



PLANNING AND  
ZONING COMMISSION

LYME TOWN HALL  
480 HAMBURG ROAD  
LYME, CT 06371

**LYME PLANNING & ZONING COMMISSION**  
**Public Hearing/Regular Meeting**  
**May 13, 2024**  
**7:00 p.m.**

**There was a Public Hearing/Regular Meeting on Monday, May 13, 2024, at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.**

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

**CALL TO ORDER** 7:00 p.m.  
**SEAT ALTERNATES** n/a

**PUBLIC HEARING**

**Marion Gourlay 26-1 Cove Rd. Map 26; Lot 19: Continuation for an application for a 2-lot re-subdivision within the conservation district:** Present was Tom Metcalf.

Metcalf addressed the comments presented at the last meeting. He stated that Mr. Casella, who was present, drafted a conservation easement. Metcalf reviewed the two site plan maps and the wording from the notes. He said they both abide by the Zoning regulations and DEEP. He mentioned stormwater quality. Gigliotti questioned the footing and catch basins. Metcalf responded that an infiltration system would go over the driveway for any roof runoff. The beginning of the driveway to the house is 75 feet, with a paved apron and a crushed stone drive. Metcalf said to keep everything under control during construction, there will be a silt fence that can be backed with hay bales or woodchips and a stone construction entrance. This causes temporary vegetation and stabilization. Tiffany questioned the leach field. Metcalf commented on the legal obligation for health codes to have secondary repair area markings. The upper section of the lot for development would be difficult for drainage and access. Gahagan questioned why there is only a 10-foot boundary for conservation. Metcalf explained the lot is limited. Public Hearing Closed.

**REGULAR MEETING**

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

White suggested a rain garden or similar. Gahagan said his concerns and is undecided on the board, waiting to decide. Gigliotti said the commission may not fully agree, but it is regulated. A brief discussion on wording and restrictions that apply.

Gahagan made a motion to approve with conditions as follows:

1. A silt fence will be reinforced with haybales, woodchips, or equivalent.
2. During periods of construction, there is someone to contact 7 days a week for the ZEO.
3. An understory planting or garden to help prevent runoff from the cleared area for the septic system shown on the plan near the road. The cleared area for septic on the west

side is the minimum required, so there's less potential for runoff from the septic area and road as possible.

4. If there is additional clearing northeast of the house, a stormwater Analysis will be prepared for any additional runoff that arises.
5. The time period for temporary stormwater runoff erosion control on the plan change to August 1 to November 1 instead of August 1 to October 1. Littlefield seconded this. It was unanimous.

**Discussion of an amendment to Chapter 315, Article 4.3, Special frontage permit uses.**

A review of Attorney Carey and Gahagan's amended comments. Discussion of limited accessory apartments and dwellings. Littlefield expressed her concerns that the amendment should state generations in both directions. Only one preexisting parcel. Discussion on usage is sparse. Gigliotti called for a July Public Hearing.

**NEW BUSINESS** n/a

**OLD BUSINESS**

Lovejoy status and resolution: Byrne read the email from the federal government, who most likely own the property the Lovejoy's were cutting on. Byrne suggested that going forward, a survey will need to be done, permission from the property owner, and a permit for any future cuttings. Motion to approve Byrnes' suggestion made by Gigliotti, seconded by White. Unanimous.

**73 Ferry Rd. Update:** Present was Bob Doane.

Doane explained the site. He said the silt fence is holding everything up well. Doane reviewed the site plan map and presented photos of the current state. Doane said he met with Snarsky and said there is no rush for the plantings; they want to see how the current plants root up. The commission decided to revisit this in the fall after natural regrowth is presented.

**POCD Update:** Discussion on participation and scheduled a special meeting with P&Z and the POCD subcommittee so there was time for review and any comments. The House reviewed the timeline from August 2023 to the present. The special meeting is scheduled for May 21, 2024, at 6:30 p.m. at the Library.

**ZEO REPORT:** Byrne reported 5 new permits.

**Approval of Minutes of the Regular meeting, April 8, 2024:** Gahagan made a motion to approve the minutes. Seconded by White. Unanimous.

**ADJOURNMENT: 10:08 p.m.**