

Lyme Planning Board Minutes
May 26, 2011
Draft

Board Members and Staff Present: David Roby, Chair; John Stadler Vice Chair; Simon Carr Select Board Representative; Vicki Smith Member; Tim Cook Member; Freda Swan Alternate; Sam Greene Alternate; David Robbins Planning and Zoning Administrator

Board Members Absent: Ben Kilham Alternate

Members of the Public Present: Philip Hastings, Claudia Kern, John Caulo, Erin Nielsen, Rich Brown, Carola Lea, Liz Ryan Cole, Wayne Pike

David Opened the Meeting at 7:06 pm

Item 1: Approve the minutes from May 12, 2011

The Planning and Zoning Administrator passed out copies of the minutes with changes submitted by the members.

Vicki moved to approve the minutes as corrected.

Freda seconded the motion.

Then motion passed with all members voting to approve.

Item 2: Loch Lyme Lodge (Pinnacle Project) has requested an informal review of subdivision plans to determine the number of lots available on their property. (Tax map 408 Lot 22)

David noted that this was an informal discussion and that it was non-binding to both the applicant and the Planning Board.

Vicki also noted that the Board would provide comment on the plan and try to determine any procedural issues with the review of the plan that could be resolved prior to public subdivision hearing.

Vicki stated that in the past she had worked for the Pinnacle Project and that she was willing to disqualify herself if anyone had an objection to her sitting on the Board. There were no objections.

Philip Hastings and Erin Nielson went over a possible plan to subdivide the Loch Lyme Lodge lot into six lots on the lodge side of Route 10 and 2 lots on the lake side of Route 10. The plan would be used to satisfy the conditions of section 5.11 D 2 of the zoning ordinance, to determine the maximum number of lots which could be created meeting the lot size, road frontage and depth ratio requirements for the purposes of Lot Size Averaging.

Freda asked if there would be the need to obtain a special exception from the Zoning Board for any of the lots. Erin answered that due to large amount of Conservation Districts on the property that most likely some of the lots would require the need of a special exception.

The Board had a discussion on how a special exception would be handled in the light of the fact that the subdivision plan was an exercise only to satisfy the conditions of Lot Size Averaging by determining the number of lots available as required by section 5.11 D 2 of the Zoning Ordinance. Vicki commented that the Hanover Planning Board would look at the requirements for a special exception and make their own determination if the lot met these requirements and whether similar cases had been approved by the Zoning Board of Adjustment. The Planning and Zoning Administrator stated that the Lyme Planning Board could do the same by using the criteria for a special exception in section 10.40 of the Zoning Ordinance. If the applicant disagreed with the Board decision, they could appeal to the Zoning Board.

It was noted that any special exception require for the lot sized averaged lots would need to go the Zoning Board of Adjustment for approval.

The applicant and the Board agreed that the next step was to bring the plan to the Board for approval.

Item 3: Wayne Pike Continuation of Lot Line Adjustment.

Vicki stated that she was not present for the first hearing so she would disqualify herself. David appointed Freda to sit in place of Vicki because she had been present at the first hearing.

Wayne Pike had submitted new plans that changed the shape of the land to be annexed to his parcels in a way that would not incorporate any land within the Mountain and Forrest district.

The Board reviewed the new plans and noted that the following items would need to be included on the map for approval.

- 1) The right of way to Tyler Riches house
- 2) The Town Of Lyme would need to be added to as an easement holder
- 3) A reference to the Grafton County registrar's book and page numbers for the existing easement.
- 4) A notation stating that the annexed land could not be used to satisfy dimensional requirements for development on the original portions of the lots as set forth by the zoning ordinance. Chairman Roby would set the language of this notation. This notation would satisfy section 5.24 B of the Zoning Ordinance.

John moved to approve the Lot Line Adjustment with the stated conditions.

Simon seconded the motion.

The motion passed unanimously.

Item 4: Other Business.

David asked the Board for an informal review of a lot line adjustment that he is proposing. David showed the Board portion of a parcel he wished to purchase from an abutting landowner. The Board found no major issues and suggested that he move ahead with the application.

Paul Mayo had stepped down as a commissioner of the Upper Valley Lake Sunapee Regional Planning Commission. Sam Green stated that he is interested in serving in his place. Vicki made a motion to appoint Sam Green as a commissioner to the Upper Valley Lake Sunapee Regional Planning Commission.

John seconded the motion.

The motion passed unanimously.

Item 5: Master Plan.

The Planning and Zoning Administrator passed out copies of chapters 1,2,3,6,7,8,9,10 and would send out a copy of appendix A.

The Board discussed the timing of holding public hearings for the Master Plan.

The Board felt that they would like to hold individual hearings for a majority of the chapters.

The Board also decided that if there is a committee or commission in Town that has interest in a particular chapter, the Planning Board would like to hold the public hearing for that chapter during regular meeting of that commission or committee.

Respectfully submitted

David A. Robbins
Planning and Zoning Administrator
Town of Lyme.