



PLANNING AND  
ZONING COMMISSION

LYME TOWN HALL  
480 HAMBURG ROAD  
LYME, CT 06371

LYME PLANNING AND ZONING COMMISSION  
Virtual Public Hearing/Regular Meeting

The Lyme Planning and Zoning Commission held a virtual public hearing/regular meeting on Monday November 8, 2021 at 7:30 p.m.

MEMBERS PRESENT: Bernie Gigliotti Chair, Phyllis Ross, Carol House, William Fiske, David Tiffany, Kristina White, seated alternate Fritz Gahagan, and unseated alternate Mary Stone, Ross Byrne ZEO, and Jennifer Thomas Secretary  
There were several members of the public present

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

**Seat Alternate Member**

Alternate member Fritz Gahagan was seated in the vacated regular member seat.

**Public Hearing**

**A Special Permit application by George Manthous, 100-4 Joshuatown Road, Tax Map 17 Lot 22; an application to construct a boat dock in Hamburg Cove, which requires a Special Permit per Chapter 315, Article 4.3 of the Lyme Zoning Regulations**

Present: Keith Neilson, PE Docko Inc.

Gigliotti began by briefing the commission members on the pertinent history of the property. A prior owner submitted a dock application which was denied because the state holds a scenic easement on the property and the state determined that the easement does not allow for the construction of a dock.

The state was made aware of the scenic easement for the current application, and an email was received from Julia Kendzierski with the Connecticut Department of Energy and Environmental Protection which stated in part, "As a result of recently provided scenic easement for the subject property, the state is in the process of determining the eligibility of application #202102939-LISGP, which proposes a 4/40 dock at 100-4 Joshuatown Road. We need additional time to consider the issue and as result we recommend that your decision on the related local application for Mr. Manthous be tabled until the following meeting in order to provide that time. I will provide additional comments based on the outcome of my review of the easement and related materials in the next few days."

Gigliotti asked Neilson if he would like to continue with the public hearing at this time and Neilson stated that he wished to continue.

Neilson presented the proposed dock design, which is a relatively small dock. The proposed location avoids several areas of tidal wetland vegetation to the north and south of the dock. The dock meets all of the state and town regulations.

Fiske asked if any lighting was planned and Neilson stated that there is one power post which will have a small low powered light on a timer. Gahagan asked that a notation be made on the plan itself detailing the lighting plan.

Fiske questioned what materials will be used, and Neilson said the piles, framing, stringers, and decking would be wood and the ramp will be aluminum with either wood or aluminum decking. Gigliotti called for any comment from the public.

Jacqueline Connor commented that there has been significant cutting and removal of vegetation over the last several years on this property and believes that a remediation plan should be discussed before approval is given for this project.

Gigliotti stated that there was no cutting proposed for this application, and any previous cutting is not before the commission for the application on the floor.

Byrne stated that he received some photographs from Connor and will look into the matter.

Gigliotti stated that because the commission is waiting on a determination regarding the scenic easement from the state, the public hearing will be continued.

Gigliotti stated that the public hearing will be continued and opened the regular meeting at 8:23 p.m.

### **Regular Meeting**

#### **Old Business**

##### **Update on Short Term Rental regulations by ZEO**

Byrne stated that he has sent a copy of the cease and desist letter and proposed Short Term Rental regulations to counsel for review and will update the commission when he has received comments from counsel.

##### **Continued discussion on proposed Agricultural regulations**

Gigliotti asked Gahagan to continue to review the proposed regulations with the commission.

Gahagan said that he reviewed all of the comments submitted from the commission members and sub-committee group and incorporated many of them into the revised draft.

Tiffany stated that he prefers keeping the regulations broad because the commission cannot anticipate what the future of farming may be. Several members expressed agreement.

Stone stated that it is important that the regulations be consistent and easy to follow.

The commission discussed several topics, including incorporating goods from other areas in CT and beyond, the definition of nursery and how to allow for smaller scale nurseries that grow the plants they sell, and whether aquaponics should be incorporated into the regulations. The commission will continue to discuss the proposed regulations at the next meeting.

#### **New Business- None**

##### **Approval of the minutes from the October 12, 2021 regular meeting**

Gigliotti called for a motion to approve the minutes as presented. Tiffany made the motion, seconded by Ross, and the minutes were unanimously approved.

**Approval of the minutes from the October 25, 2021 special meeting**

Gigliotti called for a motion to approve the minutes as presented. Tiffany made the motion, seconded by Ross, and the minutes were unanimously approved.

The board agreed to return to in person meetings at the Lyme Town Hall beginning in December, and to move the meeting time to 7:00 p.m. beginning in January 2022.

**Adjournment**

The meeting was adjourned at 10:26 p.m.

Respectfully submitted,

Jennifer Thomas Secretary