



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION
Regular Meeting

The Lyme Planning & Zoning Commission held a virtual regular meeting on Monday February 14, 2022 at 7:00 p.m.

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

Gigliotti called the meeting to order at 7:03 p.m.

Regular Meeting

Old Business

Continued discussion on proposed Agricultural regulations

Gahagan presented the latest changes to the proposed agricultural regulations, reminding the commission that the regulations only apply to commercial farming activities. Non-commercial farming activity is still considered as-of-right.

The commission discussed the definition of Farm Café and the possibility of tracking what percentage of the products sold came from farms in Lyme. After discussion, the commission agreed that tracking this information would be cumbersome to the owner and/or the town, and new language was proposed to satisfy the intent without adding specific measurables.

The discussion also included several small changes with respect to grammar and language.

Proposed Administrative changes to the regulations

Byrne presented an updated Planning and Zoning Application to the commission for their comments and approval. The update will make the form more complete and add information that was previously missing. The commission agreed that the application looks good, and made one suggestion to change “Special Exception” to “Special Permit” to remain consistent with the regulations.

Affordable Housing discussion

Gigliotti asked if there were any comments on the recent Affordable Housing meetings led by the Lower Connecticut River Valley Council of Governments. RiverCOG.

Ross stated that she was pleased that the process did not have to be completed by June.

House noted that there were around 60 people on the meeting, which seems to show the topic is important to many in town and White agreed.

Byrne stated that the survey being referenced throughout the meeting was quite a small sample and many respondents lived outside of Lyme.

New Business

Report on possible violation within the Eightmile Overlay District, 576 Hamburg Road, Tax Map 31 Lot 1

Byrne stated that as the commission's Agent, he would like to inform the commission of a cease and desist that was recently sent out for a cutting violation within the Eightmile Overlay District. The attorneys have been in touch with each other on both sides and are working through the process.

Start discussion on CT SB1201 – an act concerning responsible and equitable regulation of adult-use cannabis

Gigliotti stated that he would like to open the discussion on regulating cannabis and would like comments from the commission.

White stated that she believes Lyme does not have a lot to offer an establishment like this, and better suited locations would be used.

Gahagan noted that the commission should keep up to date on surrounding towns and whether they have moratoriums or regulations on cannabis as prospective owners may run out of options.

Fiske stated that East Haddam has been dealing with this issue recently and noted that is not too far from Lyme.

Byrne reminded the commission that the State has given municipalities a certain amount of time to act on this. Inaction after a time would mean that retail cannabis establishments would be treated like any other retail.

Stone believes the commission needs to look at commercial activity as a whole.

Tiffany stated that the commission can place a moratorium on cannabis until the next Plan of Conservation and Development is complete and see how the town feels about this type of commercial activity, assuming a moratorium can go on for that time period.

Byrne stated that he will check with counsel on the length of time allowed for a moratorium.

Approval of the minutes from the January 10, 2022 Public Hearing/Regular Meeting

Gigliotti called for a motion to approve the minutes from the January 10, 2022 meeting.

Gahagan made the motion, seconded by House, and the motion carried with one abstention by White.

Adjournment

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary