



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 November 14, 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), Anne Littlefield (seat alternate), Ross Byrne ZEO and Lannie Mossberg Secretary.

Absent Members: Tom St. Louis (alternate)

Members of the Public present.

Gigliotti called the meeting to order at 7:01 p.m.

**PUBLIC HEARING**

**An amendment to Chapter 315, Article 7, General Requirements, new cannabis regulations.**

Gigliotti read the new cannabis regulations.

**An amendment to Chapter 315, Article 19, Eightmile Watershed Overlay District, and associated sections including Article 2, definitions.**

Gahagan read an outline of what the changes are. White stated she would like to compare both copies given, and review again in December.

**REGULAR MEETING**

**An amendment to Chapter 315, Article 7, General Requirements, new cannabis regulations.**

Gigliotti called for a motion to approve the new cannabis regulations. Fiske made a motion seconded by White. Unanimous.

**An amendment to Chapter 315, Article 19, Eightmile Watershed Overlay District, and associated sections including Article 2, definitions.**

Gigliotti said the amendments to Eightmile Watershed Overlay District will remain open until next month's meeting due to the wrong draft version being distributed.

**OLD BUSINESS**

**Approval of the draft Agriculture Regulations and associated amendments to existing regulations to be presented for public hearing.**

Gigliotti stated it's a good product, and ready to move forward to a public hearing. Gahagan questioned if there will be legal comments, Byrne confirmed yes, with the hopes of a January meeting.

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Gigliotti called for a motion to approve the agricultural regulations to move forward to a public hearing. Fiske made a motion. Seconded by Ross. Unanimous.

**Continued discussion on height limit for re-construction and/or additions of non-conforming structures.**

Gigliotti stated that this came about from the latest state statues. White commented that she believes it's really a case-by-case issue based upon shape, area, and coverage. Fiske questioned if the wording should say 15' or prior height. Gahagan stated it should say "no expansion of existing footprint or height." Everyone agreed with his comment. Gigliotti stated there is no time limit, so it may be discussed in future meetings.

**Gahagan made a motion to add the Proposed Floating Zone for Affordable Housing to the agenda under new business, item B. Ross seconded the motion.**

**NEW BUSINESS**

**Consideration of amending the regulations to clarify Home Occupation activity allowed under existing regulations. Specifically, the operation of service businesses from rural properties as traditionally allowed in Lyme.**

Stone excused herself to join the audience for the conversation. Gigliotti stated this issue needs to be resolved so it's beneficial for everyone in the town. Gigliotti read the discussion topics sheet he gave to the commission with his ideas so a discussion could take place now to get this resolved as quickly as possible.

Fiske mentioned the comments made at the last meeting and agrees that if the landowner is on site they are more aware of their surroundings. Gahagan stated it should be a special permitted activity and suggested creating a committee for policy guidelines. Littlefield, White, and Fiske volunteered to help, Gahagan will get them started and Byrne offered to guide from the sidelines.

**Proposed Floating Zone for Affordable Housing**

House stated the affordable housing has created a proposed floating zone outline for P&Z to review. Ross gave a synopsis of the outline. Much discussion was made about floating zones for affordable housing projects, both for and against. A general consensus was to create survey questions for the next POCD to understand what the town wants.

**Approval of Outstanding Minutes of the October 4, 2022, meeting**

Gigliotti called for a motion to approve the minutes from the October 4, 2022, special meeting. White made the motion, seconded by House. Unanimous vote with the abstention of Gahagan.

**Approval of the Outstanding Minutes of the October 11, 2022 meeting**

Gigliotti called for a motion to approve the minutes from the October 11, 2022, meeting. Gahagan made the motion, seconded by Tiffany, and the minutes were unanimously approved.

**Adjournment**

The meeting was adjourned at 9:36 p.m.

Respectfully submitted,  
Lannie Mossberg, Secretary