



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION
Regular Meeting
February 12, 2024
7:00 p.m.

The Lyme Planning and Zoning held a Regular Meeting on Monday, February 12, 2024, at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

Members Present: Bernie Gigliotti (chair), Kristina White, Carol House, Fritz Gahagan, Will Fiske, Anne Littlefield, Mary Stone (alternate), Jennifer Tiffany (alternate), Tom St. Louis (alternate).

Attorney Michael Carey was present.

Members of the public present.

CALL TO ORDER 7:00 p.m.

Member Littlefield recused herself from the regular meeting; she didn't get to listen to the public hearing audio recording.

SEAT ALTERNATES Alternate member Tiffany was seated for recused member Littlefield.

REGULAR MEETING

1. Bombaci; 131-2 Salem Rd. Map 46, Lot 3; An amendment to Chapter 315, Article 4.3, Special permit uses.

Gahagan asked applicant Bombaci if he felt he should recuse himself from this application since it differs from the November application and wants him to feel comfortable. Bombaci said it's up to his children. The children said they had no problem with Gahagan's participation.

Gigliotti asked the members to give their comments. House spoke and said she had three points and favored the change. One: She has heard working through the POCD that the townspeople would like their children to be able to come back to live in town. Two: The application adds value to land-locked parcels, the town, and owners for tax-based minimal changes. Three: A Special permit will allow P&Z to look at each applicant individually. Tiffany said she was unsure; she doesn't want the town to lose sight of the community as a whole, and this application may just be personal. White's concern was if there is a means of access to the street, but being a special permit, it would be discussed in depth. Gahagan spoke. He agrees with House; just a few minor points could be tweaked, but it might be easily worked out between Casey and Carey. An analysis of what it would apply to and clarifying that it's only for landlocked lot, not parcel. The language in point 4, the street access and legal permanent rights. An additional property value could benefit the town, especially the elderly and children, but not as it is currently drafted. Add one provision, and this would be based on and limited to each family situation. The acreage should be lowered but limited. Fiske said he's intrigued and wants to help but not in favor as proposed. It's a newer property owners right, and will it only really benefit this one family or the town? Gigliotti agrees with Fiske. He is also against the application. He feels it's inconsistent with the POCD, farms, trees, and no readily available access, and the Gateway was opposed even though that would only affect one lot. White questioned, what if it's not accepted as presented but accepted with changes? House asked if the

application is accepted, can more be written into the proposed regulation. Also, would like to add a driveway written agreement.

Attorney Carey said that road access would be fixed language and to view the site plan regulations. Discussion on what wording should be adjusted, open space issues, and whether it benefits the town or just an individual family. Carey said he would review the wording. Gahagan said there should be an acreage minimum, to strike #7, and #3 adjusted with separately owned needs to be a defined word, and more information would need to be on a presented site plan.

Continued to next month with the appropriate changes.

NEW BUSINESS

1. Informal discussion of two docks.

David Provencher from Shore Design was present to discuss two residential clients. Elys Ferry Rd. is looking to add a dock, which DEEP is ok with. There will be minimal work throughout the land, just a simple dock for loading and unloading kayaks. The second property is on Joshuatown Rd., which will be seasonably removed. There will be a gangway, and Provencher will check the right of way for the road and public access.

Byrne mentioned the California rental lawsuit and said he shared it with Selectman Lahm. It would not be a concern but should ask Attorney Carey.

OLD BUSINESS

1. Slater survey update – ZEO spoke to Slaters, and the survey is not completed on paper yet. Continued to next month.
2. 73 Ferry Rd. Update – An update was given to wetlands. Byne said the contractor would return to remove the stockpile, including the mortar planter because all the rain we had washed away the silt fence and flooded the area. The commission had motioned for emergency removal and silt fence hay bale placement.
3. POCD Update- the committee met last week, and House presented the first draft. The second draft will be presented at the meeting on January 20.
4. Affordable Housing Update- the 10 bullet items that were discussed have been finished by Attorney Carey. He put together the consistency and legal wording. Hope Partnership is interested in involvement; money is gathered from the town and donations. Possible meeting for this to be finished in April or a special meeting.

ZEO REPORT – Byrne read the list since November, and only a few permits were submitted and approved.

Gigliotti questioned the Osborne memorandum. Byrne said he would send it out to the commission for viewing. It has not been signed off on yet.

Approval of Minutes of the Regular meeting, January 8, 2024- House made a motion to approve the minutes, Seconded by Tiffany. Gahagan, White, and Littlefield recused themselves.

ADJOURNMENT – 9:32 p.m.