

Lyme Planning Board Minutes
March 27, 2008

Board Members & Staff: Present: Stephanie Clark, Chair; John Billings, Vice Chair; Dick Jones, Selectboard Representative; David Roby, member; John Stadler, member; and Francesca Latawiec, Planning & Zoning Administrator

Public: Rod Finley, PE, Pathways Consulting, LLC.

The meeting was called to order by Acting Chairman Clark at 7:00 PM. She designated John Stadler, Alternate, to act as a voting member for the duration of the meeting.

Item 1: Approval of Minutes: Dick Jones made a motion to approve the minutes as amended to strike Mark Bolinger and Arend Tensen from the list of public present and add Luc Beaubien; to add that a motion was made and passed to accept the Lyme Inn application as complete; to add that the generator will service the entire Inn; to change Dick Jones to David Roby in paragraph 3, page 2 and to strike the last 4 sentences in paragraph 2 on page 3. The motion was seconded by Stephanie Clark. The motion passed unanimously.

Item 2: Discussion of the Chairmanship:

After much discussion David Roby made a motion to elect Stephanie Clark as Chair and John Billings as Vice Chair of the planning board. The motion was seconded by John Stadler and passed unanimously. The two accepted their positions.

Item 3: Application # 2008-PB-002, Lindsay Mather, represented by Rod Finley, Pathway Consulting, LLC, (Tax Map 407, Lot 120): John Billings went on record, stating that he has worked with Pathways in the past, but did not feel that he would be biased in discussions about the application before the board. Chair Stephanie Clark had the board and staff introduce themselves. Rod Finley, for the applicant presented a proposal for a 2 lot minor subdivision at the above referenced lot at 124 Pinnacle Road. He explained that at the 2005 Town Meeting that John and Lindsay Mather of Tuckaway Timber purchased a nuisance property from the Town of Lyme and subsequently took down a building that was in disrepair. On November 6, 2007 the ZBA granted a variance under section 10.5 of the zoning ordinance to re-establish the Lot of Record status for the entire property. The Mathers propose to subdivide the property into two lots, with 8.8 acres to go along with the existing house and 5.02 acres for the second lot. Rod Finley presented the plan for review. The planning board noted that the application was not complete. David Roby suggested the possibility of approving the subdivision with Lot A being an unbuildable lot with the opportunity to come back to the planning board at a future date. The planning board went through the checklist for a minor subdivision. David Roby noted that additional topographic information for the site would be required under section II A. The board requested that a future plan show access and a building site that is practical. Dick Jones suggested waiving the requirement for the Conservation District Map required under section II B, as the lot has status as a Lot of Record. The revised plan should add a label for Lot B. The board decided to waive the utility requirement for Lot B, because it is already developed. They requested that the applicant provide a statement from the septic designer or an approved design to satisfy the septic requirements in section IV. The applicant needs to add a note to the plan that it is in the Rural District. The planning board will waive the setback requirements for Lot B.

Test pit data also needs to be added to the plan. Dick Jones made a motion to continue the design review for the project until the next planning board meeting on April 10, 2008 pending receipt of a revised plan. This was seconded by Stephanie Clark and passed unanimously.

There was discussion of the Lahr application, which requires a comment by the planning board. It will be discussed at the meeting of April 10, 2008.

Item 4: Coyle/Pushee: Dick Jones gave an update on the issue of the fence between Stella's Restaurant and Will Pushee's property. There is a disagreement between Mr. Pushee and Bob Coyle relative to the type of fence that should be constructed there prior to the restaurant opening. The issue is sound proofing. It is the select board's opinion that the approval of the restaurant is for a change in use, and that the change in use occurs at the time the restaurant opens.

Item 5: Appointment to the ZBA John Billings made a motion to reappoint Margot Maddock to the zoning board of adjustment. Seconded by John Stadler and passed unanimously.

Item 6: Appointment to the Planning Board Dick Jones announced that Michelle Belch has resigned effective March 10, 2008. John Billings made a motion to appoint John Stadler to serve on the planning board as her replacement until 2009 Town Meeting when the vacancy will be filled by an official ballot vote. Seconded by David Roby. The motion passed unanimously. Francesca Latawiec will write a letter thanking Ms. Balch for her service. John Stadler will need to be sworn in by Town Clerk Patty Jenks.

Item 7: CIP Discussion: Dick Jones gave an update on the CIP. The definitions are done and Department Heads have been contacted. Phase I of the plan is historic data, followed by the capital improvements for the future. It will be the CIP committee's job to prioritize projects and bring the CIP to the planning board, to hold a public hearing. The CIP is intended to serve as a blueprint for the budget committee. There is an opening for a planning board representative to the CIP committee. After much discussion it was a consensus of the board that David Roby and John Stadler would share that responsibility and attendance at meetings. There is a need for all Department Heads to get their information to the CIP committee.

The meeting adjourned at 9:00 pm.

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