



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, September 11, 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, Kristina White, Phyllis Ross, Carol House, Tom St. Louis (alternate), Jennifer Tiffany (alternate), Mary Stone (alternate), Ross Byrne ZEO, Lannie Mossberg Secretary.

Absent Members: Fritz Gahagan

Members of the Public present.

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

Alternate member St. Louis was seated for absent member Gahagan.

PUBLIC HEARING

- A. Andrew Banever; 246 Beaver Brook Rd; Map 45, Lot 12; an application to construct a dock within the Eight Mile Watershed Overlay district per Chapter 315-19.5.

Present was Andrew Banever, owner, and Drew Kenny from Outdoor Lifestyles.

Banever spoke, explaining the project. The dock will be 26 feet long with removable footings. Banever said the dock will be about 2 feet on land and 24 feet in the water. The dock will be used for swimming, canoeing, and kayaking. Kenny also spoke explaining switchbacks will be used along with soil or stone dust to infill the 3foot wide steps. They will also create a rain garden to help mitigate water flow.

Drown, a member of the audience spoke and said the dock Banever is proposing sounds smaller than most docks she's seen or been on in the lake.

A member of the public questioned why there were so many questions about his project and why he needs a permit on his own land. Gigliotti explained that within the Eight Mile Watershed Overlay permits are needed.

An abutter was present and explained, where the path will be is a restoration from an old path by previous owners, and the rebuilt is almost the same.

REGULAR MEETING

- A. Andrew Banever; 246 Beaver Brook Rd; Map 45, Lot 12; an application to construct a dock within the Eight Mile Watershed Overlay district per Chapter 315-19.5.

White made a motion to approve the application. Seconded by Ross. Unanimous.

- B. 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 was Brian Slater.

Slater spoke, and said they are still waiting for the surveyors to come out and mark off the boundaries based off the High Tide Line posts placed by ZEO, Byrne.

NEW BUSINESS

1. Discussion of Rooster amendment to proposed Agricultural Regulations.

Byrne explained there is a property owner in town wanting to add a change to the regulations concerning Roosters. Byrne read the presented change. After brief discussion among the commission, they decided that there is no reason to move further with the change as it may open the door to other animals, wildlife or noise limits. This subject led to the questioning of a noise ordinance which is not within the purview of the Planning & Zoning Commission.

2. Beech Tree Policy Review.

Byrne explained there have been a few people in town with concerns to the beech trees dying on their property. Byrne said he spoke with Tony Irving, forest and ecology specialist and a property owner that had a UCONN professor walk their lot. There is no reason to take down the beech trees unless they are a danger to any building or may cause a fire hazard. Overall, there is a little risk that the dead beech trees will cause a large forest fire.

OLD BUSINESS

1. Osborne Violation resolution status.

White recused herself from the table.

Present was Jim Arrigoni from Lyme Land Trust. He handed out a copy of the finalized letter sent to the Osbornes about the remediation and gave a brief rundown of what was said.

White rejoined the table.

2. POCD Update.

House gave an update of the POCD committee. They met earlier this month, and have started the process to collect information from stakeholder groups throughout the town. She said her motto is “Your town. Your voice. Your responsibility.”

3. Discussion of Affordable Housing.

House gave a handout and explained the Affordable housing committee is looking to place affordable housing within the town sooner than later. They are looking into land to purchase and have a management company to run the homes. Ross spoke and gave a draft handout of what they are looking to do. A lengthy discussion about creating a floating zone vs. the town using CT. General Statute 8-30G was had. White expressed, the POCD survey may help to determine what the town would favor. Ross, Littlefield, and Gahagan were assigned as a working group to look into comparing surrounding town housing rules and regulations.

ZEO Report.

Byrne read the report of the new cease and desists and permits for the month. Stone questioned fines. Gigliotti explained there is so much involved with that its unworkable, and is better to be handed to the courts if it gets too far.

Approval of the minutes of the August 14, meeting.

Fiske made a motion to approve the minutes. Ross seconded. Unanimous.

Meeting adjourned at 9:13 p.m.

Respectfully Submitted,
Lannie Mossberg Secretary