



ZONING BOARD  
OF APPEALS

LYME TOWN HALL  
480 HAMBURG ROAD  
LYME, CT 06371

### LYME ZONING BOARD OF APPEALS

The Lyme Zoning Board of Appeals held a regular meeting/public hearing on  
September 15, 2022 at 7:30 p.m. at the  
Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371

MEMBERS PRESENT: Fred Harger, Jack Sulger, Anna James (alternate), Toni Phillips (alternate),  
Judy Davies (alternate), & Ross Byrne ZEO

Absent Member: Winnifred Gencarella

The secretary was absent, so Byrne took notes for the minutes.

Due to the resignation of the previous chairman, Byrne called the meeting to order at 7:02 PM,  
announced the members present and called for a vote by the Board to elect a new chairperson.  
Harger was nominated by James, seconded by Davies and the vote was unanimous in favor.

Harger called for a motion to approve the minutes of the June 16, 2022 meeting. With no  
comments the minutes were accepted with no changes.

Sulger read the public notice.

**Gregory Miller and Joan Motyka, 62 Ferry Road, Lyme, CT, Tax map 8, lot 72; an application for a  
variance from zoning regulations, Chapter 315-4.5, restricting yard setback, maximum building  
coverage, and maximum impervious surface coverage to build an addition to an existing dwelling.**

Sulger read the agenda and the appeal of Miller and Motyka. Byrne announced that the copies  
of the appeal distributed to the Board did not include the change of requiring a variance for  
buildable area and impervious surface restrictions.

Byrne read five letters of support for the variance by neighbors.

Miller explained proposal starting with history of area and explained how the project will be  
screened from the road. Motyka explained reason for addition, second story stairs dangerous,  
age requires first floor living.

Public: Mr. Packer, a neighbor spoke of favor of the variance. Ms. Packer also spoke in favor.

Phillips asked why the addition could not be built within a box meeting setback?

Davies asked if the addition would serve the same purpose as the second floor?

Sulger asked about changing the stairs to be safer.

James voiced appreciation for their efforts.

Sulger noted front yard setback not worse in that it is not encroaching closer toward the front  
line.

The board voted in executive session.

Sulger made a motion to approve a variance for all three restrictions, Davies seconded the motion, and the vote was unanimous in favor.

Executive session closed and the public hearing resumed.

**Charles Hatton and Susan Clapp, 282 Joshuatown Rd, Lyme, CT, Tax map 10, lot 13; an application for a variance from zoning regulations, Chapter 315-4.5 restricting yard setback to build an addition to an existing dwelling.**

Sulger read the appeal of Hatton and Clapp. Their representative, Meg Lyons, architect, came forward to present the proposed project. Lyons talked about the former owner and their rebuild after a fire and then went on to explain the proposed addition and the reasons for it. Lyons noted that the entire house is in the yard setback so an addition will also be but only a small part of the addition will be in the setback. Lyons also said the existing shed will be removed from the yard setback to reduce the area encroaching. Lyons noted that the owners want to make the house safer as they age.

The Board asked various questions about the garage and driveway changes.

Phillips asked about septic location.

The board voted in executive session.

Sulger made the motion to approve the variance for a yard setback, Davies seconded, and the vote was unanimous in favor.

Executive session closed and the public hearing resumed.

The meeting was Adjourned at 8:51 p.m.

Respectfully submitted,  
Ross Byrne, ZEO  
Lannie Mossberg Secretary