



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING AND ZONING COMMISSION
Public Hearing/Regular Meeting
June 14, 2021
7:30 p.m.

Public Hearing/Regular Meeting on Monday June 14, 2021 at 7:30 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme CT 06371.

- 1) Call to Order
- 2) Public Hearing
 - a) 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. **Application has withdrawn application.**
 - b) The property of Cynthia and Gerry Beers, 182 Beaver Brook Road, Tax Map 44 Lot 22, concerning a special permit required per Chapter 315, Article 19.3.C(8) and 19.5.A(7), septic system expansion within the Eight Mile Overlay District.
 - c) The property of Kim and Kevin Hecht 100-5B Joshuatown Road, Tax Map 17 Lot 23, concerning a special permit for the replacement and relocation of existing garage with a barn/carriage house including an accessory apartment. The total combined floor area on the property exceeds the limit of 4000 sq. ft. requiring a special permit per Chapter 315 Article 14.4.
- 3) Regular Meeting
 - a) The property of Cynthia and Gerry Beers, 182 Beaver Brook Road, Tax Map 44 Lot 22, concerning a special permit required per Chapter 315, Article 19.3.C(8) and 19.5.A(7), septic system expansion within the Eight Mile Overlay District.
 - b) The property of Kim and Keven Hecht 100-5B Joshuatown Road, Tax Map 17 Lot 23, concerning a special permit for the replacement and relocation of existing garage with a barn/carriage house including an accessory apartment. The total combined floor area on the property exceeds the limit of 4000 sq. ft. requiring a special permit per Chapter 315 Article 14.4.
- 4) Old Business
 - a) Discussion on how the State Bill HB6107 will affect Lyme's efforts to control Short Term Rentals.
 - b) Update on 66-2 Ely Ferry Road, replanting of trees to replace those allowed to be cut within the Conservation District buffer zone.
- 5) New Business
 - a) Discussion on zoning permit issued to 1859 Associates, Gary Reynolds Jr. for the construction of a personal use storage building measuring 60 ft. x 120 ft. at 287 Hamburg Road. The permit specifically states, approved for personal use only, no commercial use allowed.
- 6) Approval of Outstanding Minutes of the May 10, 2021 meeting.
- 7) Adjournment

There are review packages to pick up.