

Lyme Planning Board Minutes
July/12/2012

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

Board Members Absent: Freda Swan, Alternate; Ben Kilham, Alternate; Jack Elliott, Alternate;

Members of the Public Present: Richard Menge, Michael Whitman, Lynn McRae, Bill Ackerly, Scott Nichols, Bob Coyle, Barbara Woodard

Item 1: Acceptance of minutes from June/28/2012

Simon moved to accept the minutes from June 28th, 2012 as amended by John. John seconded the motion. The motion was passed unanimously.

Item 2: Master Plan.

Several members of the Lyme community came to discuss how the Board intends to proceed with integrating the concerns from the community members submitted at and since the Master Plan public hearings. The board responded that they are in the process of reviewing all the comments that have been submitted. There are several areas of concern that have been identified, these include:

- Agriculture
- Housing
- Commercial development with an emphasis along State Route 10.
- Age of the attitude survey

The Board has been working individually to address these areas and will be meeting to discuss ways to address these issues in the Master Plan.

Bill Ackerly who has repeated that he liked the Master Plan Draft, suggested that the Board consider a socioeconomic chapter because it is the people who define a town, not just its land and buildings.

Simon voiced his concern that the questions in the 2007 Community Attitude Survey were weighted towards conservation and therefore the results were misleading. He was also concerned that a large percentage of the people who had taken the survey were no longer living in Lyme. He felt that the Board should consider a new survey, acknowledging that this is a major undertaking.

The Board had a long discussion of the merits and problems associated with conducting a new survey. The issue came to a vote where Vicki moved that the Board would not conduct a new survey at this time. John seconded the motion. John, David, and Vicki voted to approve the motion, Simon and Tim voted against.

John noted that if, when the revision of the draft plan is released, the feedback from the residents was clearly negative, then the Board may want to reconsider a new survey.

The Planning and Zoning Administrator suggested that the Board could revise the vision chapter, integrating the comments and suggestions from the public then release the revised vision chapter. If the town residents were to accept the vision chapter, then the Board could revise the rest of the chapters based on the revised vision statement.

Vicki made a motion that the Board move forward with revisions to the draft Master Plan based on the comments and thoughts from the public. John seconded the motion. John, David, Vicki, and Tim voted in favor and Simon against.

The Board then discussed how to proceed with the other three major public concerns; Vicki suggested that the Board hold three public forums in the fall, each covering one of the topics of concern. The Board would invite to each forum an outside authority who could lead the discussion in the following areas of concern:

- Agriculture in Lyme
- Housing
- Land use along State Route 10, including commercial development.

Vicki moved that the Board should host 3 public forums as follows:

September 27th, 2012 a forum on agriculture.

October 25th, 2012 a forum on commercial development along Route 10

November 29th, 2012 a forum on housing

The forums will be held at 7:00 at the Academy Building in Lyme Center.

Simon seconded the motion.

The Board voted unanimously to approve the motion.

The Board set the following schedule for the next four months:

August 9th Master Plan

August 23rd all august cases and master plan if time allows.

September 6th, Master Plan

September 13th, September cases and master plan if time allows.

September 27th, Public Forum on agriculture

October 4th, Master Plan

October 11th, October cases and master plan if time allows.

October 25th, Forum on commercial development along Rt 10

November 1st, Master Plan

November 8th, November cases and master plan if time allows.

November 29th, Forum on housing

Item 3: New business

The Pinnacle Project had posed several questions to the Planning Board, concerning converting several of the existing Loch Lyme Lodge cabins to use as 6 units of co-housing. The Board had referred the questions to the Town's lawyers. The lawyers had suggested that the Zoning Administrator make the decision so that it could be appealed to the Zoning Board of Adjustment.

Chairman Roby felt that the questions had been asked in an informal review and there for could be answered by the Planning Board. If the applicants wanted to go forward with a formal subdivision and Site Plan Review, they could do so knowing what relief they would need to first obtain from the Zoning Board.

The other Board members agreed and the issue would be addressed at the next meeting on July 26th, 2012.

At 9:35pm Simon moved to adjourn the meeting

John seconded the motion.

The motion passed unanimously

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.