



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

**LYME PLANNING & ZONING COMMISSION
Public Hearing/Regular Meeting
July 13, 2026**

There was a Public Hearing/Regular Meeting on Monday, July 13, 2026, at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

Call to Order 7:03 PM.

Present: Mary Stone, Steve Deveaux, Baylee Drown, Frederick Gahagan, Carol House, Anne Littlefield, Jennifer Tiffany, Mary Powell-St. Louis, Theresa Ranciato-Viele

Also Present: Zoning Clerk Ross Byrne, Zoning Enforcement Officer (ZEO) Lannie Mossberg

Motion to add an information session regarding the Eight mile River to the agenda:

Motion: Frederick Gahagan

Second: Mary Powell-St. Louis

Motion passed unanimously.

Motion to add approval of minutes from July 7, 2026, to the agenda:

Motion: Theresa Ranciato-Viele

Second: Carol House

Abstention: Baylee Drown

Motion passed unanimously.

Public Hearing

Michael E. and Anna B. G. James Trust 43 Joshuatown Road, M27, L30 - Application for a Special Permit under Chapter 315-4.3K for installation of a residential dock for recreational boating access within the Eightmile Overlay and Conservation District.

Present and speaking was Dave Provencher.

Plans for construction of a small residential dock on the Eightmile River presented. The property is a waterfront lot that is narrow and elongated, with no existing structures on the riverfront portion. The residence is located across the street.

Discussion points included:

- State wildlife consultation was completed.

- No state-listed plant habitats were identified.
- Two potential state-listed mussel species were identified in the area.
- Two state-listed turtle species were identified:
 - Eastern Box Turtle
 - Wood Turtle
- There are six existing residential docks in the area, five of which are floating docks.
- The shoreline consists of hill grass on both sides with sparse vegetation in the center area.
- The applicant intends to keep the dock small and located as close to shore as possible.
- The dock would primarily be used for kayaks and paddleboards.
- The project is designed to meet Connecticut DEEP and Army Corps of Engineers requirements.
- The floating dock would be anchored with a brown anchor system.
- The preferred construction period for turtle protection is October 1 through March 30, which is when the owners intend to complete construction.
- The floating dock would be removable.

Commission Comments

Jennifer Tiffany questioned whether there were title wetlands within the project area.

- Discussion followed regarding wetlands regulations.
- Submerged aquatic vegetation does not fall under the wetlands statute.
- No rare plant habitats were identified.

Baylee Drown questioned the turtle species identified.

- Eastern Box Turtle
- Wood Turtle

Mary Stone questioned how watercraft would navigate over the existing grass.

Anne Littlefield questioned the underside of the structure and anchoring methods.

- The applicant stated there are no plans to attach kayaks or other equipment to the dock.

Mary Powell-St. Louis questioned whether the proposed piles would be solid eight-inch piles installed from the land.

Frederick Gahagan questioned whether trees would need to be removed.

- Applicant stated no trees would be removed.
- Discussion followed regarding front yard versus back yard requirements.
- Regulations prohibit docks from being located within the front yard of a parcel.
- The proposed dock would be approximately 20 feet from the road.
- The Commission discussed the ability to approve a special permit within the Conservation District.

Public Hearing Closed.

Regular Meeting

Michael E. and Anna B. G. James Trust 43 Joshuatown Road, M27, L30 - Special Permit Application for Residential Dock

Discussion continued regarding the application.

- Baylee Drown stated she had limited concerns regarding the turtle species identified and felt the project was consistent with other projects approved in the area.
- Frederick Gahagan expressed concerns regarding whether a variance from the Zoning Board of Appeals (ZBA) would be required before approval.
- Discussion followed regarding zoning regulations stating that structures cannot be located within 100 feet of the tide line.
- The Commission discussed whether a permit could be issued for a reduction related to the yard requirements.

Applicant withdrew the current application.

The applicant will:

1. Apply for a ZBA variance at the September meeting.
2. Return to the Planning and Zoning Commission for consideration at the October meeting.

Conditions/Information Requested for Future Approval:

- The Commission indicated support for the proposed dock but stated the ZBA should review the variance request first.
- No objections were raised regarding the proposed dock structure.
- The applicant should clarify whether the square footage of the grass area must be included with the floating dock square footage to determine if additional approvals are necessary.

New Business Fetter – 22-2 Selden Road - Preliminary Discussion Regarding Dock Reconstruction

The applicant discussed plans to replace an existing small dock.

Discussion included:

- The property currently has a small dock located at the end of the property.
- A previous survey from an earlier dock application was provided.
 - Minimal changes are proposed.
 - Elevation remains the same.
 - Existing dock location is shown.
- The property contains a boathouse and previously had a marine railway.
- Applicant proposes:
 - Removing the existing dock.
 - Rebuilding the dock approximately 12–15 feet east.
 - Reconstructing the marine railway to launch and retrieve boats from the boathouse.
- The proposed design includes a fixed pier with the railway functioning as the ramp.
- Discussion occurred regarding davits and their function.
- No special concern plant species were identified in the proposed work area.
- Existing boathouse will remain unchanged.
- Lighting proposal includes low-wattage downward lighting.

Commission Comments:

- Dark sky compliant lighting was requested based on the Gateway Commission's dark sky ordinance.
- Questions were asked regarding the removal of the existing dock.
 - Applicant stated it can be removed quickly by unbolting sections.
- Proposed new dock will be the same size as the existing dock.
- A site walk was proposed.
- Additional analysis of vegetation and animal species was requested.
- Approval from DEEP will be required for the marine railway and dock.

Eight Mile River Report

Discussion included:

- Revision of the management plan for the district.
- Completion of a scientific study of the river.
- Research focused on reptiles and amphibians and their use of the river environment.
- Continued efforts to obtain federal funding on an annual basis.
- Recognition that the watershed has existed for more than 100 years.
- Aquatic management remains a priority.
- Additional resources and educational outreach opportunities are being explored.

Old Business - Ad Hoc Committee Update – Public Act 25-1

- Committee met on July 7, 2026.
- Questions were developed and shared with legal counsel.
- Draft documents were reviewed and revised on July 8, 2026.
- Anne Littlefield discussed affordable housing requirements.
- Discussion included:
 - Management and compliance requirements for affordability plans.
 - Parking mitigation districts.
 - State-level policies affecting these districts.

A special meeting was requested to further discuss Public Act 25-1.

ZEO Report

ZEO Lannie Mossberg reviewed approvals and requests received during June.

Approval of Minutes

Motion to move minutes earlier on the agenda: Motion: Carol House, Second: Steve Deveau
Motion passed unanimously.

Approval of Minutes:

Public Hearing/Regular Meeting – June 8, 2026

Motion: Frederick Gahagan

Second: Steve Deveau

Motion passed unanimously.

Abstention: Baylee Drown

Special Meeting – June 22, 2026

Motion: Carol House

Second: Steve Deveau

Abstention: Theresa Ranciato-Viele

Meeting – July 7, 2026

Motion: Theresa Ranciato-Viele

Second: Jennifer Tiffany

Motion passed unanimously.

Abstentions: Baylee Drown, Steve Deveau

Adjournment 9:30 PM.

Respectfully submitted,
Cassidy Corey