

**Lyme Planning Board Minutes
November/10/2011**

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; Ben Kilham Alternate; David Robbins Planning and Zoning Administrator

Board Members Absent: Sam Greene Alternate

Members of the Public Present: Charlie Hirschberg, Rich Brown, J. Kelly

David opened the meeting at 7:00 pm

David read a letter from a Lyme resident, voicing concerns that the Lyme Planning Board was overstepping its authority by requiring Loch Lyme Lodge to have a soil survey conducted on their property. David stated that the reason the Board required the survey was that the soil map provided by the applicant and the soil map from the USDA were significantly different. Because of the significant differences the Board wanted to have an independent review of the site to ensure the soil information was correct. David also noted that the new soil survey was a significant variance from the survey provided by Loch Lyme Lodge, showing that the independent survey was appropriate.

Item 1: Loch Lyme Lodge

Charlie Hirschberg had been asked to present a list of special exceptions that would be required for the hypothetical subdivision layout presented to the board. He reviewed the areas on the plans where development would encroach into the Wetlands Conservation District or into the Agricultural Soils Conservation District and therefore require a special exception for the development.

The Board had a discussion as to which conservation district should be considered more important to the Town and to the area surrounding the proposed development. The Board tried to determine for this site if development would be preferred in the wetland buffers or on agricultural soils. Due to the close proximity to Post Pond, the Board felt that development in the wetlands and wetland buffers would be the least desirable option.

David asked the applicants what their expectations as to the outcome of the hearing would be. He wanted to know if they were seeking approval for the proposed subdivision or seeking to determine the maximum number of lots that could be created on this property in order to satisfy section 5.11. D 2 (Lot Size Averaging).

The applicants answered that they were seeking a determination of the maximum number of lots available for the purposes of Section 5.11.D 2 only and understood that the Board was not endorsing or approving the hypothetical layout.

David stated that he felt that applicant had shown five lots for the purposes of section 5.11.D 2 of the zoning ordinance and asked the other Board members for their opinion. The consensus of the Board was that five lots had been shown.

The other Board members reiterated that the approval of the 5 lots did not constitute an approval of the subdivision layout but only a determination for the purposes of section 5.11.D 2.

Item 2: Acceptance of minutes from October/27/2011

Freda suggested several minor corrections to the minutes
Simon moved to accept the minutes as corrected by Freda
Tim seconded the motion
David called for a vote and the motion passed unanimously.

Item 3: New business

The Planning and Zoning Administrator updated the Board on the application to the Zoning Board of Adjustment for the following week.

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