



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 Tuesday October 11, 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, Phyllis Ross, Fritz Gahagan, Mary Stone (alternate), Tom St. Louis (alternate), Ross Byrne ZEO and Lannie Mossberg Secretary.
Absent Members: Anne Littlefield (seat alternate)

Members of the Public present.

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

1. REGULAR BUSINESS-

- A. An application by Baylee Drown and Ryan Quinn to expand agricultural activity (graze cows on existing agricultural land) on land owned by The Lyme Land Conservation Trust within the Eightmile Overlay district. The land comprises two locations: 0 Hamburg Rd., Map 31, Lot 2 and 0 Macintosh Rd., Map 29, Lot 47. The requirement per Article 315-19.4. A. (1)**

Site walk performed by Gahagan

Present: Baylee Drown

White recused herself for this application.

Baylee Drown spoke and explained the use of the land. The land is being improved by her 5 cows that she rotational grazes, and by crop plantings. There is a single line T-post mobile electric fence.

Tiffany questioned how this is a change of use.

Byrne explained it is a new type of agricultural use within the Eightmile district and read the regulations.

Gahagan read the 19.3 rules and regulations regarding agricultural usage and expressed his concern over good ground cover before grazing starts on that section of land.

Ross commented that its satisfying that the Land Trust helps farmers.

Gigliotti called for a motion to approve the application. House made the motion seconded by Ross. Gahagan expressed his concern over good ground cover before grazing starts on that section of land again.

Motion was approved with Gahagan voting against.

White took her seat to continue the meeting.

- B. Approval of cannabis draft for public hearing.**

Gigliotti called for motion to approve the cannabis draft for public hearing, Gahagan made the motion seconded by Fiske.

- C. Eightmile district overlay regulation amendments, approval of draft for public hearing.**

Gahagan gave a synopsis of the possible regulation changes, discussion was had for changes to be brought to public hearing. It was agreed that the draft is ready for public hearing and anymore changes will be made at the public hearing.

2. OLD BUSINESS -

A. Update regarding agricultural regulations.

Gahagan is currently formatting agricultural regulations and should be finished by Thursday 10/13.

Gahagan suggested that the secretary help capitalization of defined terms, Gahagan will sit down and review together.

B. Height limit on non-conforming re-builds.

Gigliotti gave a synopsis from the last meeting. Discussion included whether it should be percentage over existing or foot maximum height for vertical expansion. Byrne will ask legal what the best way to approach the height re-build regulations.

New Business

- A. Ross mentioned affordable housing. Affordable housing committee should present a basic write up to P&Z for discussion.
- B. White mentioned Volunteer Day is October 23, 2022, at the Lyme Library from 2-4:30 where different volunteer organizations of Lyme will have a booth.
- C. A member of the public approached the board about a concern with their neighbor's permit, or lack of. Gigliotti did not entertain the comment.

Approval of Outstanding Minutes of the September 21, 2022, meeting

Gigliotti called for a motion to approve the minutes from the September 21, 2022, meeting. White made the motion, seconded by House, and the minutes were unanimously approved.

Adjournment

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,
Lannie Mossberg, Secretary