

Lyme Planning Board Minutes
July/14/2011

Board Members and Staff Present: John Stadler Vice Chair; Simon Carr Select Board Representative; Tim Cook Member; David Robbins Planning and Zoning Administrator

Board Members Absent: David Roby, Chair; Vicki Smith Member; Freda Swan Alternate; Ben Kilham Alternate; Sam Greene Alternate

Members of the Public Present: Elizabeth Kilmarx

John acting as Chair Opened the meeting at 7:00pm

Item 1: Continuation of Woodard Lot Line Adjustment.

Elizabeth Kilmarx, acting as agent for the Woodards, presented a new septic plan and survey for the site. The Board reviewed the new information. The septic design was the last piece of information the Board required. The Planning and zoning administrator had sent letters to the abutters, notifying them that the lot line adjustment would be continuing. The US Department of the interior was the only abutter to provide any input, in a telephone conversation with the Planning and Zoning Administrator, the representative stated that the department had no issues as the adjustment did not affect their property.

The Planning and Zoning Administrator noted that in order for the Select Board to approve the use of Bliss Ln as part of the driveway the Planning Board must provide review and comment to the Select Board (RSA 674:41C1). The Board had a short discussion on the use and maintenance of the class VI portion of the road. Simon noted that as part of earlier discussions between the applicant and the Select Board, the Select Board would be agreeable to allowing the use of portion of the class VI road providing that the road be maintained to the same standards as the Class V portion of Bliss Lane.

The Planning Board agreed that this was acceptable and asked the Planning and Zoning Administrator to draft a letter to the Select Board stating that the Planning Board was amenable to allowing the applicant to use that portion of Bliss Lane as part of the driveway.

The Board noted two corrections for the final plat, first the secretary signature line was not needed, second there were several errors in the deed restriction text, it should read as follows:

A deed restriction shall be placed in the body of the deed or other instrument of transfer stating as follows: "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."

John made a motion to approve the Lot Line Adjustment with the following conditions:

- 1) Remove the signature area for the Board Secretary
- 2) Receive approval from the Select Board to use part of the class VI portion of Bliss Lane as a driveway.
- 3) Correct errors in the text for the deed restriction.

Tim seconded the motion.

John called for a vote and all three members of the Board voted for approval.

Item 2: Acceptance of minutes from June/14/2011 & June 28th 2011

Simon moved to accept the minutes from the June 14th 2011 meeting with some minor edits.

John seconded the motion.

John called for a vote and the motion passed unanimously.

Simon made a motion the minutes from June 28th 2011.

John seconded the motion

The motion passed unanimously.

Item 3: Master Plan.

The Planning and Zoning Administrator passed out a copy of Town of Lyme Map for the master plan. He requested that the Board members look over the map and make recommendations for changes.

John moved to adjourn at 7:55pm

Simon seconded the motion.

The motion passed unanimously.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.