple special permits to renovate and expand or demo existing buildings. Total floor area exceeds the 4000 sq.ft. requirement in the Conservation District. There is a scenic easement with the State noted in the deed. That easement was brokered by the Gateway Commission years ago and the owners are waiting for an interpretation of the deed in relation to a carriage barn/accessory apartment they want to build replacing an existing garage.

6. EXECUTIVE SESSION

- a. Commission to discuss possible litigation.

7. Approval of Outstanding Minutes of the March 8, 2021 meeting.

8. ADJOURNMENT

Review packages will be sent electronically to the commission. Hard copies are also available at the Town Hall.