

Lyme Planning Board Minutes
August 28, 2008

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

Public: Kevin Purcell, Shannon Purcell, and Hunter Ulf, UK Architects.

The meeting was called to order by John Billings; Vice Chair; who acted as chair for the duration of the meeting, at 7:03 PM. Dick Jones made a motion to appoint John Billings as Chair. The motion was seconded by John Stadler and passed unanimously. John Stadler made a motion to appoint David Roby as Vice Chair. The motion was seconded by John Billings and passed unanimously. John Billings appointed Paul Mayo to sit as a voting member for the duration of the meeting.

Item 1: Discussion of Minutes of August 14, 2008: Dick Jones made a motion to approve the minutes as submitted. Upon a second by John Stadler, the motion passed unanimously.

Item 2: Informal Conceptual Consultation: Kevin and Shannon Purcell of Purcell Real Estate Investment (Map 401, Lot 15), Pond View Apartments, 84 Dartmouth College Highway. Potential future use of 52 acre property partially in the Commercial District and partially in the Rural District. The planning board, staff and guests made introductions. Kevin Purcell was present to gain input from the board regarding future land use possibilities for the Pond View Apartments property. He and Shannon are interested in redeveloping the property in a manner that would be in accordance with smart growth principals and beneficial to the community. It was a consensus of the board that the existing complex is a pre-existing, non-conforming use that predates the zoning ordinance. The developed portion of the property and the pond are in the commercial district. Kevin suggested that a combination of office/commercial and residential uses may be appropriate for the site. David Roby indicated that there would be a limit on expansion of the existing buildings of 50%, but that it would be difficult for the planning board to provide guidance to the Purcells without a plan, such as can be presented in design review, with notification to abutters and interested parties. Dick Jones mentioned that the town is in need of work force housing. However, future development of the property may be difficult, due to the steep slopes and the shoreland conservation district setbacks. John Billings noted that the community attitude survey showed that the majority of the population did not want to see strip development along Route 10. Hunter Ulf, of UK Architects, stated that his clients would like to see the property provide a transition to the Lyme Common area. John Billings noted that the Common is at least a mile away. David Roby noted that the area is already densely developed with the condo complex and Crossroads Academy across the street. Redevelopment of the property could create a new village. Dick Jones remarked that there is an existing conflict of land use between the traffic generated by the academy and the function of Route 10 as a commuter highway. The speed limit is 50 miles per hour by the apartments.

It was suggested that the Purcell's meet with Francesca to use the GIS to overlay the conservation districts on the property as a tool in determining future land use possibilities. John Billings volunteered to meet with them as well.

Item 3: Master Plan Discussion: The board began with a discussion of the Community Facilities Section that was prepared by Dick Jones. He explained that the focus is on the facilities available in town and not on social services available on a regional basis. The school has been added to the town facilities. Attention to the fire station and its energy needs is important. The board agreed that upgrading the facility by replacing the doors, windows and adding weather stripping could extend the useful life of the building by many years.

There was discussion about the library. The building is owned by the library trustees and the town owns the land it is located on.

Item 3: Review of Possible Zoning Amendments:

There were no new possible zoning amendments discussed at this meeting. It was the consensus of the planning board to keep amendments to zoning ordinance to a minimum for 2009 Town Meeting.

Item 4: Other Business: There was discussion of the demerger process. Demergers will be handled on a case by case basis, as conditions are likely to be different for each case.

Dick Jones made a motion to appoint Paul Mayo to serve in Stephanie Clark's position until it can be filled by election at March 2009 Town Meeting. The motion was seconded by John Stadler and passed unanimously.

The meeting adjourned at 8:43 pm.

Respectfully Submitted

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