



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION

Lyme Planning & Zoning held a Regular Meeting on Monday, May 8, 2023, at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

Members Present: Dave Tiffany Chair, William Fiske, Carol House, Phyllis Ross, Fritz Gahagan, Tom St. Louis (alternate), Mary Stone (alternate), Anne Littlefield (alternate) Ross Byrne ZEO, and Lannie Mossberg Secretary.

Absent Members: Bernie Gigliotti, Kristina White

Members of the Public present.

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

Alternate member Mary Stone was seated for absent member Kristina White.

Alternate member Anne Littlefield was seated for absent member Bernie Gigliotti.

Regular Meeting

- A. Janet Slater, 488 Joshuatown Rd. Map; 8 Lot 5; Continuation 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.**

Present: Mr. and Mrs. Slater

Gahagan, Ross, Fiske, Tiffany did the site visit.

Byrne gave a synopsis there was a violation within 50' no cutting zone that he inspected. Fiske, Ross, and Gahagan discussed what they saw cut at the property. Gahagan suggested waiting to make any decisions to see what plants develop naturally over the next few months. Tiffany stated it would be continued to July to see what the growth is, and wait to clarify how the buffer zones are measured, horizontal or linear.

- B. Michael Osborne and Sarah D, 31 Birch Hill Rd. Map; 22 Lot; 25; To resolve violation; 310-5.7 Requirements for open space. Violation of the required open space agreement between the applicant and the Planning Commission for the approval of the subdivision of land known as the Owl Partnership, Route 82 and that open space land under easement to the Lyme Land Conservation Trust.**

Present: Mr. Osborne

Gahagan recused himself because he is working with Lyme Land Conservation Trust (LLCT).

Byrne gave a synopsis that there was clear cutting within an easement, and within the Wetlands Upland Review Area. Osborne stated they are currently working with LLCT to come up with an agreement, and there was a soil scientist out for testing wetland boundary today. Byrne suggested the commission work alongside with LLCT to decipher what steps are taken and then commission follow up with their decision.

Old Business – Agricultural Regulation draft status

Gahagan said the Farmers meeting went well on May 1. Stone commented and said Carol ran a great meeting and felt from her point of view it was very helpful for the farmers to understand the draft. Ross and House agreed. Gahagan commented that he told the farmers there would be another gathering with all the changes before the regulations move any further toward a public hearing.

New Business – Byrne discussed there will be an informal visit next month from the owner of a land-locked, large acreage lot discussing possible regulation amendment that would allow subdividing and developing his non-conforming property.

Approval of the minutes from the May 1 Informational workshop with farmers.

Stone made a motion to approve the minutes, seconded by Ross. Unanimous, among the members who attended.

Approval of the minutes of the April 10, 2023, meeting.

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

Meeting adjourned at 8:04 p.m.

Respectfully Submitted,

Lannie Mossberg Secretary