

Lyme Planning Board Minutes
February 14, 2008

Board Members & Staff: Present: Jack Elliott, Chair; Stephanie Clark, Vice-Chair; Dick Jones, Selectboard Representative; John Billings, member, David Roby, Alternate; John Stadler, Alternate, and Francesca Latawiec, Planning & Zoning Administrator Absent: Michelle Balch, member.

Public: Tony Pippin, applicant; Geoff Thornton, applicant's agent; John Beedy, Cynthia Bognolo, Andrea Colgan, Luc Beaubien.

The meeting was called to order by Chairman Elliott at 7:05 PM. The Chairman designated David Roby to sit for Michelle Balch for the duration of the meeting.

Item 1: Approval of Minutes: Dick Jones made a motion to approve the minutes as amended to reflect that a letter from the Conservation Commission was also received relative to Tax Map 201, Lot 11, The Lyme Inn. The motion was seconded by Stephanie Clark. The motion passed unanimously.

Item 2: Discussion of Master Plan: There was discussion of the work being prepared by the Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) for the Town of Lyme for the master plan update. Peter Dzewaltowski, Senior Planner, will be providing the Planning Board with a draft "Vision Statement" for the town. Planning Board members agreed to mark up copies of the existing master plan and provide that information to Francesca to compile for the meeting of April 10, 2008.

There was discussion of the geologic mapping to be undertaken for the Town of Lyme through the state geologist's office. Francesca will check with David Wunsch of the NH Geological Survey on the status of that mapping in order to prepare a brief report for Little Town Meeting.

Item 3: Conditional Use Approval and Site Plan Review Approval for Pat and Tony Pippin, The Lyme Inn, Application 2008-01 (Tax Map 201, Lot 11)

Chairman Elliott reopened the public hearing at 7:15 pm on the above referenced application, which was continued from January 24, 2008.

A motion was made and passed to accept the application as complete.

Geoffrey Thornton, architect and agent for the applicant, presented revised plans for the project, which proposes to renovate and reconstruct the existing inn at 1 Market Street in Lyme, NH. He described how conditions 1 – 4 that were imposed by the planning board at their meeting of January 24, 2008, to accept the application as complete were met.

1. Geoffrey Thornton has since met with Pauline Q. Field, the police chief and they agreed that two-way access to the site would be appropriate for Dorchester Road, but that access from Market Street would be limited to in-going traffic. The delineation between the proposed pavement at access points and the hard packed gravel driveway and parking area are shown on sheet 1.1 of the site plan.

2. The perimeter boundary survey required by section 10.5.1 has been waived subject to the requirement that the southern boundary of the property will conform to the Bognolo survey prepared by K. A. LeClair Associates, Inc. dated 1989 for Tax Map 201, Lots 12.1 and 12.2. Cynthia Bognolo indicated that this is acceptable to her.
3. The location of and provisions for all utilities referenced in section 10.5.9 are shown on sheet 1.1 of the site plan.
4. There is a note on the plan that all existing vegetation that will be retained. The hemlock visual screen and maple island shall be shown on the final plan to meet the requirements of section 10.5.12.

Geoff Thornton explained to the board that the kitchen facility at the Lyme Inn will be able to operate independent of the existing electrical grid, and the entire Inn will be served by its own generator. It will be fully fitted with a sprinkler system. It will also be equipped with an automatic external defibrillator. He offered that his client would be willing to talk with the emergency management director about potential use of the facility in the event of an emergency.

The Chairman opened the public hearing to comments from the public. The first abutter to testify was Cynthia Bognolo, the owner of record of lots 12.1 and 12.2. She voiced concerns about removal of dog waste from the Lyme Inn site, and some type of screening between her properties and the Inn. Geoffrey Thornton mentioned talking with John Bryant about vegetation for the site.

Dick Jones drew attention to the 35' maximum height regulation in section 5.21 of the zoning ordinance. It allows for a special exception to be granted by the ZBA if recommended by the Fire Chief due to specific site conditions which allow adequate fire protection. In order to meet that requirement the design of the structure would need to change the pitch of the roof from that which is proposed. Dick suggested that a letter from Fire Chief Hinsley would be required prior to going to the ZBA for the special exception.

Dick Jones made a motion to approve Phase I of the Lyme Inn project, subject to the following conditions:

1. That the Fire Chief sign off on the project and that the applicant be granted a special exception by the ZBA in accordance with section 5.21 A of the zoning ordinance.

David Roby added that the special exception should not be taken as a precedent to apply to all sprinkled buildings. That the special exception should be considered as specific to the site as the roof would be of lesser height than the existing attached building, the building is of historic value and is consistent with the present character of the village in the Lyme Common District in accordance with section 3.21 of the zoning ordinance. He also noted that changing the pitch of the roof simply did not make sense from a design perspective.

2. That there be some form of visual screening between Map 201, Lot 11 and Map 201, Lots 12.1 and 12.2, to be agreed upon by the owners.

This approval does not include Phase II of the Lyme Inn project.

This motion was seconded by Stephanie Clark and passed unanimously.

There was discussion about Phase II of the Lyme Inn project. The issue of adequate parking to accommodate the facility was the focus. Geoffrey Thornton noted that the maximum total number of seats would be limited to 60, to be accommodated by 38 10' x 20' parking spaces. The possibility of One Lyme Common offering overflow parking for specific functions was discussed. However the board made it clear that an acceptable agreement for additional parking would be required for an expansion of seating capacity.

David Roby referred to the minimum road setback requirements in section 5.13 C of the zoning ordinance for the Lyme Common, which is that "buildings, additions to existing buildings or replacement of existing buildings shall be no less than the median setback of the closest five buildings on the same side of the street."

The planning board has added this issue to the list of areas to be clarified for zoning changes for 2009 town meeting.

The issue of the 6,000 maximum gross floor area in the Lyme Common District from Table 5.1 (i) was also discussed. Geoff Thornton will provide a comparison of the existing to proposed square feet of gross floor area. Section 5.16 of the zoning ordinance allows the planning board to determine the maximum gross floor area up to 14,000 square feet per each lot.

The planning board has added the possibility of re-thinking the maximum gross floor area in Table 5.1 of the Lyme Common District to the list of areas to be clarified for zoning changes for 2009 town meeting.

The board advised the applicant that submittal to the ZBA to grant a special exception for Phase I could be concurrent with the request for a setback determination from the ZBA. This may shorten the review process. The abutters will be re-notified when a revised Phase II plan is submitted to the planning board for review. The public hearing was closed at 8:25 pm.

Item 4. : Luc Beaubien, Applicant, And Permit Application 2007-094 (Tax Map 408, Lot 47.1): The planning board has been asked by the ZBA to clarify its position relative to requiring security for removal in the event of abandonment of the aforementioned telecommunications tower. Jack Elliott made a motion to not require a bond for removal of the tower, as the value of the tower is inconsequential relative to the value of the land. This motion was seconded by Stephanie Clark and approved unanimously.

The meeting adjourned at 8:30 pm.

Respectfully Submitted
Francesca Latawiec, CWS, CPSSc, PG
Planning & Zoning Administrator