

**Lyme Planning Board Minutes**  
**August/23/2012**

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

Board Members Absent: Freda Swan, Alternate; Ben Kilham, Alternate; Sam Greene, Alternate; Jack Elliott, Alternate; David Roby, Chair;

Members of the Public Present: Charlie Hirshberg, Mike Smith, Jean Smith

John Stadler acting as chair opened the meeting at 7:00 pm

**Item 1: Fire pond approval, Mike Smith, 70 Lamphire Lane (Tax map 403 Lot 33)**

Charlie Hirshberg presented to the Board a plan for a fire pond on the Smiths property. He described the pond to the Board as a dug pond surrounded by a berm with a 24 inch outflow pipe, an 8 inch fire protection water line and an emergency spillway. The fire protection water line would run downhill approximately 500 feet to a standard fire hydrant. The elevation change between the pond and the hydrant will be approximately 30 feet. Due to the small size of the berm the NH State Dam Bureau does not classify it as a dam.

The Planning and Zoning Administrator had spoken with the Fire Chief and reported that the Chief supported this project, as there is no water supply in this area.

Vicki asked about the use of hay and generic mulch as part of the erosion control plan. She was concerned that there could be invasive species of plants in the hay and or mulch. She requested that a condition be set that only straw be used to try to reduce the likelihood that an invasive plant would be introduced.

The Smiths agreed to the condition and Charlie agreed to change the plans to specify straw only.

Vicki moved to approve the fire pond with the condition that the specification for hay and mulch be changed to straw.

Simon Seconded the Motion.

John called for a vote and all four members voted to approve the fire pond.

**Item 2: Acceptance of minutes from August /9th/2012**

John submitted some minor changes to the minutes from August 9, 2012.

Vicki moved to approve the minutes as amended by John.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

**Item 3: Continuation of Adam Bristol’s application for minor subdivision of the property at 120 East Thetford Road (Tax map 403 lot 43)**

Mr. Bristol had asked for another continuation because he had not received a driveway permit from the State.

Simon moved to continue the hearing to October 11.

Tim seconded the motion.

The motion passed unanimously.

**Item 4: Continuation of Petsu, LLC d/b/a The Lyme Inn, has request that the Planning Board review the conditions of their Site Plan Review approved.**

The applicant requested a continuance so that they may meet with neighbors to gather feedback.

Vicki moved to continue the hearing to October 11.

Simon seconded the motion.

The motion passed unanimously.

**Item 5: October and November forum planning**

The Board discussed and set the date of the October forum on housing for October 25<sup>th</sup> at 7:00pm and the date for the November forum on Commercial development on RT 10 for Monday November 19<sup>th</sup> at 7:00pm.

Vicki had requested each member bring 4 to 5 key questions that the Board would like answered in order to call the forums a success. The board decided on the following questions:

Housing forum

- 1) Should multi- family structures be allowed throughout town or limited to certain parts of town?
- 2) Would you prefer an equal number of families in one structure or the same number in individual single family structures?
- 3) In what type of house do you live in and what type would you like to live in? Where would that house be?
- 4) If you can’t see it, does it matter?
- 5) Is ageing in place a land use issue?

- 6) How do we, as a small town, address work force housing?
- 7) How do we, as a small town, address housing diversity?
- 8) How does workforce housing and housing diversity impact local schools enrollment and taxes?
- 9) Senior Housing
  - What is the need?
  - What are the solutions?
  - What are the pros and cons of the solutions?

Work force/ affordable housing

- What is such housing?
- What are the benefits?
- What are the drawbacks?
- What is the need?
- How do we determine the size of the existing stock?
- What is our fair share of the regional need?
- If we determine that we want to or need to increase the stock of such housing, how do we go about it?

Route 10 forum

- 1) What are the advantages and dis-advantages of commercial development along RT10 VS in the Lyme Common Village?
- 2) What type of business is best for a rural hwy / what makes sense?
- 3) Should the Town consider expanding commercial activities north of the common district?
- 4) What is your vision of Rt 10? North and south.
- 5 Give an example of existing businesses that seem just right for Rt 10? ( setting/ appropriate/form)
- 6) Why do we need more business in Lyme?
- 7) Do we want to restrict Route 10 to agricultural uses and homes (Including Home occupation and cottage industry)?
- 8) The intuitional and business uses not allowed on Route 10 are listed in Table 4.1 of the Zoning Ordinance. Do we want to change the table to add or eliminate uses?

9) Do we want to change the commercial district, to enlarge it, to reduce it, to eliminate it?

10) Do we want to add one or more additional business districts? Why? Where?

Vicki has talked to the regional planning commission, they would like to meet with the board prior to holding the forums, they would also like to attend the agricultural forum. Vicki suggested that the Board could meet with the commission just prior to the agricultural forum on September 24<sup>th</sup>. She suggested that the Board meet at 5:45 and have a small “pot luck” dinner with the Board and the commission representatives. Over dinner the Rt 10 and the Housing forums could be discussed. The rest of the Board members approved the idea.

The Board had a discussion about the length of meetings. Simon felt that the previous meeting that ended at almost 10:30pm was grossly offensive. The Board talked about several ways to keep meetings from going too late. Recognizing the fact that there may be times that a meeting must extend later then the members would like The Board decided that meetings should end no later than 9:30pm, if more time is needed then the Board would vote to continue past 9:30.

Simon made the motion that all Planning Board meetings would end by 9:30 unless extended by a majority vote of the members.

Tim seconded the motion.

The motion passes unanimously.

Simon moved to adjourn at 8:30pm

John seconded the motion.

The motion passes unanimously.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.