



PLANNING AND ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION Regular Meeting

The Lyme Planning & Zoning Commission held a regular meeting on Monday March 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, Fritz Gahagan, Tom St. Louis (alternate), Mary Stone (alternate), Anne Littlefield (alternate) Ross Byrne ZEO, Lannie Mossberg Secretary.

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

Regular Meeting

- A. 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.**

Byrne commented it was brought to his attention there was cutting happening on the lot. Byrne stopped in to meet with the Slater's and explain they have violated regulations He sent a letter of violation and suggested they come before the board for resolution.

Present; Janet & Brian Slater.

Slater spoke and described the property of where the cutting has happened. Explained they have been using the same cutting plan since 1995 and showed photos of the property. Gigliotti tabled the conversation to the next meeting and advised the commission to have a site walk and asked Byrne to schedule it.

Gahagan commented that no one should be better off with a violation, than requesting permission.

Tiffany agreed with a comment. "Welcome to Lyme" packets with information on any restrictions or easements were suggested. White recommended Gateway send information to local realtors.

Old Business-

A. Discussion of Agricultural Regulations

Gahagan summarized the changes he's made, and said he spoke with Farrell and got more input. The commission discussed the definition of "change of use." White suggested using the POCD for remainder of policy questions. Discussion was centered around hoop-houses, and the differences between improved and unimproved. Gigliotti commented on a few items in the draft regulations from today's meeting. Gahagan questioned if the Wetlands commission will have some similar regulations as those changes

included in the draft. Byrne stated he will convey to Wetlands Commission about forestry regulations. Gahagan stated that the next revision will have comments from today's meeting, along with comments from Attorney Carey, and the Gateway. Gahagan suggested, following the next meeting, the board should get together with the public for an open working group for more comments and adjustments. Stone commented she believes the language should be clear and able to be understood easier. House and Gahagan agreed.

B. Continued discussion from December 2022 meeting on height limit for re-construction and/or additions of nonconforming structures.

Byrne discussed and outlined the changes to be adopted. Discussion was had on how the regulation was written. Byrne commented that this was a verbal approval and in the next public hearing for Ag. Reg the board will vote on these and the effective date.

New Business-

Informal discussion on fundraising event being held at the end of June by Rich Fisler; 52-1 Blood Street.

Byrne commented that Fisler canceled today, but explained he was looking to have a fundraiser with local music. The board agreed that the matter should be ok, if its non-profit, and other permits, such as tent and alcohol are acquired.

POCD Update

House spoke, the working committee will be getting together on March 21. Stone commented she spoke to River Cog about getting help and guidance. The first meeting will be to get an outline started, understand the guidelines, and figure out the budget for the survey.

Approval of Outstanding Minutes of the February 13, 2023, meeting.

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

Meeting adjourned 9:34p.m.

Respectfully submitted,

Lannie Mossberg