

**Lyme planning board minutes  
February 26, 2009**

**Board Members & Staff Present:** John Billings, Chair, David Roby, Vice Chair, Dick Jones, Select board Representative; Paul Mayo, member and, David Robbins, Planning & Zoning Administrator.

**Board Members Absent:** John Stadler, member.

**Public Present:** Vicki Smith

**The board was called to order by John Billings, Chair; at 7:02 PM**

The board and new planning and zoning administrator made introductions.

**Item 1:** Discussion of minutes of February 12 2009.

Dick Jones requested that “site plan review code” in the last sentence be changed to “Site plan review regulations”. John Billings made a motion to approve the minutes as corrected by Dick Jones. Dick Jones seconded the motion and it passed unanimously.

**Item 2:** A continuation of informal discussions with Kevin Purcell regarding his property at Pondview. Map 401 Lot 15

The chair noted that Mr. Purcell was not in attendance and decided to move on to agenda item number 3

**Item 3:** Discuss site plan review regulations

David Roby opened the discussions with the comment that the Section 10.40 special exceptions of the Zoning Ordinance cover the same items as in the site plan review regulations. Dick noted that the purpose was to perform the same function. David felt that 10.40 special exceptions could be incorporated into the Site Plan Review regulations. Vicki said that she would like to see the wording in the regulations less general. Some of the areas that were suggested for improvement were parking lots and outside lighting. It was felt that the document could deal better with issues such as how to minimize the effect storm water runoff on the actual property as well as it’s effects on adjacent property. David asked the rest of the board how they felt was the best way to proceed, and the consensus was that each of the board members would read through the site plan review regulations and be prepared to recommend changes.

**Item 4:** Discuss Master Plan

Dick Jones gave each attendee a copy of the second draft of chapter II Land Use of the Master Plan. John Billings asked if the statistics in the first page represented acres. Dick confirmed that they were. Dick also noted that he was surprised that he found that there were 25 lots that contained mobile homes. It was a higher number than he has expected.

Vicki asked if a date could be added to table II-1 because she felt that the information was a very valuable picture of the land use in Lyme today. She wanted a date so that it could be compared to the land use at a later date. Dick stated that there was a date in the footer of the first page of the chapter. Vicki felt that it would be important to have the date on the table if the table was reproduced by it self at a later date. Dick asked each of the board members to review their copies of chapter II and mark them with any recommended changes.

**Item 5:** Other Business

There was a brief discussion of the Board's goals for the coming year. It was generally agreed that the first order of business would be to finish the Master Plan and then start the review of the Zoning Ordinance, Site Plan Review regulations and Subdivision regulations.

The Planning and Zoning Administrator received a call from Erin Nielsen of CLD Consulting Engineers. She attended the planning board meeting on 02-12-2009 and had an informal discussion with the board regarding septic revisions to the Loch Lyme Lodge. After leaving the meeting she was unsure what her next steps needed to be to start the project moving forward. Dick volunteered to send the Planning and Zoning Administrator an email with a list of state and local permits that they would need It was also suggested that Erin be directed to the DES website to for information about obtaining their permits

The meeting adjourned at 8:16

Respectfully submitted,  
David A. Robbins  
Lyme Planning and Zoning Administrator.