PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION
Public Hearing/Regular Meeting
April 8, 2024
7:00 p.m.

There was a Public Hearing/Regular Meeting on Monday, April 8, 2024, at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

Members Present: Bernie Gigliotti (chair), Kristina White, Will Fiske, Fritz Gahagan, Phyllis Ross, Tom St. Louis (alternate), Jen Tiffany (alternate)
Absent Members: Carol House, Anne Littlefield.
Members of the Public Present.

CALL TO ORDER- 7:04 p.m.
SEAT ALTERNATES – Alternate member Stone was seated for absent member House.
Alternate member St. Louis was seated for absent member Littlefield.

PUBLIC HEARING

1. Marion Gourlay 26-1 Cove Rd. Map 26; Lot 19: An application for a 2-lot re-subdivision within the conservation district.

   Present: Tom Metcalf.

   Metcalf submitted to the record; A letter from George Calkins (LLHD), mail receipts, the wetlands approval, and a shape factor map.

   Metcalf presented his site plan and site development plan. Gigliotti questioned why the possible house is placed in the front lower portion of the lot and not up on the top of the hill in the backside. Gigliotti questioned if it could be moved to the upper flat part. Gahagan raised concern that if a house was placed in the lower front portion there would be storm water run-off and cause possible issues with the home and tree-covered roads. Metcalf said he based the site development plan off DEEPs Storm-water run-off guidelines. St. Louis questioned if the boundary line is moveable. Metcalf commented, no it would not work for the building size requirements. Discussion of a driveway to be placed within the common drive. Gahagan questioned a possible green belt on lot 2's side yard. A neighbor to lot 2's rear yard spoke and expressed their concerns that the house being placed on the top of the hill would give less privacy. They also questioned the conservation district. Gigliotti explained. Continued to next month with the homeowner, Gourlay, present the site development plan was updated to have notes for a driveway placed to the top of the hill, stormwater quality measurement, and shape factor rectangle. Metcalf will also look into the lot easement placed for the lot.

REGULAR MEETING

1. Marion Gourlay 26-1 Cove Rd. Map 26; Lot 19: An application for a 2-lot re-subdivision within the conservation district.

Continued to next month.

2. Discussion of an amendment to Chapter 315, Article 4.3, Special permit uses.
   Gahagan outlined the changes he and Carey made. Discussion on what the acreage minimum will be. Gahagan suggested 6-10. Fiske said he feels it should be at least 10 acres plus with a larger setback, so the non-related neighbors are not imposed on. Ross said it needs to be written a little easier to read. Stone questioned how a house may be built so it doesn't impact neighbors, and as for the minimum acreage she feels it should be deciphered on an individual basis pending the topography of the land due to rocks and vegetation. Tiffany agrees with Stone and Fiske and questioned open space. St. Louis had no comment on acreage. White agreed with Stone. It's hard to determine acreage because of the topography but believes 10+acres with a larger setback are a good idea. Gigliotti suggested a 5-acre minimum. White suggested green belt space for individuals during the special permit process. After more discussion, the board agreed with a 6-acre minimum with a 200-foot neighbor setback and green belt to the non-related abutting neighbor. The next discussion was on the term "immediate family." White commented how all families are built differently this day-in-age and stepchildren should be included. Gahagan questioned what the exceptions will be for term of length. White said if hardship is proved, the owner should be able to sell. After more discussion, the board agreed that children of a "legally defined relationship" are acceptable; after 20 years without hardship, the property may be sold. With the new edits to be updated, there will be a public hearing in June.

NEW BUSINESS

1. 91 Ferry Rd. violation
   Byrne summarized the cuttings done on federal property across from the Lovejoy's and said he is working with the proper departments to come up with a solution. The property owners were present and gave the background of how they felt they were able to cut. They explained there is no written agreement; it's always been verbal over the years. Byrne said he is currently waiting to hear back from DEEP and the Federal Government.

OLD BUSINESS

1. 73 Ferry Rd. – Byrne said he's spoken with Doane and they are making slow progress.
2. POCD Update- no update.
3. Affordable Housing Update- Ross gave a brief update. The committee got a lot of publicity and feels for future meetings certain discussions should be in executive session because information was leaked that shouldn't have been. "At this point, it's a waiting game."

ZEO REPORT – Byrne read 5 new permits approved since the March meeting.
Approval of Minutes of the Regular meeting, March 11, 2024 – Gahagan made a few spelling corrections. Mary made a motion to approve the minutes with the corrections. Seconded by Ross. Unanimous.
ADJOURNMENT - 9:28 p.m.

Respectfully Submitted,
Lannie Mossberg Secretary