



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, July 10, 2023, at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

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

Absent Members: Kristina White, Phyllis Ross, Fritz Gahagan
Members of the Public present.

Gigliotti called the meeting to order at 7:03 p.m.

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

Alternate member Jennifer Tiffany was seated for absent member Fritz Gahagan.

Alternate member Tom St. Louis was seated for absent member Phyllis Ross.

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.**

Continued to next month, surveys were not ready.

NEW BUSINESS

- 1.** Byrne to introduce Sign and Eight Mile River Map amendments.

Byrne discussed he would like to do a small change in 315-22.3, Exempt Signs, to allow the Fire Department and Ambulance a larger a sign out front instead of on the building. As for the Eight Mile River Overlay map and boundary lines, Byrne stated the change will move the map boundary to the south side of Joshuatown Road to match the text in the regulations.

- 2.** Byrne to start discussion of Tiny Houses.

Byrne stated he gets frequent calls questioning the building of tiny homes in town. Discussion on whether they would be movable or permanent, the sizing and manufacturing of the tiny houses. Byrne said he will do more research about this and what the surrounding towns have for regulations in place about tiny houses.

OLD BUSINESS

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

Byrne spoke and explained that the Conservation Commission and the Lyme Land Trust have hired Mr. Richard Snarsky to define the wetlands boundary and recommend a remediation plan and be available for other questions that may come up about the property's wetlands.

Carol made a motion to allow Koch's informal discussion to be added to the meeting. Seconded by Fiske.
-Bill Koch informal discussion about a 15,000 sq ft provision of section 315-23.3.

Present representing Bill Koch was Attorney Michael Cronin. They are looking to amend the regulations from 15,000 sq ft minimum buildable lot under exemptions of Article 23, nonconformities, 10,000 sq ft buildable lot. Cronin pointed out the affordable housing possibilities. Koch questioned why Lyme and Old Lyme have different square footage on buildable lot sizes. Gigliotti explained the limited development is because of congested areas such as Rogers Lake. Koch showed a state statute that shows 4 small homes on one acre is acceptable. Littlefield suggested Koch gather all the undeveloped lots in Lyme and what they propose the regulations should be changed to. Gigliotti said its just the start of conversation but worth consideration.

Mary Stone made a motion to allow Bombaci's continued informal discussion from last month's meeting. Seconded by House.

-Bombaci continued informal discussion from June's meeting.

Present representing the Bombaci family was Attorney John Casey. Attorney Casey said the Bombaci's have been doing research to gather information about other land-locked parcels in town that are similar to their property, discussion was had. Mr. Bombaci spoke and explained the right of way. The property map was reviewed.

2. POCD Update.

House gave a handout about survey issues and information. House asked for an executive session to discuss possible volunteers.

Stone made a motion for Executive session, seconded by Littlefield.

Executive session started 8:43 p.m. - Executive session ended 9:16 p.m.

House said the POCD working group so far will consist of Liz Frankel, Gavin Lodge, and Will Firgelewski. Motion to approve the names was made by House, seconded by Stone.

Approval of the minutes of the May 8, meeting.

Littlefield made a motion to approve the minutes. Seconded by Fiske. Stone Abstained.

Meeting adjourned at 9:16 p.m.

Respectfully Submitted,
Lannie Mossberg Secretary