

**Lyme Planning Board Minutes**  
**May 27<sup>th</sup>, 2010**

Board Members and Staff Present: David Roby, Chair; John Stadler, co-vice chair; Paul Mayo, co vice-chair; Dick Jones Select Board Representative Sam Greene, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Vicki Smith, member; Freda Swan alternate; Ben Kilham, alternate

Members of the Public Present: Charles Hirshburg, Barney Brannen

David opened the meeting at 7:02pm.

David Appointed Sam Greene to sit as a regular member in place of Vicki who was absent.

**Item 1: Acceptance of minutes from May 13<sup>th</sup>, 2010**

The board had several changes and edits to the draft minutes.

John motioned to accept the minutes as amended.

Paul seconded the motion.

The Board unanimously voted to accept the minutes as amended. Dick abstained from voting because he was not present at the May 13<sup>th</sup> meeting.

**Item 2: Continuation of review of Steep Slopes Conservation District encroachment of the Barr property at 301 River Road (Tax Map 403 Lot 16)**

Charlie reviewed with the board the changed to the plans that were requested by the Board at the May 13<sup>th</sup>, 2010 meeting. Charlie highlighted several details that had been changed based on the board comments. These included a change of grade at the base of the parking area's stone wall to reduce the drop off to approximately 5 feet, and the addition of a horizontal member to the posts along the edge of the parking area.

David brought to the Board attention item 8 in the Construction Specifications: "Design engineer to confirm compliance with design during construction". It was his feeling that the Design Engineer should be on site during the critical parts of construction to ensure that the plan specifications were followed during construction and not have to correct an error after construction was complete. The Board discussed various options for changing the wording and decided on the following: "Design engineer to be on site during construction as needed to assure compliance with the design."

When Charlie had finished reviewing the changes with the Board, the Board then started discussions as to the comments to be forwarded to the Zoning Board of Adjustment. The

Planning and Zoning Administrator had provided a draft letter as a starting point for discussions. The Board reworded the letter to their liking and asked the Planning and Zoning Administrator to write a second draft with their edits. This draft will be sent to the board and they will provide feed back to the Planning and Zoning Administrator. The Administrator will then provide a final draft to be approved at the June 10<sup>th</sup>, 2010 Planning Board Meeting.

**Item 3: Master Plan Discussions**

John started the discussions by saying that he felt that the master plan needed to be completed soon, that the document is near completion and with one more good push it could be ready for public input in the near future. David updated the Board on his progress of editing the current version and John agreed to work with David to try to have the new version for the next meeting on June 10<sup>th</sup> 2010.

**Item 4: Amendments to the Zoning Ordinance**

The Planning and Zoning Administrator outlined several possible changes to the Zoning Ordinance that he had either received from the public or had noted while reading the Ordinance. The following items were discussed:

- 1) Change the permit duration to 2 years.
- 2) Add new special exception to Steep Slopes Conservation District to allow septic systems that have been specifically designed to operate on a slope. New materials and septic system designs have allowed designers to put systems on slopes that they could not in the past.
- 3) Add time limit for exercising Special Exceptions and Variances
- 4) Relaxed regulations for the preservation of historical buildings.
- 5) Moving of Buildings on the same lot within AG soils
- 6) Connecticut River setbacks in section 5.13 refer to a special exception under section 8.20. Nothing in section 8.20 are not specifically address the CT River setbacks.
- 7) Sections 5.12 Road frontage and section 5.23 road frontage. Duplication of the section
- 8) Allowing underground propane storage tanks in the wetlands and Shoreland Conservation Districts.
- 9) Exceptions for ADA projects

Of the above items the Board wished to further consider; Item 3 after receiving legal input, item 4 based on recommendations that are included in the draft master plan once it has been adopted, Item 6 with an overall review of the Shoreland Conservation District to see if it can be brought inline with the state Shoreland Regulations and item 7 duplication

of the road frontage regulations in section 5.12 and 5.23, section 5.23 could be deleted, the same wording is contained in section 5.12. . In addition the Board asked the administrator to review the recommendations in the current draft Master Plan to see which should be considered for implementation through Zoning Ordinance amendments.

**Item 5: Other Business.**

In the Zoning Board of Adjustments minutes from May 20<sup>th</sup> 2010, the Board agreed that clarification was needed from the Planning Board as to the meaning of “Expansion”, specifically is vertical expansion considered an expansion.

The Board discussed what constituted expansion and determined that for the purpose of the Zoning Ordinance, expansion was both horizontal and vertical.

Dick then made a motion for the Planning Board to write a letter to the Zoning Board of Adjustment clarifying the word “expansion” and to make a Motion for Rehearing on Case # 2010-ZB-11 dated May 20, 2010, to ask the Zoning Board of Adjustment to reconsider the need for a Special Exception under section 8.24 of the Lyme Zoning Ordinance based on term “Expansion” including both horizontal and vertical expansion of a structure.

John seconded the motion.

David called for a vote.

The motion passed unanimously.

There being no other business Dick made a motion to adjourn the motion was seconded by John and it passed unanimously.

The meeting adjourned at 9:17pm.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.