

Lyme Planning Board Minutes
April/28/2011

Board Members and Staff Present: David Roby, Chair; John Stadler Co-Vice Chair; Simon Carr Select Board Representative; Vicki Smith Member; Tim Cook Member; David Robbins Planning and Zoning Administrator

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

Members of the Public Present: Robert Coyle

Chairman Roby opened the meeting at 7:02 pm.

Item 1: Acceptance of minutes from April/12/2011

Chairman Roby submitted for the boards review, several corrections

Vicki made a motion to accept the minutes as corrected.

Tim seconded the motion

The minutes were accepted as corrected by unanimous vote.

Item 2: Amend the Site Plan Review (#07-02) for 5 Main Street (Tax map 201 Lot 73)

Robert Coyle on behalf of Stella Rosa Properties applied to the Planning Board to amend its site plan review to expand the area of signs allowed at the property. Mr. Coyle presented the Board, photographs of the signs that are located on the property. He stated that the Lyme Zoning Board had established that up to 8 units are allowed at this location and that the 16 square feet of signs allowed under the Zoning Ordinance was not sufficient to properly advertise and direct patrons to the businesses on the property.

The Board discussed if the applications were approved, what form of approval, should the Board use. Vicki voiced a concern of setting precedence if they allowed an increase in square footage with out regard to placement and content of the signs. The Planning and Zoning Administrator suggested that the Board view the request not as an increase in sign area but as a sign plan, part of the overall site plan review. The Board discussed the signs on the property and determined that they met the standards in the site plan review regulations.

There were no members of the public present to speak for or against the sign plan and the Planning and Zoning Administrator had not received any other public input via phone, Email or mail.

John moved that the Board approve amending site plan review #07-02 to allow an increase of signs as defined by the photographs submitted by the applicant, noting, that any change would require a new approval from the Planning Board.

Simon seconded the motion.

All five members voted for approval. The motion passed unanimously.

Item 3: Scenic Road Tree Trimming Approval

Chairman Roby presented a draft conditional approval letter to the Board. The Board discussed the conditional approval along with methods to encourage the land owners along the scenic roads to work with PSNH and their trimming contractors to ensure that the trimming was done with the least impact to the scenic road.

The Board decided to write a cover letter to send to each of the land owners along with the approval letter, encouraging the owners to take the time to oversee the trimming on their property.

John Stadler volunteered to draft the cover letter.

No vote on the approval was taken.

New Business:

Item 4: Capital Improvement Plan Committee

The Select Board Representative informed the Planning Board that the Select Board has started to create a sub-committee to work on the CIP and would like to have a Planning Board member on the committee. Simon discussed the scope of the CIP and the amount of commitment that would be needed for the representative. Chairman Roby volunteered for the position. No other Board members voiced a desire to serve on the committee.

Item 5: Spring Planning and Zoning Conference

The Planning and Zoning Administrator passed out a flier for the spring Planning and Zoning Conference. He stated that if any Board Member wished to attend, there was money available in the Planning and Zoning budget to pay for the conference.

Item 6: David Roby – Informal discussion on a proposed subdivision for the Bailey property (Tax map 406 Lot 6)

David asked the Board for an informal subdivision discussion on the possibilities of subdividing the property at 385 Orford Road. One portion of the property had been used as a dump. Mr. Roby is interested in purchasing the property but does not wish to be encumbered with the liability of the old dump site. He has proposed to subdivide the property and create a separate lot that contains the dump site. He would then purchase the remainder of the property leaving the dump site lot in current ownership.

The Board discussed the issues with this plan; Simon stated a concern that splitting off the dump site could remove any financial incentive to clean up the site.

No decisions were made.

Item 7: Edgell Covered Bridge

Tim Cook was able to confirm that the piers and cables to the bridge were placed there to tie down the bridge in case of a flood. They were installed prior to the building of the Wilder Dam and may no longer be needed. When Tim talked to the State DOT, the person he talked to stated that any request for information or work should come from the Select Board.

Chairman Roby had spoken with a local excavation contractor and the contractor felt that he could easily remove the piers.

Simon stated that that this is an issue for the Select Board and before any decisions are made by the Select Board, that the State of NH DOT should be contacted and the removal of the piers be discussed with their engineers. Only with the approval of the state including any wetland permits that would be required, should the removal be considered.

The meeting adjourned at 8:38pm

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