



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

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

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

Members Present: Bernie Gigliotti (chair), Will Fiske, Kristina White, Carol House, Phyllis Ross, Jen Tiffany (alternate), Mary Stone (alternate), Ross Byrne (ZEO), and Lannie Mossberg (secretary).

Absent Members: Fritz Gahagan, Anne Littlefield, Tom St. Louis (alternate).

Attorney Carey **Present.**

Members of the public **present.**

CALL TO ORDER 7:01 p.m.

SEAT ALTERNATES Alternate member Tiffany was seated for absent member Gahagan. Alternate member Stone was seated for absent member Littlefield.

PUBLIC HEARING

An amendment to Chapter 315, Article 4.3, Special permit uses - Gigliotti opened the public hearing, and Byrne started the hearing by reading an email from property owner James Reardon on Salem Rd, who is opposed to the amendment. Byrne also read email replies from the Lower River Valley Council of Govt., CT River Gateway Commission, and Southeast CT Council of Govt., who had no objections. A final email from Eightmile River Wild and Scenic Watershed was read, and the concerns they have about the amendment.

Roger Dill spoke. He has concerns about affordable housing and what vehicles will be used. He questioned whether the property would be used for residential or commercial purposes. He is concerned about the town's land, especially the cemetery, which the property where his relatives are located. He feels #7 is ambiguous. Two pages were submitted to the record.

Jared Bombacci submitted two pages to the record.

Ed Bombacci spoke and said the Cemetery Dill was concerned about is well cared for by himself. He stated that this is just about the amendment. His goal is to keep his children and any others who grew up here able to come back to town if they wish.

Todd Mazer, spoke. His concerns are that the amendment will affect neighboring properties, and he cares about the character of Lyme. He questioned how this does not count as a subdivision. He questioned lot line changes. Mazer is concerned that the town may not be able to handle more than it has, being that it is a Volunteered emergency service run town. He also questioned a private road width.

Gigliotti said that private roads must be at least 18 feet wide and will be discussed for the amendment.

Deb Mazer spoke and said she's worried about commercial use and private access ways. She questioned how many houses and apartments able on one piece of property. She had concerns on sections M2,M4, M4B, M6, but they can be answered if the amendment is passed and her neighbor needs a special permit. *Eric Bombacci* spoke and said he can't afford to live in Lyme without the amendment, and he thanked the commission for giving the amendment so much time. Gigliotti Closed the Public Hearing.

REGULAR MEETING

An amendment to Chapter 315, Article 4.3, Special permit uses- Byrne questioned Attorney Carey if Spouse can be added to 6M. Stone and White mentioned ownership. Tiffany questioned Open Space. House spoke about special permits. Fiske questioned the one house per lot, which started a discussion on the interpretation of parcels and lots. Gigliotti said road width needs to be added to the amendment. No businesses: it can only be residential including the private road to the lot. Gigliotti wants to discuss the setback next month, Section 6 has a sentence to be removed, Land conveying only a portion with a lot line change needs clarification. Byrne will update the amendment with the comments. Continued to next month.

NEW BUSINESS

Byrne introduction to Gateway amendment- Byrne introduced an amendment he is working on for Gateway on clearing and trimming. He wants to work with Gateway to deal with the illegal cutting on maintaining views. The solution to the amendment will allow selective cutting with a plan to allow naturally existing plants to propagate. White suggested getting Pollinator and Land Trust involved.

OLD BUSINESS

Helicopter discussion- continued to next month.

ZEO REPORT

Approval of Minutes of the Regular Meeting June 10, 2024.

ADJOURNMENT