

**Lyme Planning Board Minutes
September 11, 2008**

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

Absent: David B. Roby, Vice Chair

Public: Josephine D. Rich, Brian Rich, Tyler Rich, Jamie Taylor, Tami Dowd and Darryl Torrey.

The meeting was called to order by John Billings; Chair; at 7:00 PM. Dick Jones suggested that the chair appoint Paul Mayo as a voting member for the duration of the meeting, as he had yet to be sworn in to serve in his new official capacity by the Town Clerk. The chair appointed him as suggested.

Item 1: Discussion of Minutes of August 28, 2008: Dick Jones made a motion to approve the minutes as amended. Upon a second by John Stadler, the motion passed unanimously.

The planning board, staff and guests made introductions.

Item 2: Informal Conceptual Consultation: Josephine and Brian Rich met with the Planning Board to get input on their plans to transfer property that is part of their family's estate, on Old Dorchester Road, to their son Tyler Rich. His intent is to build a house on the Class VI Road, which is located in the East Lyme District and to receive guidance as to the proper procedure to follow in order to do that. The lot was pre-existing, prior to 1989, but does not have the required minimum road frontage on a Class V Road or better. Therefore, a variance from the ZBA would be required under Section 10.50 of the zoning ordinance. Additionally, a special exception under Section 10.40 would be required for a driveway serving a structure located greater than 1,000' from a Class V road or better. The ZBA meets again on October 16, 2008.

Further, RSA 674:41 requires a planning board review and comment and a vote by the local legislative body, or Select Board, to authorize the issuance of a building permit on a Class VI road or a portion thereof. The Planning Board meets the 2nd and 4th Thursdays of the month and the Select Board meets on Thursday mornings.

Dick Jones suggested that the Richs attempt to obtain a right-of-way to the Dorchester Road (to avoid the requirements of RSA 674:41) and locate the house within 1,000 feet of the Dorchester Road (to avoid the need for a special exception from the ZBA).

Item 3: Informal Conceptual Consultation: Tami Dowd and Darryl Torrey met with the Planning Board to discuss possibilities for altering the Dowd's Inn's operation with a 30 – 40 seat restaurant for dinner service for the general public on Thursday, Friday and Saturday nights. They currently do catering and breakfast for guests at the Inn. They would take reservations and have already checked into the changes that might be needed for food service and liquor licenses. They have plenty of parking out back and the kitchen is large enough to accommodate the proposed service. They would like to expand the dining area on the right hand side of the Inn, but could operate within the existing footprint.

The Planning Board explained that the proposal would have to go before the board for Site Plan Review under Section 8.12 of the Zoning Ordinance, as a conversion of an existing non-conforming business to another business use. Issues to be addressed include increases in traffic generation, employees, shifts, water and wastewater use, noise, odor, glare, dust and smoke.

A special exception was granted to Dowd's Country Inn on June 22, 1990 with conditions that meals be served only to overnight in-house guests and for functions and conferences. There were additional conditions for meals, the septic system, use of groundwater, parking and frequency of functions.

Item 4: Master Plan Discussion: The board began with a discussion of the Natural Resources Section that was prepared by Dick Jones. He explained that the information on protected properties in town was based on the 2005 NRI mapping and that there were only a few properties that have been added since then. Approximately 75% of the land in town is in current use. It was a consensus of the board that the section was well done. Discussion followed about whether 100% of the land use change tax should go to conservation uses. The money can be used for either purchase of conservation land or easements, operation and maintenance of conservation properties, such as mowing, or environmental permitting.

The next chapter will outline the future of the town from the residential/commercial versus economic development perspective.

Item 3: Review of Possible Zoning Amendments: The local government center's timetable of important dates for local officials was distributed. Francesca will work on consistency of the local shoreland conservation district with the state comprehensive shoreland protection act. It was the consensus of the planning board that other than housekeeping issues, further amendments to the zoning ordinance should follow the recommendations of the master plan and be proposed for 2009 Town Meeting.

Item 4: Other Business: Dick Jones distributed copies of the Committee Handbook to the Planning Board.

The meeting adjourned at 8:53 pm.

Respectfully Submitted

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