



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 February 13, 2023, at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme CT 06371.

**MEMBERS PRESENT:** Bernie Gigliotti Chair, Will Fiske, Carol House, Dave Tiffany, Kristina White, Phyllis Ross, Anne Littlefield (alternate) Ross Byrne ZEO, Lannie Mossberg Secretary.

Absent Members: Fritz Gahagan, Tom St. Louis (alternate), Mary Stone (alternate)

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

**Seat Alternate:** Alternate member Littlefield was seated for absent member Gahagan.

**PUBLIC HEARING**

**A. Continuation of Public hearing for an amendment to the Lyme Zoning Regulations, Chapter 315, Article 8 with new Agricultural Regulations including Article 2, Definitions, and all other related Articles.**

Gigliotti explained that comments made at the previous public hearing were received in writing. The board is trying to come up with a resolution with all the concerns made by the public. The intent, after the hearing, is to ask for a vote to withdraw the current draft from consideration to restart the process, and have a new hearing which will include the public's concerns.

Clayton (towns person) expressed her concern that farms should not be so restricted that people cannot become or continue to farm. She feels the importance of being able to have the spirit to pass down the knowledge to support future generations to learn the real meaning of farming.

Fiske commented and explained the reasoning for this public hearing and that the commission is just trying to come up with regulations to support and protect the farmers in town. Ross expressed that the reason for the regulation changes and public hearings are for the commission to help the farmers.

Richmond (towns person) asked if it was possible to still hand in their comments and concerns. Gigliotti confirmed, yes in writing, that is what the public hearing is for. White suggested reading previous minutes to see what has been discussed already for the regulation changes.

Potts (towns person) expressed his concerns that the proposed agricultural regulations are so restrictive that it will drive farmers to use wetlands where farming is "as-of-right"

Byrne synapsed the purpose of this meeting, and explained it's the level of commercial intensity that is the concern of the board is to protect the town from industrial size farms.

Drown (towns person) suggested the next Regulation draft have professional outsiders help rewrite. Fergaleski (towns person) questioned the meaning of Industrial operation and what will be restricted. Gigliotti commented that its about density operation, we don't want slaughterhouses or industrial sized processing and farming in town.

Colyle (E.Lyme) commented on how Woodbury wrote their regulations.

Richmond (towns person) asked when the new Regulation copy will be available, Byrne commented he's hoping by June.

Gigliotti closed the public hearing.

### **REGULAR MEETING**

Tiffany made a motion to withdraw the Regulations application. Ross seconded. Unanimous.

House commented that it's very important to have comments in writing so the commission can see and use languages proposed by the towns people properly.

B) Janet Slater, 488 Joshuatown Rd. Map; 8 Lot; 5 To resolve violations; 315-14.A. Failure to obtain a permit prior to activity, 315-14.3 Failure to submit a plan and apply for a permit to cut within the 100 ft. land buffer, 315-14.3.A. Cutting within the 50 ft. vegetative buffer.  
Postponed to March.

### **OLD BUSINESS**

White spoke, the subcommittee got together and had a long discussion about current regulations and commercial on-site use, verse a dwelling use. The subcommittee agrees that the home occupation regulation doesn't cover this and neither do any others. Gigliotti questioned if there will need to be a new regulation or is it outlined enough. A possible discussion for shielding vehicles and equipment from neighborly view/ screening may be helpful.

Fiske spoke and feels the only way regulations would need to be more firm is if there was more equipment used, or usage above typical home dwelling usage or noise.

### **NEW BUSINESS- n/a**

#### **Minutes from the January meeting.**

Ross made a motion to approve the January minutes with the changes of USDA changed to SSAPO, public hearing to be continued not closed. seconded by white. Tiffany and Littlefield abstained.  
Unanimous.

#### **The meeting adjourned at 8:10pm**

Respectfully submitted,  
Lannie Mossberg