

Lyme Planning Board Minutes
January/13/2011

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 Member; David Robbins Planning and Zoning Administrator

Board Members Absent: Sam Greene Alternate Freda Swan Alternate; Ben Kilham Alternate

Members of the Public Present: Jenny Littlewood, Carola Lea, Bev Strout, Steven Campbell, Jane Fant, Katherine Little, Dan Brand, Tom Morrissey, Meg Russell Duane Compton, Chuck Cole, Kevin Kerin, Judith Barker, Paul Barker, Jackie Glass, Hebe Quinton, J. Kelly, Bob White, Rich Brown, Liz Ryan Cole

Chairman Roby opened the meeting at 7:05pm.

Item 1: Acceptance of minutes from December/9th/2010

Vicki moved that the Board accept the minutes from December 9th as submitted. Dick seconded the motion. Chairman Roby called for a vote and it passed unanimously.

Item 2: Public Hearing on petition zoning amendment for Open Space Community Development (Copy of the petition amendment is attached)

Chairman Roby opened the public hearing, and stated that the board would be voting whether to recommend or not recommend approval of the petition article at their regularly scheduled meeting on January 27th.

He then invited the petitioners to give an overview of the amendment and the purposes behind the amendment.

Rich Brown and Liz Ryan Cole outlined the Pinnacle Project and the need to change the Lyme Zoning Ordinance in order to accomplish the project in the way that they envisioned it.

Chairman Roby opened the floor to questions from the members of the public.

Questions from the public mostly revolved around the scale of the Pinnacle Project and what would be allowed on the Loch Lyme Lodge site.

Questions were asked in regards to how the proposed ordinance would calculate the density of an Open Space Community Development.

In calculating the density the petitioners felt that under their proposed ordinance they would not be allowed any more dwelling units than would be allowed under the existing ordinance.

Liz Ryan Cole asked the Planning and Zoning Administrator to summarize a conversation that they had earlier in the day in regards to the lot size requirement. The Planning and Zoning Administrator stated in his opinion no lots met the 75 acre minimum requirement, the definition of lot size in the zoning ordinance requires the reduction of a percentage of the acreage of the Conservation Districts. After the reductions none of the lots identified as having potential for an Open Space Community Development would have the required minimum of 75 acres.

John Stadler voiced his concern that while much time has been spent on what could be built on the Loch Lyme Lodge property, there are other parcels of property that could be developed with an unknown number of units and that this issue was being ignored.

When asked by the Board if an analysis had been done to determine the possible impact of the ordinance on the Town of Lyme other than the Loch Lyme Lodge lot, the petitioners stated that that type of analysis had not been done.

The Planning and Zoning Administrator passed out copies of several emails and letters he had received both in favor and not in favor of the petition amendment.
(Copies of the emails and letters are attached.)

At 8:20pm Dick made a motion to close the hearing, Paul seconded the motion. Chairman Roby asked the Board Members if there were any discussions.

Vicki asked if the Board should continue the hearing until January 27th when the Board has scheduled a vote to approve or disapprove of the amendment.

Dick suggested that he modify his motion to have the Planning and Zoning Administrator accept written comments from the public on behalf of the Board for the next seven (7) days.

Paul accepted Dick's modifications and re-seconded the motion.

Chairman Roby asked for a vote and the motion passed unanimously.

The Planning and Zoning Administrator will accept written or email comments until January 20th 2011 and then present any additional comments to the Board at their January 27th meeting prior to their vote whether to recommend or not recommend approval of the petition article.

Item 3: Other Business.

The Planning and Zoning Administrator gave the Board copies of an invitation to a New Hampshire Department of Environmental Services workshop on protecting drinking water. Vicki was planning on attending and would report to the Board.

Paul Mayo announced that he would not be seeking reelection when his term expires in March. He also expressed hope that the Board could finish the Master Plan before his term expires.

The meeting adjourned at 8:45pm

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