



PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION
Public Hearing/Special Meeting
August 17, 2026

There will be a Public Hearing/Special Meeting on Monday, August 17, 2026, at 7:00 p.m. at the Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371.

CALL TO ORDER 7:01 PM.

Present: Mary Stone, Steve Deveau, Fritz Gahagan, Carol House, Anne Littlefield, Jennifer Tiffany, ZEO Lannie Mossberg; Zoning Clerk Ross Byrne

Alternate Seated: Mary Powell-St. Louis, seated for Baylee Drown

Members of the public present.

PUBLIC HEARING

Gillespie — 101 Cove Road, Map 17, Lot 5 An application for a Special Permit under Chapter 315, Article 14.4, residential structures over 4,000 square feet. Proposed to build a garage addition.

Discussion included the following:

- The proposed expansion would increase the residence to approximately 4,700 square feet when completed.
- The total proposed additions are approximately 1,000 square feet.
- A 100-foot no-work area exists between the house and the cove.
- The raised roof line would be limited to the garage area that is being extended and would not otherwise change the existing structure.
- No shrubbery or tree removal is proposed.
- The Commission discussed concerns regarding water runoff and evidence of erosion.
- The proposed entrances were also discussed.

There being no further comments, the public hearing was closed.

SPECIAL MEETING

Gillespie — 101 Cove Road, Map 17, Lot 5 An application for a Special Permit under Chapter 315, Article 14.4, residential structures over 4,000 square feet. Proposed to build a garage addition.

The Commission discussed the following conditions:

1. The applicant shall work with the Zoning Enforcement Office to address and finalize the stormwater drainage plan.
2. If any trees are removed from the west or southwest side of the house, the Zoning Department shall be notified.

Motion: To approve the application with the conditions stated above.

Motion by: Fritz Gahagan

Second: Steve Deveau

Motion passed unanimously.

NEW BUSINESS

Lomas — Preliminary Review for Proposed New Lot

Discussion included:

- The property consists of approximately 6 acres of land that underwent subdivision in the 1970s.
- The applicant is considering construction of a house off Route 156 near Lords Cemetery.
- A driveway is proposed to access the property from Route 156.
- Wetland flagging would need to be completed.
- The Commission discussed safety concerns associated with a driveway accessing the busy Route 156.
- The possibility of accessing the property from Bill Hill instead of Route 156 was discussed.
- The Commission expressed interest in the possibility of open space being exchanged for land on which the house could be constructed.

It was noted that this is not an official application at this time and remains a potential application for future consideration.

RiverCOG Housing Assessment Update

ZEO Lannie Mossberg provided an update regarding the RiverCOG regional housing assessment.

- The regional housing needs assessment is expected to be completed in June 2027.
- Phase Two is expected to be completed in June 2028.
- RiverCOG is requesting that the Commission review the current assessments by September 15, 2026.

OLD BUSINESS

Ad Hoc Committee — PA 25-1 Update and Discussion

The Commission continued discussion regarding the ad hoc committee's work on PA 25-1 and proposed regulatory changes.

Two regulatory changes were discussed:

- A Conservation and Traffic Mitigation District.
- Two minor wording changes to the A-1 regulations.
- Striking existing parking regulations.

One additional special meeting will be held so that Anne can incorporate the changes suggested during the meeting.

A special meeting will be scheduled for Monday, August 24, 2026, at 7:00 PM at the library.

The Commission discussed scheduling a public hearing during the October meeting.

ZEO REPORT

ZEO Lannie Mossberg provided a report on recent zoning activity.

- Approvals from the previous month and current month were shared.
- The duties and responsibilities of the Zoning Enforcement Officer were discussed.

APPROVAL OF MINUTES

Public Hearing/Regular Meeting — July 13, 2026

The Commission reviewed the minutes of the Public Hearing/Regular Meeting held on July 13, 2026.

A correction was noted on Page 2: Jennifer Tiffany's comment should read “tidal wetlands” rather than “title wetlands.”

Motion: To approve the minutes of July 13, 2026 Public Hearing/Regular Meeting as corrected.

Motion by: Carol House

Second: Fritz Gahagan

Motion passed unanimously.

ADJOURN 8:40 PM.

Respectfully submitted,
Cassidy Corey