PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION
Public Hearing/Regular Meeting
December 9, 2024
7:00 p.m.

There was a Public Hearing/Regular Meeting on Monday, December 9, 2024, at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

Members Present: Bernie Gigliotti (chair), Will Fiske, Fritz Gahagan, Anne Littlefield, Carol House, Mary Stone, Jen Tiffany (alternate), Tom St. Louis (alternate), Ross Byrne (ZEO), Lannie Mossberg (secretary)
Members of the public present.
CALL TO ORDER 7:00 p.m.
SEAT ALTERNATES Alternate member St. Louis was seated for absent member Ross.

PUBLIC HEARING

a. **Elizabeth & Geoffrey Wadge; 101 Town Woods Rd. Map 32; Lot 20– Continuation of Application for Re-subdivision.**
   Present was Lisa Wadge. Wadge spoke, explaining the Easement and where the Woodline markings were. Gahagan suggested noting in the Easement where the camera was for photos and copying that to the site plan as well. Byrne will do a site visit for map confirmation dated Dec. 2 with the survey points.
   Public Hearing Closed

REGULAR MEETING

a. **Elizabeth & Geoffrey Wadge; 101 Town Woods Rd. Map 32; Lot 20– Continuation of Application for Re-subdivision.**
   Gigliotti called for a motion. Gahagan made a motion for approval of the re-subdivision, including the open space set aside in the form of conservation easement that has been submitted to the commission subject to grammatical and non-subsident changes agreed upon by council before recording of the plan in the open space conservation easement & further that the final plan for your signature will show survey data for existing pasture and that all things and monuments be set prior to filing the map. Seconded by Fiske.

NEW BUSINESS

2025 Meeting schedule approval – schedule approved.

OLD BUSINESS

-POCD discussion – House said there have been 336 responses, and Stone said she has 12 paper copies handed out so far. Discussion of a new postcard to be mailed out with a new deadline of January 16.

House explained there were a few hiccups in the beginning stages but was resolved quickly. From now on, she is hoping to have joint meetings with the P&Z and POCD subcommittees. House would like to break down the meetings into sections or discussions and will figure out a meeting schedule soon. Gahagan mentioned 8-23 state statutes. Gigliotti mentioned there have been a handful of complaints about the survey. Discussion of paper vs. online discrepancies. Tiffany spoke and explained her feelings and opinions for guidance going forward. Gahagan and Littlefield felt House should have a co-chair. Gigliotti appointed Tiffany to co-chair aside House.

-Discussion on winery regulations to include mead – Byrne spoke and recommended the commission amend the winery regulations to include mead and questioned if it was a direction they were willing to go. Littlefield questioned if it was manufacturing or farming. Stone and St. Louis commented. Gahagan talked about the 8.4 wine state statute and said that the mead has a separate statute that is not tied to agriculture. Gigliotti questioned if the board should add a new section for mead or add to existing wine regulations. Byrne is to call Attorney Carey and ask if amending or adding a new regulation would be best. Gahagan questioned if a special permit would be better in a commercial district.

Discussion on accessory apartment regulations: Byrne read his notes about accessory apartments. He proposes amending the regulations to accept stand-alone apartments. There was a brief discussion on sizing. Byrne will work on how the regulation would be worded.

ZEO REPORT – no report
Approval of Minutes of the Regular November 12, 2024 - Gahagan motioned to accept the minutes. Seconded by Fiske. Littlefield abstained. Unanimous.
ADJOURNMENT 8:57 p.m.