



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 regular meeting on Monday September 13, 2021 at 7:30 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme CT 06371.

MEMBERS PRESENT: Bernie Gigliotti Chair, Dave Tiffany, Kristina White, Phyllis Ross, Carol House, William Fiske, seated alternate Fritz Gahagan, and unseated alternates Mary Stone and Humphrey Tyler, Ross Byrne ZEO, and Jennifer Thomas Secretary
Absent Members: William Koch

Gigliotti called the meeting to order at 7:33 p.m.

Seat Alternate Member

Gahagan was seated for absent regular member Koch.

Regular Meeting

Old Business

Short Term Rental regulations discussion

House stated that she has incorporated the comments from the last meeting into the draft regulations and ordinance, and included a section on enforcement based on information provided by Attorney Mike Carey. After a discussion with Dave Roberge, Fire Marshall, she also added language regarding safety and inspections related to the fire code. House is waiting for comments from Roberge on the updated draft.

Gahagan pointed out that fire code may change over time, and offered language to address this in the regulation.

House stated that she would like to move forward and send the draft to the Board of Selectmen and Attorney for review.

Gigliotti said that he has found issuing citations for wetlands issues to be problematic in the past and has concern that planning and zoning will have the same issues. He would prefer to see enforcement in line with the current regulations, including verbal warnings, notices of violation, and cease and desist orders. The commission discussed and agreed that using the existing form of enforcement would be preferable.

Gahagan pointed out several consistency issues with the language in the proposed regulations, and House will address these in the next draft.

The commission also discussed incorporating more of the original bed and breakfast regulation into the new short term rental regulation, including lighting and parking requirements. The

commission also discussed requiring a special permit for lots under one acre and concerns regarding shared driveways.

Byrne and House agreed to meet with Roberge to clarify what should be included with respect to the fire code and House agreed to make adjustments to the draft based on this meeting's discussion.

Agricultural regulations discussion

Gahagan suggested that a separate meeting be scheduled to discuss the proposed agricultural regulations and the commission agreed. A Special Meeting will be scheduled for Monday October 25th at 6:30 p.m. via Zoom to discuss the proposed agricultural regulations.

New Business

Discussion on proposed administrative regulation changes

Byrne asked if the commission had questions or comments regarding the administrative changes he sent for review. Gahagan proposed one additional change, which was reviewed and accepted by the commission.

Regulation changes required per CT Public Act No. 21-29

Byrne stated that the commission can discuss this Public Act further at a future meeting, but he wanted to make the commission aware of several deadlines that may require action by the town.

Approval of the minutes from the August 9, 2021 meeting.

Gigliotti called for a motion to approve the minutes from the August 9, 2021 meeting. Fiske made the motion, seconded by House, and the motion carried with one abstention by Gahagan.

The board discussed and agreed to move meetings to a virtual format beginning with the next regularly scheduled meeting.

Adjournment

The meeting was adjourned at 10:12 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary