PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION
Public Hearing / Special Meeting
November 12, 2025
7:00 p.m.

The Lyme Planning and Zoning Commission held a Public Hearing / Special Meeting on Wednesday, November 12, 2025, at 7:00 p.m. at the Lyme Town Hall.

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

Absent Member: Anne Littlefield.
Members of the public present.

Call to Order 7:00 p.m.
Gigliotti started by having Stone explain the process and give an overview of the work the POCD committee has done.
Public Hearing
Review of 2025 Plan of Conservation and Development (POCD)
Byrne read a letter from RiverCog
Thomas, Town Assessor, read her letter.
Byrne read a letter from Tina West.
Byrne read a letter from Carnavale.
Devaux read his letter.
Byrne read a letter from Potts.
Gigliotti asked that there be no repetitive comments from the public.
Public member Clark said he is neutral and thinks there is enough commercial activity now.
Public member Corrigan commented about 65 regarding age and 65% town percentage, also commented on the firehouse, and open space.
Public member Miller commented on page 71.
Public member Dill said he supports service businesses, mentioned a few he has had, and talked about affordable housing.
Public member Quinn discussed farms

Public member Cope discussed the park and rec commission and mentioned home contractors.
Public member Elgart commented on the importance of the library.
Public member Nelson commented that zoning should be more lax on accessory apartments, townhouses would be ok, and there should be more shops in Hamburg.
Public member Selic expressed concerns with certain areas of town having dangerous road crossings.

Hearing Closed

Alternate member Tiffany was seated for Absent member Littlefield.

Special Meeting

Approval of 2025 Plan of Conservation and Development (POCD)

House said there were some good suggestions and asked if the commission should revisit this after comments are adjusted. Gigliotti said he feels River Cog had too many specifics they would like to see changed, as this is only a guideline for the town. St. Louis said the POCD is a consistency review; it should be approved as written and consider an amendment with the comments at a later date. Stone agreed and said the two specific points by Miller and Thomas should be addressed but why hold the acceptance.
Tiffany motioned to accept the 2025 Plan of Conservation and Development. Seconded by Fiske.
Gahagan commented on a few issues he felt were not addressed. He referred to the River Cog comments, expressed that he felt the stakeholders needed more input, and mentioned state statutes. Gigliotti did not feel that was appropriate. Discussion on when the approval should be done because of corrections and additional comments. Drown suggested adjusting a few pages and having an outline by the next meeting.
More discussion was held. Lahm spoke as ex officio and said there needs to be value on open space.
House amended the motion to appoint a small group to make an outline of revisions for the next P&Z meeting. Seconded by Stone. Gahagan abstained.
Unanimous.

Adjournment 9:04 p.m.

Respectfully submitted,
Lannie Mossberg, Secretary