

**Lyme Planning Board Minutes**  
**June/28/2012**

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

Board Members Absent: Vicki Smith, Member; Freda Swan, Alternate; Ben Kilham, Alternate; Sam Greene, Alternate; Jack Elliott, Alternate

Members of the Public Present: Tim Sullivan, Liz Ryan Cole, William Ackerly

**Item 1:** Acceptance of minutes from June /14/2012

Simon Moved to accept the minutes as amended by John.  
John seconded the motion.  
The motion was voted on and unanimously approved.

**Item 2:** Continuation of Adam Bristol's application for minor subdivision of the property at 120 East Thetford Road (Tax map 403 lot 43)

Adam had spoken with the Planning and Zoning Administrator, requesting a continuance to July 26<sup>th</sup>, 2012. His surveyor had not had the time to complete the survey work.

John moved to continue the hearing to July 26<sup>th</sup>, 2012 as the first hearing on the agenda.  
Simon seconded the motion.

The motion was unanimously approved.

**Item 3:** Application for Site Plan Review, Barlow Signs, on behalf of Ledyard Bank, in order to alter the signs for Ledyard Bank, located at 5 Main Street. (Tax map 201 Lot 73)

Tim Sullivan of Barlo Signs presented an overview of the new signs for Ledyard Bank. The Board discussed the plan for the new signs. There were no issues identified with the size or the placement. The Planning and Zoning Administrator asked if the sign would be lit at night. The applicant believed the intent was to have the sign stay on all night. The Planning and Zoning Administrator stated that this was contrary to section 6.23 of the Zoning Ordinance. The section requires that illuminated signs be turned off one hour after the business closes. The Board discussed if the 24 hour ATM meant that the business was open 24 hours or if the business closed when the bank closed. The Board decided that the business is a bank not an ATM, and closed when the bank itself closed. Under the Zoning Ordinance the sign could only remain lit for one hour after the Bank itself closed for the day.

Chairman Roby suggested that the Board should consider proposing a Zoning Ordinance amendment for Town Meeting in March 2013. The amendment would state that when a building has multiple businesses a sign may be lit until one hour after the last business in the building closes.

John moved that the new signs proposed for Ledyard Bank be approved with the condition that they may illuminated until one hour after the bank closes as per the Zoning Ordinance.

Tim seconded the motion.

The motion was unanimously approved.

**Item 4:** Continuation of the Pinnacle Project, LLC's request for the Lyme Planning Board to decide if, under the Lyme Zoning Ordinance it would be allowed to convert four (4) of the existing cabins on the property of Loch Lyme Lodge located at 70 Orford Road (Tax map 408 Lot 22) to four – six unit multi-family dwellings.

Liz Ryan Cole had spoken with the Planning and Zoning Administrator and had asked to have the hearing continued to July 26<sup>th</sup>, 2012.

John moved that the hearing be continued to July 26<sup>th</sup>, 2012. This hearing will be the Third on the agenda following the hearings Adam Bristol and the Lyme Inn.

Tim seconded the motion.

The motion was unanimously approved.

**Item 5: Master Plan**

William Ackerly attended the meeting and read a letter he had written to the Planning Board outlining his views on the new master plan. The Board discussed with him some of the current revisions that were being circulated among the Board members. David asked both Mr. Ackerly and Liz Ryan Cole if they felt that there should be more development allowed on Rt 10 south of the Common. Mr. Ackerly felt there should not be more and Liz felt that she did not have enough information to be able decide. The Board then had a lively discussion about the direction of the master plan. It was decided that each of the Board members would review the current marked up copy from Chairman Roby and propose changes for the next meeting.

The meeting adjourned at 8:40 pm.

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