



PLANNING AND  
ZONING COMMISSION

LYME TOWN HALL  
480 HAMBURG ROAD  
LYME, CT 06371

LYME PLANNING AND ZONING COMMISSION  
Virtual Special Meeting

The Lyme Planning and Zoning Commission held a virtual special meeting on Monday October 25, 2021 at 6:30 p.m.

MEMBERS PRESENT: Bernie Gigliotti Chair, Phyllis Ross, Carol House, William Fiske, Kristina White, David Tiffany, and unseated alternates Mary Stone and Humphrey Tyler, Ross Byrne ZEO, and Jennifer Thomas Secretary  
Agriculture Regulation Subcommittee Members Baylee Drown and Bill Farrell present  
There were several members of the public present

Gigliotti called the meeting to order at 6:43 p.m.

**Special Meeting**

**Discussion of Proposed Agricultural Regulations**

Gigliotti asked Ross to recap the progress that the subcommittee has made to date. Ross reviewed with the commission that the process began four or five years ago after the commission realized regulations were needed to protect farming and farmland in the town. The subcommittee worked to craft regulations that will allow certain activities as-of-right, while increased intensity will require increased oversight, including a permit and then a special permit.

Gigliotti asked Gahagan to review the proposed regulations with the commission. Gahagan began by reviewing the broad purpose of the regulations. The town is working to protect the remaining agricultural lands in the town while allowing farmers to have a commercially viable business, which has shifted from wholesale agriculture to smaller farms with value-added services. The commission is working to create an affordable fee structure to the permitting processing with the ability to waive or modify requirements to ease the burden on the farmer.

The commission discussed the proposed definitions that will be added to the regulations, reviewing terms including farm market, farmer's market, agricultural processing, and agricultural-related recreational activities. The commission also discussed the potential of adding to the definitions, including defining "seasonal," "zoning permit," and "special permit." Farrell stated that he felt the subcommittee has made a lot of progress and said that he will email his comments to the commission for review.

White questioned whether these regulations would cover cider production, breweries, or other alcoholic drink production.

Drown said that she would like to see the farm-to-table limit increase from three to six per year without a special permit.

The commission discussed the new proposed section of 8.6 in detail. Discussion included the inclusion of sawmills, plant nurseries, annual plant sales, the number of recreational uses occurring within a year, as well as number of employees and seasonal housing requirements. Farrell expressed concern with the restrictions placed on properties with shared driveways. He is concerned that requiring approval from all neighbors may keep some farmers from using their land.

Gahagan pointed out that shared driveways were originally approved with the understanding that they were serving single-family residential lots and were not approved based on a higher rate of use.

The commission also discussed seasonal housing and number of employees, and the permitting process that will go along with seasonal housing.

The commission agreed that they will continue to review the proposed regulations at the next meeting.

#### **Discussion of Proposed Administrative Regulation Changes**

Discussion postponed for a future meeting.

#### **Adjournment**

The meeting was adjourned at 9:33 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary