

**Lyme Planning Board Minutes**  
**October/14/2010**

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: Sam Greene Alternate Member; Freda Swan Alternate Member; Ben Kilham Alternate Member

Members of the Public Present: Tom Morrissey, Meg Russell, Carola Lea, Rich Brown, Philip Hastings, Liz Cole Ryan, Jan Williams, Stuart White, Charlie Hirshberg

David opened the meeting at 7:02pm

**Item 1: Acceptance of minutes from September/30<sup>th</sup>/2010**

Dick made a motion to accept the minutes as submitted.

John Seconded the motion.

The motion passed unanimously.

**Item:2 Liz Ryan Cole - To discuss a Co-Housing petition zoning amendment.**

Liz Ryan Cole gave an overview of the purposes behind the petition zoning amendment to allow limited multi family housing in the form of Co-housing. Liz included her hope that the Pinnacle Project and the Planning Board could come to an agreement on Co-housing becoming a permitted use in the Lyme Zoning Ordinance.

Vicki stated that before discussions started she wanted to let the other Board Members and the public present know that prior to being elected as a Planning Board member she had worked as a consultant for the Pinnacle Project.

Philip Hastings reviewed with the Board the language of the petitioned amendment. He discussed reasons why particular language was used and the intent of specific articles within the amendment.

The Board then started discussions of the individual articles. The Board concentrated on several conceptual issues that they felt were in conflict with the desires of the petitioners and the Zoning Ordinance. The following issues with the proposal were discussed:

The building height, the Board felt that issue of building height should not be decided by the Fire Chief alone. The decision should be made by the Planning Board through Site Plan Review with input from the Fire Chief.

The scale and size of the proposed buildings should be taken in to account and be consistent with the dimensional controls in the Zoning Ordinance. The Planning and

Zoning Administrator stated, in his opinion that the individual cabins on the property are lodging units and not dwelling units and there for would not be used in determining density under section 13.40(C).

The density and intensity of the use of the proposed co-housing was discussed as some length and of concern to the Board.

Under the proposal a “Trojan Horse” Condo Complex could be developed under the guise of Co- Housing.

Dimensional controls were not in line with the rest of the ordinance.

Developments under Co-Housing do not have to comply with the controls of the Conservation Districts.

The Board felt that Article 13.50, Conflicts was already addressed in section 1.34 of the Zoning Ordinance and therefore should not be included.

One member of the public, Tom Morrissey spoke with concerns that having two primary uses would create greater noise and light pollution and affect the quality of life for the other residents around the pond. He felt that a single use was appropriate but having both Loch Lyme Lodge and a co-housing development would have too much impact on the lake community.

At 10:10pm Dick made a motion to adjourn.

The Motion was seconded by John.

The motion passed unanimously.

The meeting adjourned at 10:10pm

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.