

**Lyme Planning Board Minutes  
May 12, 2011**

Board Members and Staff Present: John Stadler Vice Chair; Richard Vidal Select Board Representative; Tim Cook Member; Freda Swan Alternate; Sam Greene Alternate; David Robbins Planning and Zoning Administrator

Board Members Absent: David Roby, Chair; Vicki Smith Member; Ben Kilham Alternate

Members of the Public Present: Wayne Pike, Pat Hill Randy Mudge, Chris Taylor, Earl Strout, Jane Fant

John Stadler acting as Chair opened the meeting at 7:00pm  
The chair appointed Freda Swan and Sam Greene to sit as regular members.

**Item 1: Acceptance of minutes from April 28<sup>th</sup>, 2011**

Sam made a motion to accept the minutes as corrected.  
Tim seconded the motion  
The minutes were accepted as corrected by unanimous vote.

**Item 2: Lot Line Adjustment between Wayne Pike and Tyler Rich. (Tax Map 421 Lots 5,7, 18)**

The Board reviewed the application for completeness. It was noted that the area of each lot in each zoning district was not on the map and the applicant has requested a waiver for the complete boundary survey.

While reviewing the map, Freda noted that a portion of the proposed annexation was in the Mountain and Forest District. This area, if removed from the Rich property, would make that portion of the property within the Mountain and Forest District more non conforming as to the lot size. This would also create a non conforming section of Mr. Pike's lot. After some discussion with Mr. Pike, he agreed to eliminate that portion of the property that was in the mountain and forest district from the proposed annexation.

Sam noted that the application form did not have all the sections filled out, and requested that the application be completed.

It was noted that the resulting lots would not meet the dimensional requirements of east Lyme district. Neither had 600 feet of road frontage. In addition, it was pointed out that the land being annexed has a conservation easement on it that would continue in effect. also, as per 5.24-a, in the zoning ordinance, it was confirmed that the added land could not be used to meet dimensional requirements because of the conservation easement.

John made a motion to continue the hearing until the may 26<sup>th</sup> meeting, so that the map could be changed to eliminate the area of land in the mountain and forest district and to allow for the completion of the application.

Sam seconded the motion.

John called for a vote and it passed unanimously.

**Item 3 ) Pat Hill Preliminary Site Plan Review for the Ledyard Bank branch at 5 Main Street (Tax map 201 Lot 73)**

Pat Hill, Randy Mudge and Chris Taylor went over the proposed changes to the entrance of the Ledyard Bank branch. After showing the proposed changes to the Board, Pat asked if a full Site Plan Review was needed. The Board examined the issues of whether or not the public should have a chance to review the project during a site Plan Review or if the project was small enough to not need a full review.

Freda made a motion to waive the requirement for Site Plan Review with the condition that the project would have to adhere to the plans as presented.

Tim seconded the motion.

John called for a vote. 3 members voted for approval and Sam and John voted against, citing that the public should have the opportunity to review and comment on the plans before construction proceeded.

The motion passed.

**Item 4) Lot Line adjustment for Jane Fant, 171 and 173 Dorchester Road (Tax Map 409 Lots 12.1 and 12.2)**

The Board reviewed the application for completeness. The Planning and Zoning Administrator had noted 3 issues with the map.

- 1) The size was an incorrect size for the Registry.
- 2) The Zoning districts were not on the map.
- 3) The deed restriction required in appendix B III. B. was not included on the map.

The Planning and Zoning administrator recommended that the Board waive the requirements for the application but if the adjustment was approved then have the condition that the final plat be corrected.

Freda made a motion to waive the II.A.1, II.A.8 and III.B for the application but make any approval conditional on the final plat being corrected.

Tim seconded the motion.

John called for a vote and it was unanimous.

Freda then moved to accept the application as complete.

Sam seconded the motion.

John called for a vote and it was unanimous.

Freda noted that the plat was drawn very well and made the proposed lot line adjustment easy to understand.

Sam noted the septic system in the front yard of lot 12.2 and asked if the lot line adjustment was to provide more land if a replacement septic system was needed in the future. Jane responded that the annexed land was too wet for a septic system, she had two septic designers tell her that any replacement system would have to be built in the same location as the recent system because the rear of the lot was too wet.

Earl Strout had come with Jane in support of the Lot Line Adjustment.

Adair Mulligan, an abutter sent a letter supporting the project.

John noted that no abutters opposing the adjustment attended the hearing nor had any letters been sent to the Board opposing the adjustment.

Freda made a motion to approve the lot line adjustment with the following conditions.

- 1) The final plat shall be the correct size for the Grafton County Registrar of Deeds.
- 2) A note shall be added to the plat stating that all lands are within the Lyme Center Zoning District
- 3) The following restriction will be placed on the Plat:

“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.”

Sam seconded the motion.

John called for a vote and it was unanimous.

Freda noted to Jane that according to the subdivision regulations the final plat needed to be submitted to the planning board within 60.

Item 5) Other Business

The Board reviewed the letter of approval for PSNH to trim trees on several Scenic roads in Lyme. The members discussed the wording of the approval and a cover letter that is to be sent to all affected land owners.

Freda was concerned that the Board could not vote to approve the letter of conditional approval because there was no public notice that the vote would take place. It was noted that the RSA requires a public hearing on the proposed trimming and it requires the utility to have written permission from the Planning Board, it does not require that a vote be taken during a noticed hearing.

John made a motion to approve the conditional letter of approval and the cover letter.

Tim seconded the motion

John called for a vote and the motion passed unanimously.

The Planning and Zoning Administrator passed out a memo from the Select Board concerning issues that had arisen from a Planning Board member's call to the State DOT with questions about the Edgell Covered Bridge.

The Planning and Zoning Administrator had been in contact with a resident, Cathy Stessy who was interested in serving as an alternate member to the Zoning Board. He asked how the Board wished to proceed with the appointment. The consensus was that the Board would like to have an interview with Cathy. The Planning and Zoning Administrator stated that he would set up an interview with the Board.

Having no more business, John moved to adjourn.

Tim seconded the motion.

The meeting adjourned at 8:48pm

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.