



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION
Public Hearing/Regular Meeting

The Lyme Planning and Zoning Commission held a public hearing/regular meeting on Monday December 13, 2021 at 7:30 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme CT 06371.

MEMBERS PRESENT: Bernie Gigliotti Chair, Will Fiske, Phyllis Ross, Kristina White, Carol House, Fritz Gahagan, seated alternate Mary Stone, unseated alternate Anne Littlefield, Ross Byrne ZEO and Jennifer Thomas Secretary.

Absent Members: Dave Tiffany

Several members of the public were present.

Gigliotti opened the public hearing at 7:30 p.m. Gigliotti congratulated Gahagan for being appointed as a regular member by the Board of Selectmen and congratulated Anne Littlefield for being elected as an alternate member.

Seat Alternate Member

Alternate member Stone was seated for absent regular member Tiffany.

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.

Gigliotti stated that Keith Neilson of Docko Inc. has informed him that the State of Connecticut is still reviewing the scenic easement and whether a dock would be permitted under the easement. He has requested an extension to the public hearing so that a determination from the State can be received. The commission agreed to grant the extension and the public hearing will be continued.

The public hearing was closed and the regular meeting was opened at 7:33 p.m.

Regular Meeting

Old Business

Update on Short Term Rental regulations by ZEO

Byrne gave the commission an update on the status of the Short-Term Rental Regulations. He has submitted the draft regulations for review by counsel and has drafted cease and desist letters to send to all known short-term rental owners which will be mailed in January. There

have been several owners who have begun the process of applying for bed and breakfast permits.

Continued discussion on proposed Agricultural regulations

Gahagan reviewed with the commission the latest changes to the draft agricultural regulations. The commission discussed several definitions, including the term "Farm Café." The commission discussed what constituted a meal and if wine and beer should be included.

After discussion, Gigliotti called for a vote on whether to keep the allowance of wine and beer for retail sale and consumption under the term "Farm Café." The commission voted to include wine and beer, with Stone opposed and Gigliotti abstaining.

The commission also discussed the importance of limiting a farm café in ways that would keep the café from becoming a restaurant.

The commission discussed the number of recreational activities a farm can hold before a Special Permit is needed. The acreage required to apply for a special permit for processing of agricultural commodities beyond what is allowed under small scale agriculture was also discussed. The commission agreed to use 8 acres as a requirement.

Continued discussion on Administrative Changes to the regulations

Byrne reviewed the proposed change to Article 14, which would allow the commission to have some oversight over subsurface waste disposal systems within the Conservation District. Gahagan stated that there should be some standards included in the language on which the commission can base its decision.

Additional proposed administrative changes will be reviewed at a future meeting.

Update on violation by Sarner 100-1 Joshuatown Road

Byrne stated that a final plan has been received by Sarner and the State is working with the owners on the portion of remediation beyond the coastal jurisdiction line. The plan will be sent to the commission members for their comments. The members would like to see at least two trees on the submitted planting list.

New Business

Approve the 2022 Meeting Schedule

Gigliotti called for a motion to approve the 2022 meeting schedule as presented. White made the motion, seconded by Fiske, and the motion carried.

Approval of the minutes from the November 8, 2021 public hearing/regular meeting

Gigliotti called for a motion to approve the minutes from the November 8, 2021 meeting. Gahagan made the motion, seconded by House and the minutes were unanimously approved.

Adjournment

The meeting was adjourned at 10:22 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary