



ZONING BOARD
OF APPEALS

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

**LYME ZONING BOARD OF APPEALS
MINUTES
March 21, 2024**

The Lyme Zoning Board of Appeals held a Public Hearing/Regular meeting on Thursday, March 21, 2024, at 7:30 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

Members Present: Fred Harger (chair), Judie Davies, Toni Phillips, Anna James, Henry Lahm (alternate), Adam Brevoort (alternate), Ross Byrne (ZEO), Lannie Mossberg (secretary).

Absent Members: David Gage.

Member Phillips recused herself for being a neighbor.

CALL TO ORDER - 7:30 p.m.

SEAT ALTERNATE MEMBERS – Alternate member Lahm was seated for absent member Gage. Alternate member Brevoort was seated for recused member Phillips.

APPROVAL OF MINUTES FROM May 18, 2023 – Davies commented Littlefield is on P&Z not ZBA and needed to be removed as a member. The minutes were accepted with the change.

Davies read the application

PUBLIC HEARING

Gwendlynn Hastedt; 169-2 Blood St. Map 40.1, Lot 16; An application for a variance from the Lyme Zoning Regulations, Chapter 315-23.2, to Construct a 420 sq. ft. addition within the west side yard setback requiring a variance for 27ft. vs. the required 30ft. and a rear yard setback of 42ft. vs. the required 50ft. Chapter 315-4.5c, Maximum building coverage of 14.4% vs. the required 8% and Maximum impervious surface coverage of 23.7% vs. the required 12%. Chapter 315-23.2a, building height from the existing 14ft. to 22ft high.

Present: Andy and Gwen Hastedt.

Two emails from neighbors were submitted and read by Harger.

- A. Hastedt gave a handout and explained the house size and what they are looking to do. Phillips questioned where the prior deck variance was supposed to be. Byrne read the variance approval from 2007. Hastedt explained they would be using a slotted deck with that granted variance, so there are no issues. Davies questioned if the chimney would remain. Hastedt said they would like to leave it, but it's off-set on the house and has caused water

damage. Byrne read the height limit regulation that Harger questioned and then explained why they had a description of a western setback.

Hearing closed.

REGULAR MEETING

Gwendlynn Hastedt; 169-2 Blood St. Map 40.1, Lot 16; An application for a variance from the Lyme Zoning Regulations, Chapter 315-23.2, to Construct a 420 sq. ft. addition within the west side yard setback requiring a variance for 27ft. vs. the required 30ft. and a rear yard setback of 42ft. vs. the required 50ft. Chapter 315-4.5c, Maximum building coverage of 14.4% vs. the required 8% and Maximum impervious surface coverage of 23.7% vs. the required 12%. Chapter 315-23.2a, building height from the existing 14ft. to 22ft high. –

James made a motion to accept the application as written. Seconded by Davies.

James is in favor: A very challenging piece of land, with the pre-existing house and hardship on its own.

Brevoort is in favor: It's upgrading the neighborhood and updating the aesthetic value.

Davies in favor: Agree with Brevoort and will benefit the town.

Lahm in favor: aesthetics, and hardship of difficult lot.

Harger in favor: The neighborhood and substantial justice of the lack of yard setback availability.

5/5 in favor. Approved. The owner has 15-day appeal period from the published paper date of 3/25/2024.

NEW BUSINESS – Harger reminded the board of the upcoming training in April. Byrne explained what the training will be about.

ADJOURNMENT – 8:15 p.m.

Respectfully submitted,
Lannie Mossberg- secretary