



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION
Regular Meeting
March 11, 2024
7:00 p.m.

There was a Regular Meeting on Monday, March 11, 2024, at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

Members Present: Bernie Gigliotti (chair), Will Fiske, Fritz Gahagan, Carol House, Anne Littlefield, Kristina White, Phyllis Ross, Mary Stone (alternate), Jen Tiffany (alternate), Tom St. Louis (alternate), Ross Byrne ZEO, Lannie Mossberg Secretary.

CALL TO ORDER - 7:02 p.m.

Member Ross was recused from the regular meeting; didn't listen to the public hearing audio recording.

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

SEAT ALTERNATES: Alternate member Tiffany was seated for Regular member Ross.
Alternate member Stone was seated for Regular member Littlefield.

REGULAR MEETING

Continuation of Bombaci; 131-2 Salem Rd. Map 46, Lot 3; An amendment to Chapter 315, Article 4.3, Special permit uses. - Attorney Carey spoke about the changes he made. Gigliotti asked to go around the table and discuss the regulation on change. Fiske spoke and expressed it would be best to start over so RU120 may be added, they questioned how much open space would be required; not sure 40 years is a good number, but he believes capping would allow a person not to take advantage and sell within a few years but allow it to stay in the family. Stone agrees with Fiske and believes that adding the RU120 would make it more equal to the town. Gigliotti expressed his concern about Gateway already not being in agreement with the change but also could raise issues within RU120. Carey read the definition of a "lot" and discussed lot and Parcel differences. Gahagan spoke and said he feels it's a lot to bite off for one month; the terms are not used exactly and are not ready to be passed as is. Gahagan feels he's committed to allowing families to build and remain in town. Fiske and Stone agree. Tiffany believes it's owed to the townspeople to explore adding RU120. It will support families staying in Lyme but considering the town. As the application is currently written, she feels it's not clear enough; open space descriptions and special permit descriptions still need to be written out. House feels as if the regulation is directed toward certain families, and there are all different types of families in this generation. White mentioned gross lot number, a "lot" needs better defining, and questioned the original regulation date. She believes #6 is confusing and needs work. Carey addressed what was discussed and agreed that RU120 could be added, and the regulation needs some work; it is nowhere near ready as is. Discussion of what to add or change. Gigliotti said there needs to be more time for change, and voting today is a no. Carey expressed the 65-day decision deadline. Gigliotti called for a motion. White made a motion to

deny as presented. Fiske Seconded. Unanimous. Gigliotti gave the reasoning that assets need more discussion on how it affects the whole town, insufficient as is, and taking it up as a continued discussion and new public hearing based on families. Gigliotti explained to the applicant the decision and the process going forward. Gahagan commented the reg changes will be based on what's been said and discussed to date. Dill, a member of the audience, asked if the changes would be public. Potts, a member of the public, made a comment about guidance for special permits and suggested a 5-7 year home ownership.

NEW BUSINESS – n/a

OLD BUSINESS

Slater survey update- Mr. & Mrs. Slater were present.

Mr. Slater gave a handout with the survey. Discussion was held about where the markers are and where the cutting can and can't take place in the future. Gahagan motioned to accept the plan with conditions being within 50' of the cove from the North boundary to the canopy line of the first oak. You need to maintain the brushy habitat except for the trees that exceed 3" caliper at breast height. Brush that grows up, mountain loral, steeple bush, goldenrod, raspberry, sumac, or naturally occurs except listed invasive species cannot be cut, except to maintain a 5' path. From the area beginning with the canopy line of first oak to the southern border within 50' of the cove, leave to regenerate and can only cut listed invasive species list maintained by DEEP. In the copes on the southern part of lines 50-100', do not cut any trees without coming in with a cutting plan. ZEO will measure the primary view and document it to the Slaters and land use files. Seconded by Fiske. Unanimous.

73 Ferry Rd. update – Byrne said there is no update from Doane as of now.

POCD Update- Carol gave an updated handout of POCD questions for review, and explained the process of how the surveys will be distributed. Fiske commented he believes just the people that reside should be included not employees or volunteers that live out-of-town. Long discussion on having all but separating the results.

Affordable Housing Update. House spoke discussed what process the board is currently at and would like to request a public hearing whether be special meeting or at the next. Gahagan and Gigliotti expressed the concern that the POCD results should be looked at first before a public hearing so all up to date results will help clarify towns needs and wants to revolve around affordable housing. Gigliotti denied a public hearing until POCD results are viewed.

ZEO REPORT – ZEO Byrne said there were two approved Permits and 1 violation letter since the last meeting.

Approval of Minutes of the Regular meeting, February 12, 2024- Fiske made a comment that January needs to be changed to February. Gahagan made a motion to approve the minutes with the changes. Seconded by White. Unanimous.

ADJOURNMENT - 10:12 p.m.

Respectfully Submitted,
Lannie Mossberg secretary