



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, June 12, 2023, at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.**

**Members Present:** Bernie Gigliotti Chair, William Fiske, Carol House, Kristina White, Phyllis Ross, Fritz Gahagan, Anne Littlefield (alternate) Ross Byrne ZEO, and Lannie Mossberg Secretary.

**Absent Members:** Dave Tiffany, Tom St. Louis (alternate), Mary Stone (alternate)  
Attorney Carey Present, Members of the Public present.

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

Alternate member Littlefield was seated for absent member Dave Tiffany.

### Public Hearing

1. An amendment to Chapter 315, Article 17, Cutting and Removal of Forest Species. This Article will be removed in whole from Chapter 315, Zoning Regulations per Connecticut General Statutes Sec. 23-65k.

Byrne explained he was contacted by the state, and told it is under Jurisdiction of the Inland Wetlands Commission not zoning, and the Wetlands commission is currently working on the new regulations so zoning can remove them. Byrne also read letters from River COG, DEEP, and the Gateway Commission regarding the change.

2. An amendment to Chapter 315, Article 23, Nonconformities. The amendments involve increased restriction on nonconforming structures. The changes are identified by red text and black strikethrough.

Byrne discussed and explained the changes.

### Regular Meeting

1. An amendment to Chapter 315, Article 17, Cutting and Removal of Forest Species. This Article will be removed in whole from Chapter 315, Zoning Regulations per Connecticut General Statutes Sec. 23-65k.

No discussion. House made a motion to have an effective date to be in 4 months from the date of publication. Gahagan made a motion to amend the motion to have an effective date of Inland Wetland Commission Agency on acting to adopt Forestry Regulations governing the practices covered by the old section 17 on the zoning regulations. Seconded by Littlefield. Unanimous.

2. An amendment to Chapter 315, Article 23, Nonconformities. The amendments involve increased restriction on nonconforming structures. The changes are identified by red text and black strikethrough.

Byrne read letters from DEEP, Gateway Commission, and River COG. Fritz made a motion to approve the amendment. Seconded by Fisk. Unanimous.

3. POCD Update

House said there is no new update. There are two people she is interested in, and a few more she would like to speak to, as well as getting the committee members opinion. Gahagan recommended setting up another sub-committee meeting in June.

## **OLD BUSINESS**

-Michael Osborne and Sarah D, 31 Birch Hill Rd. Map;22 Lot; 25; Violation resolution status.

Gahagan and White recused themselves. Jim Arrigoni from Lyme Land Conservation Trust spoke. He explained they are finalizing the fact gathering, had a site visit last Friday, the property flagged areas, and they have been communicating with the Osbornes. There should be an update by next month's meeting. Byrne said he will schedule a site visit for the commission once he receives and reviews the new updates.

-Agricultural Regulation draft status

No changes. Attorney Carey mentioned he will have the changes and updates by the next meeting.

## **NEW BUSINESS**

-Informal discussion of a land-locked, large acreage lot with the possibility of a regulation amendment that would allow subdividing and developing his non-conforming property.

Attorney Casey was present representing the Bombaci Family. Ross questioned the coming and going of potential emergency vehicles. The definition of lots, tracts, parcels, and a nonconforming lot were discussed and explained. Mr. Casey explained how other properties are potentially affected by proposed Zoning changes. White questioned if land values could change with the zoning changes. Mr. Bombaci laid maps out on the table showing what pieces of property in town are also land locked with no street access. Gigliotti thanked Attorney Casey and Bombaci for the information for the board to review and discuss with Attorney Carey.

-Susan Fox will introduce and discuss the new Gateway Commission's lighting standards.

Fox reviewed the lighting standards presented from The Gateway Commission. Gahagan questioned if there were any standards the town could potentially use. Gigliotti questioned the wording on a few sections.

### **Approval of the minutes of the May 8, meeting.**

Gahagan made a motion to approve the minutes with the change of having the horizontal area marked on the field map prior to the next site visit. Seconded by Littlefield. White abstained. Unanimous.

### **Meeting adjourned at 8:59 p.m.**

Respectfully Submitted,  
Lannie Mossberg Secretary