

Lyme Planning Board Minutes
August 27th, 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 Board member; David Robbins Planning and Zoning Administrator

Board Members Absent: Freda Swan Alternate Member; Ben Kilham Alternate Member

Members of the Public Present: Tami Dowd, Darryl Torrey, Liz Ryan Cole.

David Roby called the meeting to order at 7:00pm.

Item 1: Acceptance of minutes from August 13th, 2009

Dick moved to accept the minutes with minor corrections that were submitted by the members of the Board.

John seconded the motion

The motion was passed with Vicki abstaining from voting because she had not attended the August 13th meeting.

Item 2: Tami Dowd has requested an Informal Site Plan Review to discuss her plans to serve dinner at The Dowd's Country Inn.

Tami reviewed with the board her plans to start serving dinner at The Dowd's Country Inn. She would like to serve dinner Wednesday through Saturday in what is currently her breakfast dining room. She intends to seat 25 -30 people for two sittings. David asked what her timeline was and she replied that she would like to start the process as soon as possible so that she can start serving dinner as soon as the permitting process is complete.

The Board discussed with her the Site Plan Review Application process and the information that she would be required to submit for a Final Site Plan Review. The Board recommended that she work closely with the Planning and Zoning Administrator to gather all the appropriate information for her application.

Item 3: The Board will discuss finalizing the Master Plan.

Dick opened the discussions by reviewing the recent edits to chapter 2. Dick reminded the board that once they had a version of the plan that they felt was close to being complete then next step was to have a public hearing. David asked the board to make the effort to review the entire plan and write down their proposed changes to be ready for the September 10th meeting.

Vicki commented that she had been reading the current Master Plan and felt that some of that plan was still pertinent and that it should be included in the new Master Plan. Specifically the Development Capability from Chapter IV page 20 and the Future Land Use Plan in Chapter X. She felt that the concepts were still valid but the wording would need to be changed. David asked Vicki to make a first draft of changes to these sections and Email them to the Board. The Board would discuss these at the next public

session. Vicki stated that the current Master Plan had a map of the original layout of the town and that she would like to see the original layout map and the current Parcel map on facing pages so that people could see the changes.

Vicki then asked if The Upper Valley Lake Sunapee Regional Planning Commissions document “Regional Planning Goals Policies, and Recommendations” dated January 2005, had been used as input to the new revision of the Master Plan. Dick stated that he had read the document and had used it as guidance for the draft Master Plan but had not taken any sections verbatim. David had also read the document but disagreed with much of the document. David asked Vicki, if she felt that there were sections of the document that she felt should be included in the Master Plan then to review the differences between the documents and be prepared to discuss with the board items from the document that she would like to include in the Master Plan at the next meeting.

The Board then had a side discussion pertaining to a meeting with the Select Board and a State DOT official in regards to the traffic on Dorchester Road in Lyme Center. Dick reviewed the issues regarding the traffic speed and visibility for vehicles traveling west on Dorchester Road coming into Lyme Center. Dick stated that the DOT official visited the site and was going to make recommendations for traffic controls. The discussions then turned to how this information could be included in the Transportation section of the Master Plan. Paul felt that the wording in the in the recommendations should be strengthened. The board then discussed the recommendation section and decided on several changes.

Dick then brought the discussions back to the proposed changes to the Business Uses in the East Lyme and Forrest and Mountain zoning districts. It is the Board’s opinion that the road infrastructure cannot support large volumes of traffic that could be generated by business uses in those districts and therefore should not be allowed. The board felt that cottage industries could still exist because they would be required to go through the Site Plan Review process and the Board would be able to ensure that traffic for a cottage industry did not exceed the capacity of the road network.

Liz Ryan Cole asked the board if there were any specific sections to the Master Plan that spoke of the Environment. She stated that she had been reading master plans from all over the nation and she came across several that had sections dedicated to ways in which the town could encourage people to minimize their impact on the environment including things like building green. Dick responded that there were no specific sections dedicated to the environment, there were sections that encouraged preserving the natural resources of the town. Dick went on to say that because the Town did not have any building codes, there would be no way to implement any green building programs. Vicki then stated that the Natural Recourses section could be strengthened.

Paul asked if a recommendation for a community attitude survey every 10 years or as needed should be included in the chapter 2 recommendations.

Liz Cole Ryan then asked why there was no data in the Workforce housing section, on page 57, for home owners. Dick responded that he was unable to obtain that data at the time the chapter was written. Paul was able to locate some data on the Census Bureaus web site and gave Dick the link so that could review the information and see if it was appropriate to be included.

Item 4: Other Business

As there was no other business, at 8:15pm David decided that it was time to end discussions and close the meeting. Dick moved to adjourn, John seconded the motion. The motion passed unanimously.

Respectfully Submitted
David A. Robbins
Lyme Planning and Zoning Administrator.