PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION
Public Hearing/Regular Meeting
November 12, 2024
7:00 p.m.

There was a Public Hearing/Regular Meeting on Tuesday, November 12, 2024, at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

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

CALL TO ORDER - 7:02 p.m.
SEAT ALTERNATES Alternate member Tiffany was seated for absent member Littlefield.

PUBLIC HEARING

a. **Elizabeth & Geoffrey Wadge; 101 Town Woods Rd. Map 32; Lot 20– Application for Re-subdivision.**

Present was Roger Nemergut, Tony Hendrix, and Lisa Wadge. Nemergut explained the site map presented with the suggestions the commission made at the informal discussion in September. Gahagan questioned the wetlands. Wadge replied that it is seasonally wet. Gahagan said he would like to see a delineated tree line by the pasture for the easement line, with a note on the site plan: Invasives are cuttable; no manure shall be placed in the regulated area, prohibited pasture use. Byrne said he talked with Attorney Carey and the First Selectman, and they do not agree with conditional recommendations. Wadge requested a consensus from the board on whether engineering was acceptable. The board agreed Engineering was ok. The town council will need to come up with the wording for the Easement between Wadge and the town for Open Space.
Continued until next month.

REGULAR MEETING

a. **Elizabeth & Geoffrey Wadge; 101 Town Woods Rd. Map 32; Lot 20– Application for Re-subdivision.** No action; continued to the next month.

NEW BUSINESS- Informal presentation and discussion of a business fermenting honey to produce mead at 1 Town St.
Peter Dixon Sr. and Peter Dixon Jr. were present and spoke. They are interested in purchasing the property and opening a new location for their Mead processing. They gave a handout explaining the

timeline and how the Mead process works. They would be using harmless Italian bees. A small store would be located in the current building to sell their bee products, and small events would be held for mead tasting and introduction. The board and Dixons had a lengthy conversation on keeping the business small. The board felt this would greatly benefit the Town of Lyme as described.

2025 Meeting schedule approval – meeting dates distributed; approval will be on next month's agenda.

OLD BUSINESS

POCD Update—The House spoke and said the POCD postcards have been sent out, and some have already come back. A POCD meeting in January may be held.

Osborne Update: Byrne read a report from Jim Arrigoni written after a site visit on November 4th and explained that the resolution was not as quick as expected. Gigliotti commented that Byrne should speak with Attorney Carey about what the next step should be from the commission's point of view.

Tiny Homes—Byrne said he has received many questions from homeowners wanting to put up accessory apartments and wondering how to modify the regulations to allow tiny home structures.

Service Provider Amendment: Byrne and Mossberg asked Fiske to work with them to develop ideas on how to proceed with the amendment.

ZEO REPORT – Byrne read 3 approvals, 1 Cease and Desist, and 2 Violations.

Approval of Minutes of the Regular August 12, 2024- The House motioned to accept the minutes, Seconded by Ross. Unanimous. Fiske abstained.

ADJOURNMENT- 9:45 p.m.

Respectfully submitted,
Lannie Mossberg -Secretary