



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION
Virtual Regular Meeting
May 10, 2021 at 7:30 p.m.

Virtual Regular Meeting on Monday May 10, 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. CONTINUATION OF PUBLIC HEARING-Below Application will be postponed until next month.**

Continuation of public hearing for 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 Brion Bonkowski, 27 Ely Ferry Road, Map 25, Lot 19, an informal presentation and preliminary discussion of a First Lot Division per Chapter 315, Article 10.6 and difficulties meeting net buildable area without an exception allowed under Article 20.2.
- 4. OLD BUSINESS**

Review of Short-Term Rental regulation and update.
- 5. NEW BUSINESS**

Informal discussion of cutting restrictions within the Conservation District.
- 7. Approval of Outstanding Minutes** of the April 12, 2021 meeting.
- 8. ADJOURNMENT**