



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 January 10, 2022 at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme CT 06371.

MEMBERS PRESENT: Bernie Gigliotti Chair (entered at 7:07 p.m.), Dave Tiffany, Phyllis Ross, Carol House, Will Fiske, Fritz Gahagan, Mary Stone (seated alternate), Ross Byrne ZEO, and Jennifer Thomas Secretary. First Selectman Steven Mattson also present

Absent Member: Kristina White and Anne Littlefield

Two members of the public present

Tiffany called the meeting to order at 7:00 p.m.

**Seat Alternate Member**

Alternate member Stone was seated for absent regular member White.

**Public Hearing Continuation**

**APPLICATION WITHDRAWN** Continuation of public hearing for a special permit application by George Manthous, 100-4 Joshuatown Road, Tax Map 17 Lot 22, application to construct a boat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.

Tiffany stated that this application has been formally withdrawn and the public hearing will close.

**Regular Meeting**

**New Business**

**Review Board of Selectmen request to approve the transfer of Thurston/Holbrook Cemetery to the Town**

Present: First Selectman Steven Mattson

Mattson stated that the owners of the private cemetery would like to transfer ownership of the small .17 acre plot to the town. It will not require much, if any, maintenance. The Board of Selectmen would like a recommendation from the commission that acquiring the cemetery is consistent with the Plan of Conservation and Development.

Tiffany called for a motion.

House made a motion that the commission finds that the Town's acquisition of the cemetery is consistent with the Plan of Conservation and Development and is for the betterment of the town. The motion was seconded by Ross, and the motion carried.

Gigliotti entered the meeting and Tiffany vacated the chair position to Gigliotti at 7:18 p.m.

Stone made a motion to add discussion of affordable housing to the agenda. Gahagan seconded and the motion was unanimously approved.

### **Discussion of Affordable Housing**

Present: Tim Hildner, Affordable Housing Chair

Ross and House, along with Hildner, presented the commission with a brief history of the progress of providing Affordable Housing in Lyme and the State of Connecticut Public Act 21-29, which requires the town to adopt and submit an affordable housing plan for the municipality by June 1, 2022, and every five years thereafter. The town has partnered with the Lower Connecticut River Valley Council of Governments (RiverCOG), which has hired a firm to help write plans for each town. The Affordable Housing Commission is asking the Planning & Zoning Commission to appoint some of its members to a joint working group that will help guide the firm in writing the plan.

Hildner made the commission aware of several upcoming meetings with RiverCOG that will help drive the creation of the plan.

After discussion, Gigliotti made a motion to seat House, Ross, and Gahagan to serve on the working group with members of the Affordable Housing Commission. Stone seconded and the motion carried.

The commission discussed the state required training that is being implemented and will continue to discuss how the requirements will be met in the future.

### **Old Business**

#### **Update on Short Term Rental (STR) regulations by ZEO**

Byrne stated that the drafted regulations are still being reviewed by counsel. Byrne sent out eight Cease & Desist letters to known STRs. Several owners have begun the application process to receive a bed & breakfast permit.

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

Gahagan updated the commission on his progress, and should have more for the commission to discuss at the next meeting. The commission reviewed the changes made to the definition of Farm Café and agreed that limited hours of operation to 2:00 p.m. is appropriate.

#### **Continued discussion on Administrative Changes to the regulations**

The commission discussed several administrative changes, including an updated zoning application which provides the town with more information, driveway regulations, and updated language regarding nonconforming use.

#### **Approval of the minutes from the December 13, 2021 public hearing/regular meeting**

Gigliotti called for a motion to approve the minutes from the December 13, 2021 meeting. Stone made a motion, seconded by Tiffany, and the minutes were unanimously approved.

**Elect Vice Chair**

Gigliotti stated that the commission needs to appoint a vice chair and called for nominations. Gahagan nominated Tiffany, seconded by Fiske. The nominations were closed and the commission unanimously approved the nomination.

**Adjournment**

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Jennifer Thomas Secretary