PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION

Lyme Planning & Zoning held a Special Meeting on Wednesday, September 27, 2023, at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

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

Absent Members: Anne Littlefield, Kristina White

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

Alternate member Tiffany was seated for Absent member Littlefield.
Alternate member Stone was seated for Absent member White.

Affordable Housing and Zoning Regulations

Gigliotti commented that there is much discussion needed regarding floating zones supported by the Fuller's Land Use Law and Practice book. It is prudent to address the differences between Special Permits vs. floating zones. There was discussion on the need to encourage qualified, and naturally occurring affordable housing (NOAH). Discussion of what activities will be permitted through the floating zones. House discussed housing size, rentals and owner-occupied affordable housing. Gigliotti is in favor of putting together a Section 4 amendment to support affordable housing. It was agreed there would be a cap of 10-unit cluster homes. Fiske commented that the board is there to discuss the state mandates not the lack of NOAH. There was discussion of putting affordable housing questions into the POCD survey.
House made a motion to develop a list of criteria based around a Special Permit. Seconded by Fiske. Unanimous.

Meeting adjourned at 8:20 p.m.

Respectfully Submitted,
Lannie Mossberg Secretary