



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 December 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, Kristina White, Phyllis Ross, Fritz Gahagan, Mary Stone (alternate), Anne Littlefield (alternate), Ross Byrne ZEO and Lannie Mossberg Secretary.

Absent Members: Carol House

Members of the Public present.

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

Seat Alternate: Anne Littlefield was seated for absent member Carol House.

PUBLIC HEARING

Kim and Keith Powell, 46-7 Gungy Road, Tax Map 53, Lot 10; an application to construct a dock within the Eightmile Watershed Overlay district per Chapter 315-19.5. Activities permitted by special permit.

Present: Keith Powell

Powell explained the project. The dock will be pinned with rebar and concrete block. No lights will be used. This will be a year-round dock, and the path will be 3-4 feet wide.

REGULAR MEETING

Kim and Keith Powell, 46-7 Gungy Road, Tax Map 53, Lot 10; an application to construct a dock within the Eightmile Watershed Overlay district per Chapter 315-19.5. Activities permitted by special permit.

Gahagan made a motion to approve the application. Seconded by White. Application unanimous with the conditions that there will be no lights in EWOD (Eightmile Watershed Overlay District), not to exceed a 4-foot-wide path with construction including erosion control, contact the ZEO before construction begins, and to keep the cutting limited to the path and dock for protection.

PUBLIC HEARING

Continuation from November's public hearing; An amendment to Chapter 315, Article 19, Eightmile Watershed Overlay District, and associated sections including Article 2, definitions.

Gigliotti read an email sent by Attorney Carey, with comments he suggested to be made on the amendments. Gahagan stated the final draft adjustments were made with Carey and Littlefield's comments.

Discussion regarding Public Act 21-29 Accessory Apartments, a.k.a. ADUs, on opting out of Sec. 6.(7)(a) thru (d) inclusive, per Sec. 6.(7)(e) and (f).

Discussion was had to opt-out or not. A decision needed to be made on what would be best for the town and to promote lower-income housing. Gahagan stated we are doing all that we can currently to help those who need it. Ross and Stone also commented on affordable housing and making sure those people are protected. Gahagan read suggested changes to section 8.2 of accessory apartments in reference to affordable housing.

REGULAR MEETING

Continuation from November's public hearing; An amendment to Chapter 315, Article 19, Eightmile Watershed Overlay District, and associated sections including Article 2, definitions.

Gigliotti called for a motion. Gahagan made a motion to adopt the amendment to Chapter 315, Article 19, Eightmile Watershed Overlay District. Seconded by Fiske. Unanimous.

Discussion regarding Public Act 21-29 Accessory Apartments, a.k.a. ADUs, on opting out of Sec. 6.(7)(a) thru (d) inclusive, per Sec. 6.(7)(e) and (f).

Fiske made a motion to Opt-Out Seconded by Gahagan. Reasons for opting out include; Not tied to state requirements that do not improve our ability to make constructive use of accessory apartments. Almost the entire town including all the R80 R120 districts already permit accessory apartments as of right and we allow in R40 with special permit due to small size well below 40k square foot of many lots in that district. The town is actively considering and examining changes to our regulations concerning accessory apartments. We are beginning that process in a way to remove some of the few restrictions we have or at least make it easier for property owners to construct accessory apartments within the town.

OLD BUSINESS

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

Byrne read an email sent by Attorney Carey. Discussion was had on 315-23.2 nonconforming buildings. A. no expansion unless conforms to the regulations and all other restrictions. B. No building shall be expanded without a special permit. C. No expansion of the existing footprint.

NEW BUSINESS

Schedule POCD meeting

A Committee will be formed by House, Stone, Gahagan for POCD and will start around February.

2023 Meeting schedule approval.

Tiffany made a motion to approve the 2023 P&Z meeting schedule. Seconded by Gahagan. Unanimous.

Approval of the November 14, 2022 minutes

White made a motion to approve the minutes. Seconded by Gahagan. Unanimous.

Adjournment

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

Respectfully submitted,
Lannie Mossberg, Secretary