

Lyme Planning Board Minutes
June/9th/2011

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

Board Members Absent: Sam Greene Alternate; Ben Kilham Alternate

Members of the Public Present: Kim Butler, Debbie Williamson, Rod Finley, Alexander Roupiuian, Andrea Granger, Doug Vogt, Cathy Steesy.

Item 1: Acceptance of minutes from May 26th 2011

Vicki moved to accept the minutes with corrections
Tim seconded the motion.
David called for a vote, all members voted to approve the motion.

Item 2: Continuation of the Woodard Lot Line Adjustment.

Mr. Woodard contacted the Planning and Zoning Administrator to ask for a further continuance due to the plans not being ready at this time.

John made a motion to continue the lot line adjustment hearing until June 23.
Tim seconded the motion
The Board voted unanimously to approve the motion.

Item 3: Lyme Inn Site Plan Review.

Introductions were made as the Board reviewed the application. Kim Butler gave the Board an overview of the proposed changes to the property, emphasizing the location of the well, dumpster, air conditioner condensers and a replacement generator. Kim noted that a new diesel generator would replace the existing propane generator, the location would not change. Kim also asked for approval for a change in the hours of operation. The Inn is seeking to serve food and beverage to 1:00 am in accordance with their State Liquor License. Last call would be 1:00am, glasses off the tables at 1:30am and patrons out the door at 2:00am.

The Board discussed with the applicant the needs for late hours of operation as well as expressing concern with how these hours mix with the other establishments and the residents of the Lyme Common near the Inn. Doug Vogt, an abutter expressed concern with noise from patrons leaving at such a late hour. Alex Roupiuian stated that the Inn was an upscale establishment and that there would not be rowdy after hour patrons in the

parking lot. After much discussion the Board decided that they would approve operating hours that would allow last call to be at 10:00pm, glasses off the tables at 10:30pm and patrons out the door at 11:00pm. Further, the Board approved conditionally to allow the Lyme Inn to serve Food and Beverage to 12:00am, glasses off the tables at 12:30am and patrons out the door at 1:00am for the term of 13 months. The Lyme Inn after 12 months will be required to return to the Board and may request an extension of the conditional approval or permanent approval. During the 12 Months the Board may revoke the conditional approval if after hour noise / patrons become an issue for the Inn abutters, Lyme Common community or law enforcement. Letters from the Planning Board will be sent to the abutters and interested parties to inform them of the Board's conditional approval.

The Board discussed the noise levels from various pieces of equipment on the Inn property. The three items of concern were the generator, the exhaust fans and the air conditioner condensers. The Board decided to set a limit of 55db at the property line for the generator and 60db at the property line for the exhaust fans and the air conditioner condensers. The applicant would be required to provide a report from a sound engineer showing the decibel readings after the installation.

The Board discussed the screening around the dumpster, the plans call for a PVC fence around the dumpster. After some discussion it was determined that the PVC fence was adequate and would provide adequate screening.

John made a motion to approve the site plan proposal subject to the conditions noted above.

Tim seconded the motion

The motion was unanimously approved.

Due to the Lyme Inn site plan review taking longer than expected the rest of the agenda was taken out of order to try to accommodate the people present.

Item 5: Other Business

Andrea Granger has come to the Board to ask about the possibilities of subdividing a lot that straddles the Lyme/Hanover town line. She would like to create a building lot from the Lyme portion of the lot. The issue with the portion of the property in Lyme is that it only has approximately 40 feet of road frontage. The Board felt that the property could be used as a conservation lot or annexed to adjacent properties but could not be used as a building lot.

Item 4: Interview with Cathy Steesy as an alternate to the Zoning Board of Adjustment
The Board discussed with Cathy the requirements of the Zoning Board and the difficulties of being a member. The Board thanked Cathy for her willingness to serve on a town board and decided to take her application as an alternate to the Zoning Board under advisement and continue her consideration at the June 23rd 2011 meeting.

Item 3: Dayton/Roby Lot Line Adjustment.

David disqualified himself as he was one of the applicants.

John as acting chair appointed Freda Swan to sit as a regular member in place of David.

Freda led the Board through the checklist to determine if the application was complete.

The Board noted that items A2 map scale, A4 the complete boundary survey and A8 Zoning Districts on the map would need to be waived. The Board discussed with the applicant the fact that all the lots in question were in the Rural Zoning District.

Vicki made a motion to waive Items:

A2 map scale

A4 the complete boundary survey

A8 Zoning Districts on the map

Freda seconded the motion

John called for a vote and the motion passed unanimously

Freda then made a motion to accept the application as complete.

Vicki seconded the motion.

The Board passed the motion unanimously

Freda made a motion to approve the lot line adjustment.

Vicki seconded the motion.

The motion passed unanimously

The meeting adjourned at 9:40pm

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.