

**Lyme Planning Board Minutes
November/12th/2009**

Board Members and Staff Present: David Roby Chair; Paul Mayo Co-Vice Chair; Dick Jones Select Board Representative; Vicki Smith Board member; David Robbins Planning and Zoning Administrator.

Board Members Absent: John Stadler Co-Vice Chair; Freda Swan Alternate Member; Ben Kilham Alternate Member

Members of the Public Present: Ray Clark, Karl Furstenberg. Carola Lee, Liz Cole Ryan, Charlie Hirshberg, Chuck Cole, Rich Brown, Richard Slosberg

David Roby opened the meeting at 7:00.

Item 1: Acceptance of minutes from October/8/2009

Vicki noted some missing punctuation in the minutes, and then moved to accept the minutes with the corrections.

Paul seconded the motion.

The motion passed unanimously.

Item: 2: Case # 2009-PB-67 Lot Line Adjustment between Ray and Tina Clark and Karl and Charlotte Furstenberg proposing to annex 4.70 acres from Map 408 Lot 59 to Map 408 Lot 58.

The applicants have requested that this lot line adjustment supersede the lot line adjustment approved on October 8th, 2009.

At the request of the applicants Vicki moved to revoke the Boards decision to approve the previous lot line adjustment Dated October 8th 2009, Case # 2009-PB-56.

Dick seconded the motion.

The motion passed unanimously.

The board reviewed the application for completeness.

Dick noted that there was not a complete boundary survey. Vicky felt that the board did not need the complete boundary survey in order to make a decision on the lot line adjustment. Vicki also noted that the existing utilities were not located on the map. Mr. Clark felt that the locations of the utilities had no bearing on the decision by the Board.

Dick moved to waive the requirements of the complete boundary survey of the parcel and the location of the existing utilities.

Vicki seconded the motion.

The motion passed unanimously.

Dick then moved to accept the application complete.
Vicki seconded the motion.
The motion passed unanimously.

David asked if there was any discussion.

Dick asked Ray if he understood that with only 10.07 acres remaining in his lot that he would not be able to qualify to place the land in Current Use. Ray responded that he understood and that he would be working with a land trust in order to place the land under a Conservation Easement.

David stated that as per the subdivision regulations the following shall be included on the plat:

“The 4.70 Ac from Map 408 Lot 59 as shown on the plat will become part and parcel with map 408 lot 58 so that the same shall hereafter be one combined single lot of record.”

and the following shall be included in the deed:

“The grantee(s) by virtue of acceptance of this deed agree(s) that the premises hereby conveyed shall not be deemed or considered a separate lot of record, but shall be regarded as merged into and made an integral part of the contiguous lot of land previously owned by the grantee(s) so that the same shall hereafter be one combined single lot of record.”

Having no further discussions Vicki moved to approve the Lot Line Adjustment
Paul seconded the motion
The motion passed unanimously.

Item 3: Capitol Improvement Program

David noted that there were several minutes remaining until the next scheduled case. He asked Dick to brief the Board on the progress of the review of the CIP. Dick responded that he did not feel that the Board would be able to complete the review before the end of the budget season and felt that the Board should change their focus to the Master Plan. After the completion of the Master Plan, the Board should resume work on the CIP.

Vicki felt that the Board had recommendations that should be presented to the budget committee and felt that the Board should at least send a letter to the committee outlining these recommendations.

Paul agreed with Vicki.

David asked the Planning and Zoning administrator to draft a letter and send it out to Dick, Paul and Vicki. They would individually review and send back changes. The

Planning and Zoning Administrator would then incorporate the changes and send the letter to the Budget Committee.

Item 4: Liz Cole Ryan with a proposal for creating an Innovative Housing District.

Liz Cole Ryan brought to the Board a proposal to create an Innovative Housing District. The purpose was to increase the density of housing units in the Rural Zoning District while still preserving the rural characteristics of Lyme.

Liz reviewed the proposal with the board and solicited feed back. The board felt that the proposal was not ready to be presented at town meeting as a zoning amendment and discussed areas of the proposal that they felt needed to be revised.

David stated that in his opinion the density controls in the Zoning Ordinance have been working very well and that changing them could be very detrimental to the town.

The Board also indicated that the proposal was brought to the Board too late in the year to be included on warrant for this coming March's Town Meeting.

The Board also discussed with Liz alternatives to adding a new district to the Ordinance so that she would be able to accomplish the same objective.

The Board Members indicated that they would not be able to support this amendment the way it was currently written.

Item 5: Other Business.

David noted that the Subdivision Regulations were apparently amended some years ago to allow the creation of subdivision roads off of State Route 10, north and south of Lyme Common, rather than south of Lyme Common only, despite the substandard condition of Route 10 north. He suggested that the Board consider changing the regulation back to its original prohibition of subdivision roads off of Route 10 north (other than a subdivision road serving not more than the number of lots that would be created by a conventional subdivision utilizing the frontage of the lot being subdivided).

At 9:10 David made a motion to adjourn.

Dick seconded the motion.

The motion passed unanimously.

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