PLANNING AND
ZONING COMMISSION

LYME TOWN HALL
480 HAMBURG ROAD
LYME, CT 06371

LYME PLANNING & ZONING COMMISSION
Public Hearing/Regular Meeting
November 9, 2026

Attendance: Mary Stone (chair), Steve Deveaux, Frederick Gahagan, Carol House, Anne Littlefield, Jennifer Tiffany, Mary Powell-St. Louis (alternate), and Lannie Mossberg (ZEO).

Members of the public present.

CALL TO ORDER 7:00 PM.

SEAT ALTERNATES Mary Powell-St. Louis was seated for Baylee Drown.

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 the installation of a residential dock for recreational boating access within the Eightmile Overlay and Conservation District.

- The owners modified the project to eliminate any conflict with the conservation zone.
- The dock will be located toward the northern, or upper, end of the property.
- An aluminum ladder will be installed on the side of the bulkhead for access.
- The Commission asked whether the area would remain vegetated.
    - The owners confirmed that it would.

Public Hearing Closed.

Regulation Revision to Zoning Chapter 315 – Parking, Housing, and Map per PA 25-1

- Two correspondences were received regarding the housing map.

Public Hearing Closed.

REGULAR MEETING

Michael E. and Anna B. G. James Trust – 43 Joshuatown Road, M27, L30

Application for a Special Permit under Chapter 315-4.3K for the installation of a residential dock for recreational boating access within the Eightmile Overlay and Conservation District.

- Board members thanked the owners for making the requested changes.

Motion: To approve the application with the following conditions:

- The path from the road to the river shall be constructed in a manner that minimizes collection of stormwater runoff into the Eightmile River.
- Any areas where vegetation is disturbed shall be replanted and inspected by the ZEO.
- A removable ladder shall be used.

Motion: Frederick Gahagan
Second: Carol House

Regulation Revision to Zoning Chapter 315 – Parking, Housing, and Map per PA 25-1

- Board members thanked those who worked on the project.

Motion: To adopt the regulations with the amendment of Section 3.15 to Section 2.17 to protect future needs for off-street parking.

Motion: Frederick Gahagan
Second: Steve Deveaux

NEW BUSINESS

Section 315-12-10-B – Permit Extension

A special permit granted to Debrah Mazor in September of the previous year has expired. A one-year extension was requested. Construction has been initiated.

Motion: To add the discussion to the agenda.
Motion: Anne Littlefield
Second: Jennifer Tiffany

Motion Passes Unanimously

Motion: To grant a one-year extension of the permit.
Motion: Frederick Gahagan
Second: Jennifer Tiffany

Motion Passes Unanimously.

OLD BUSINESS

Agriculture Regulation Subcommittee

Jennifer Tiffany, Frederick Gahagan, and Carol House were appointed to the Agriculture Regulation Subcommittee.

ZEO REPORT

- 11 violation letters were sent
- 20 new zoning applications were received.

APPROVAL OF MINUTES

Approval of the minutes from the Public Hearing/Regular Meeting held August 17, 2026.

Motion: To approve the minutes of August 17, 2026.
Motion: Anne Littlefield
Second: Frederick Gahagan

Motion Approved Unanimously.

ADJOURNMENT 7:44 PM

Respectfully submitted,
Cassidy Corey