



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 regular meeting on Monday May 9, 2022 at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme CT 06371.

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

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

Seat Alternate Member

Alternate member Stone seated for absent regular member House.

Gigliotti suggested moving the Gateway presentation to the top of the agenda and this was agreed to with no objection.

New Business

Gateway presentation of proposed changes and miscellaneous topics

Present: Torrance Downes, Melvin Woody and Wendy Hill (CT River Gateway Commission)
Downes explained that the Gateway Commission is adopting changes to their standards, and each member town must incorporate those changes into their regulations. He reviewed some changes that can be made to Lyme's current regulations in order to remain consistent with the Gateway Standards. Some of the changes included adding language to address light pollution and adding definitions. He discussed identifying and mapping the developed areas in the Gateway District that would not have to adhere to the regulations and new language regarding exceptions. Members provided feedback on the suggested changes and Downes will bring those suggestions back to the Gateway Commission to discuss.

Old Business

Short Term Rental new regulation update

Stone presented the latest changes to the proposed regulations, which were updated to incorporate comments from counsel and for consistency. The commission members provided feedback and will email suggestions to Stone before the next meeting.

Byrne commented that he would like to have the applicants sign an affidavit attesting that the smoke/carbon monoxide detectors are in working order.

The draft application was also reviewed. White will work on modifying the application with the hopes of keeping it on one page.

Continued discussion on proposed Agricultural regulations

Gahagan stated that there was nothing new to report. He will be meeting with Gigliotti and Littlefield to review the changes for any conflicts within the regulations.

Cannabis moratorium limits.

Byrne stated that he spoke with counsel and was informed that a moratorium could be enacted for one year. A public hearing can be scheduled for next month.

The members discussed whether to pass a moratorium or make a regulation change and decided to make a regulation change.

Fiske made a motion to amend the regulations to prohibit the commercial cultivation, processing, distribution, and sale of cannabis. Gahagan seconded the motion and the motion was unanimously approved.

Affordable Housing Plan

Ross updated the commission on the status of the Affordable Housing Committee's Plan. The plan will be submitted to the Board of Selectman for approval before it is submitted to the State.

New Business (cont.)

Address sign exemption for municipal signs in rural zones.

Byrne stated that the ambulance/fire company would like to erect a sign, but because the property is zoned rural they are currently limited to a 3ft x 3ft sign. Byrne is recommending the commission consider modifying the regulations to allow an exemption for municipal signs on town property. The commission will continue to discuss.

Approval of Outstanding Minutes of the April 11, 2022 meeting

Gigliotti called for a motion to approve the minutes from the April 11, 2022 meeting. Stone made the motion, seconded by Ross, and the minutes were unanimously approved.

Adjournment

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Jennifer Thomas, Secretary