



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

**LYME PLANNING & ZONING COMMISSION
Public Hearing/Regular Meeting**

The Lyme Planning & Zoning Commission held a public hearing/regular meeting on Monday September 12, 2022 at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme CT 06371.

MEMBERS PRESENT: Bernie Gigliotti Chair, William Fiske, David Tiffany, Carol House, Kristina White, Mary Stone (seat alternate), Tom St. Louis (seat alternate), Anne Littlefield (seat alternate) Ross Byrne ZEO and Lannie Mossberg Secretary.

Absent Members: Fritz Gahagan, Phyllis Ross.

Members of the Public present.

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

Seat Alternate Member Seated alternate Tom St. Louis for absent member Fritz Gahagan, Anne Littlefield seated alternate for absent member Phyllis Ross.

Public Hearing

An application by Scott and Laura Jamison, 53 Mount Archer Rd, Tax map 29, Lot 49; for a special exception to expand a primary dwelling within the Eightmile Overlay District.

Present: Laura & Scott Jamison

Gigliotti asked Jamison to explain the project.

Jamison presented a site plan showing proposed addition to house, new garage, and where adjusted driveway will be placed to access the garage and main living quarters, with detailed information for any questions. There is a proposed curtain drain down the side of the drive, with grading area mulched and possible plants. Silt fence to stay in place until vegetation stabilizes disturbed soil.

Regular Meeting

An application by Scott and Laura Jamison, 53 Mount Archer Rd, Tax map 29, Lot 49; for a special exception to expand a primary dwelling within the Eightmile Overlay District.

Present: Laura & Scott Jamison

With no further discussion, Gigliotti called for a motion to approve the application as presented.

Carol made the motion, seconded by Fiske, unanimously approved.

Public hearing

Public comment on the proposed changes to the Lyme Zoning Regulations regarding Short-Term Rentals and miscellaneous administrative changes.

House gave a synopsis to the public of the proposed changes for the Short-Term Rental and administrative changes to the regulations. Homeowner needs to be present with a rental occupancy, the drive access needs to be off of a town or state road, with adequate parking spaces for all guests.

There were comments and questions from the public which were answered from the Commission.

Byrnes stated there are currently cease and desist orders out, many of whom have come in and received B&B permits.

Regular Meeting

Public comment on the proposed changes to the Lyme Zoning Regulations regarding Short-Term Rentals and miscellaneous administrative changes.

With no further discussion, Gigliotti called for a motion to approve the changes to regulations as presented. Littlefield made the motion, seconded by White, unanimously approved.

Old Business

Status of Agriculture regulations. Continued to next meeting.

Status of Cannabis regulations. Currently in review and will need to be finalized before January 2023 meeting.

Status of Eightmile Overlay amendment. Updated copies distributed, and to be discussed at the next meeting.

Gigliotti questioned Affordable Housing, House stated that she is currently chair now that Tom has resigned, the board needs seats filled. They are currently working on a plan, Ross is writing possible regulation changes, Gerber is looking for land, and West is researching for POCD 2025 survey preparation.

New Business

Forestry regulation, Article 17 of the Regulations. No change, Paragraph to be removed and placed in Inland Wetlands regulations.

Byrnes discussed Height limit on non-conforming structure re-builds.

Approval of Outstanding Minutes of the July 12, 2022 meeting

Gigliotti called for a motion to approve the minutes from the July 12, 2022 meeting. Tiffany made the motion, seconded by White, and the minutes were unanimously approved.

Adjournment

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,
Lannie Mossberg, Secretary