



ZONING BOARD  
OF APPEALS

LYME TOWN HALL  
480 HAMBURG ROAD  
LYME, CT 06371

LYME ZONING BOARD OF APPEALS  
PUBLIC HEARING

The Lyme Zoning Board of Appeals held a regular meeting/public hearing on May 19, 2022 at 7:30 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme CT 06371

MEMBERS PRESENT: David Lahm Chair, Jack Sulger, John Kiker, seated alternate Toni Phillips, seated alternate Anna James, Ross Byrne ZEO, and Jennifer Thomas Secretary  
Absent Members: Winnifred Gencarella, Fred Harger, and Judy Davies

Lahm called the meeting to order at 7:30 p.m.

Alternate members Phillips and James were seated for absent regular members Gencarella and Harger

Lahm called for a motion to approve the minutes of the April 21, 2022 meeting. Kiker made the motion, seconded by Phillips, and the minutes were unanimously approved.

Sulger read the public notice.

2022-02 Trevor and Melissa Fetter, 41 Joshua Lane, Tax Map 18, Lot 6 and 7; an application for a variance to move a lot boundary line creating a non-conforming lot from an existing non-conforming lot. The existing non-conformance involves the shape factor aspect of net buildable area and that shape factor will not be met on one lot with the proposed change in accordance with §315-7.1. The same proposed lot is diminished in net buildable area contrary to §315-7.4 making shape factor more difficult to achieve.

Lahm read into the record Section 8-6(3) of the General Statutes, the five (5) requirements that have to be met before a variance can be granted.

**2022-02 Trevor and Melissa Fetter, 41 Joshua Lane, Tax Map 18, Lots 6 and 7  
Present: Attorney Edward Cassella, Cloutier & Cassella, Chris Caulfield, Caulfield & Ridgway, and Fern Tremblay, Angus McDonald Gary Sharpe & Associates**

Sulger read the appeal into the record.

Lahm verified that certified mailing receipts were submitted, and Byrne stated that they have been received.

Cassella reviewed the history of the two lots, including the original division in 1993 that was approved by the Planning and Zoning Commission. He stated that the project has already received approval from the Inland Wetlands & Watercourses Agency as well as general approval from Ledge Light Health District. The application was originally submitted to the Planning and Zoning Commission, but they determined that the Zoning Board of Appeals needed to grant a variance before they can act on the application before them. A letter from the Gateway Commission has also been received which states that they are not opposed to application. Both lots do not meet the shape factor requirements of the current regulations as they currently exist. The proposed change would also one of the lots to conform, but one will still be non-conforming.

Lahm questioned if any letters from the public have been received and Byrne stated that only the letter from Gateway was received. Tremblay reviewed with the board how the net buildable area and shape factor are calculated and compared the current configuration with the proposed configuration.

Lahm questioned what the hardship would be to the applicant.

Cassella stated that all of the zoning requirements have been met, with the exception of shape factor, and this is difficult to achieve even on this larger lot due to the wetlands, river, and stream on the property. He also stated that because the overall non-conformity is being reduced, the board can grant the variance on those grounds without addressing hardship.

Lahm called for any questions from the board.

Phillips asked the applicants to address the geometry of the lot and shape factor in more detail and Tremblay reviewed the intent of the regulation. Lahm stated that the proposed change does solve some of the issues with the current lot configurations.

Sulger noted that it is not a slight movement of the current lot line, but rather a complete redrawing of the boundary line. James agrees that the proposal does make the overall conformity of the lots better.

Lahm entertained a motion to approve the variance for the lot line modification as presented. Sulger made the motion, seconded by Kiker, and the variance was granted with 5-0 voting in favor.

Lahm reminded the applicant that there is an appeal period for anyone wishing to appeal the decision.

The meeting was adjourned at 8:11 p.m.

Respectfully submitted,

Jennifer Thomas Secretary