

Lyme Planning Board Minutes
May/28/2009

Board Members and Staff Present: David Roby, Chair; John Stadler, Co-Vice Chair; Paul Mayo, Co-Vice Chair; Dick Jones, Select Board Representative; Vicki Smith, Member; Freda Swan, Alternate, David Robbins Planning and Zoning Administrator.

Board Members Absent: Ben Kilham, Alternate

Members of the Public Present: Elsie McCarthy, Larry McCarthy, Rod Finley, Paul Merguerian

David Roby opened the meeting at 7:00 pm.

Item 1: Acceptance of minutes from May/14/2009

Dick recommended that if the Planning Board is only having a discussion and not making a decision that the minutes should contain the issues that were discussed and not a narrative of the discussion. Most of the Board agreed.

Paul felt that a full accounting of the meeting attributing individual statements to the speaker was the best way because it allowed a person not at the meeting to better understand the decision-making process.

Dick then asked if the minutes from May 14th should be revised, the rest of the Board felt that a revision was not required.

Vicki moved to accept the minutes.
John seconded the motion.
The motion passed unanimously.

Item 2: Loch Lyme Lodge Site Plan Review Request for Continuance.

Vicki made a motion to continue the Site Plan Review for Loch Lyme Lodge to June 25th at 7:05pm.

John seconded the motion.
The motion passed unanimously.

David asked the Board to introduce themselves to the members of the public.

Item 3: Review the application for Lot Line Adjustment submitted to the Hanover Planning Board and the application for Special Exceptions submitted to the Hanover Zoning Board of Adjustment for the Lawless property at 50 Goose Pond Road, Lyme, NH, in accordance with the requirements of New Hampshire RSA 674:53.

Vicki stated that she works with the Hanover Planning Board but stated that she has no personal interest in the project. She was willing to recuse herself if any of the Board

members felt that she should. David asked the Board if anyone felt Vicki should recuse herself. No Board members felt that she should. David then the asked the public if anyone felt that Vicki should recuse herself. There were no objections for Vicki to sit as a member of the Board, from the public.

Rod Finley from Pathways Consulting gave an overview of permitting process that the applicants had already gone through then gave a project overview describing the project.

Dick then described the role of the Lyme Planning Board under the NH RSA 647:53. He stated that under Part IV the Lyme Planning Board was required to sign the plat for the Lot Line adjustment but their jurisdiction was limited to the impact the proposal had on the portion of the property in Lyme and to Goose Pond Rd.

Paul felt that the Board had a broader authority, in this situation then they were exercising.

Vicki felt that the Board should err on the conservative side and the Lyme Planning Board should have a signature on the plat.

The discussion then turned to the information provided by Pathways Consulting and determined that the Application was complete.

Vicki made a motion to accept the application as complete and Dick Seconded the motion. The motion passed unanimously.

David started the discussion regarding conditions that would be set as part of the approval. He stated the complex is quite large and asked if one of the conditions in the Lyme Zoning Board of Adjustment decision stipulated that the approval was for a single family residence with a riding complex. This was not stipulated in the Lyme Zoning Board of Adjustment decision document.

After some discussion the following conditions were agreed upon by the Board.

- 1) The portion of the property in the Town of Lyme is deemed to be, in perpetuity, part and parcel of the portion of the property in Hanover and cannot be subdivided or developed as a separate lot.
- 2) Approval is granted for use as a single family residence and riding complex. It may not be used for commercial purposes.
- 3) All New Hampshire Department of Environmental Services permits must be obtained before construction is permitted.
- 4) All conditions imposed by the Lyme Zoning Board of Adjustment must be met.

These conditions will be included on the plat.

The motion to approve was made by John and seconded by Vicki. The motion passed unanimously.

Dick then motioned to approve the Curb Cut Permit. Vicki seconded the motion. David asked if there was any discussion. Paul asked if all the conditions to approve the Curb Cut Permit were met. The Planning and Zoning Administrator answered that they had and the permit had been signed by the road agent. David then asked for a vote and the motion passed unanimously.

Item 4: Master Plan Discussion

Dick asked that the Board members give the Planning and Zoning Administrator their marked up copies of the draft master plan. Dick and the Planning and Zoning Administrator will go through the marked up copies and produce a second draft.

The other items the Board discussed were:

- 1) Adding a recommendation to Chapter 2
- 2) The use of the terms Current Use and Conservation Land
- 3) The use of the community attitude survey as a reference

Item 5: Other Business

The Planning and Zoning Administrator had two items for the Board.

1) The next scheduled Planning Board meeting is June 11th, this meeting would fall during the week that the Town Office would be closed while they moved from the library to the new municipal building on High Street. The administrator felt that it may be difficult to provide information to the Board during that week.

Because there was nothing on the agenda for the June 11th meeting the Board decided to cancel the meeting.

2) The administrator asked if the Board would like to move all future meetings to the conference room in the new municipal building, and if they did would they like to have notices posted.

The Board decided that all future meeting would be in the new building and they would like notices posted to let the public know of the location change.

Dick made a motion to adjourn
It was seconded by John.
The motion passed unanimously.

The meeting ended at 8:19pm.

Respectfully Submitted

David A. Robbins

Town of Lyme Planning and Zoning Administrator