



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

The Planning & Zoning Agricultural sub-committee held an Informational workshop on Monday, May 1, 2023, at 7:00 p.m., at Lyme Town Hall, to hear feedback from local farmers.

Members of the Planning and Zoning commission present; Fritz Gahagan, Carol House, Mary Stone, and Phyllis Ross, Ross Byrne ZEO, Lannie Mossberg Secretary.

17 Members of the Farmers community were present.

7:06p.m.

Baylee Drown of Long Table Farm introduced herself and started name introductions of all the present people.

Byrne gave a history of when the changes to the Agricultural Regulation started and what the process has been.

Fritz Gahagan made a motion to make Carol House acting chair of the meeting. Seconded by Mary Stone, the only other member that was currently present, House began the meeting at 7:10 p.m. Phyllis Ross Joined 7:18 p.m.

Gahagan started the meeting with an introduction to the creation of Agricultural Regulations. He explained that there are changes as new residents join the town, the Plan of Conservation and Development (POCD) is important to consider and see what changes in the next one. Farming has changed by requiring more commercial enhancement to keep it viable.

House invited any comments or questions while Gahagan took notes and answered questions.

Quinn questioned independent processing.

Johnson questioned if small and medium farms are defined in the regs. Gahagan confirmed, no, just corporate activities are prohibited.

Gibson commented there should be affirming language, and differentiation between commercial activity and pets.

Newburg asked about greenhouse and hoop hut sizing, which started a lengthy conversation.

Lauren questioned special permits and fees associated with trucking on her milking farm.

Farrell questioned permitted activities, which started another lengthy conversation.

A man by the name of George asked if there will be any difference between leased or owned land, Gahagan said no.

Johnson stated flexibility is critical, and most uses on one application.

Drown asked if changing crops to grazing livestock is considered change of use, discussion was had.

Dill asked if his "coffee can attended" farm stand would be regulated.

Quinn discussed educational activities and permits that may be associated.

Gibson said new regs should be very clear so there's no negativity between neighbors.

Cope questioned retail sales of non-farm merchandise to promote the farms, which opened conversation. Potts wanted to know about pre-existing and non-conforming uses.

Ross commented on how important the POCD is to these decisions, then Drown asked about the encouragement of the small farms in the POCD.

Pots questioned screening on limited space.

Drown asked about special permits for seasonal housing.

Nichols from CT Farm Bureau gave her advice on the regulations.

Savageau Commented the board should think about allowing what requires a permit as “as of right” and other suggestions.

Kegley questioned where the cutoff between commercial and personal harvest of products such as maple sap or other raw products when used for wholesale. Drown stated it is called “wild crafting.”

Pots talked about his conflicting perspective to protect the farmers verse protecting the farmers from themselves. The rules are too complicated and need to be simpler and clearer. Suggested 8-30g can help farmers. Believes the regulations should just read “Any and all agricultural activities are as of right.”

Nichols commented agriculture doesn’t fit what zoning aims to accomplish and should not regulate every activity on small farms.

With no more comments or questions from the farming community, House ended the meeting at 9:26 p.m.

Respectfully submitted,
Lannie Mossberg Secretary