

**Lyme Planning Board Minutes
December/13th/2012**

Board Members and Staff Present: David Roby, Chair; 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

Members of the Public Present: None

Chairman Roby opened the meeting at 7:02 pm

Item 1: Acceptance of minutes from:

November 8th, 2012
November 29th, 2012
December 5th, 2012
December 6th, 2012

Vicki moved to accept all four sets of minutes with minor corrections from John. Simon seconded the motion. All five members voted to approve the minutes.

David Roby withdrew himself as a member for this portion of the meeting so that he could present the Lot Line Adjustment. John Stadler assumed the role as Chair. As there were no alternate members present, the case was heard by a four member Board.

Item 2: Roby/Dayton Lot Line Adjustment.

David outlined the plan for a lot line adjustment to annex approximately 7.4 acres from Lot 64 on tax map 410 to Lot 40 on Tax map 410 and to annex approximately 8.1 acres from Lot 64 on tax map 410 to Lot 56 on tax map 410.

A waiver was requested for the site survey map and the final plat.

Vicki moved to grant the waivers and to accept the application as complete.

David explained that the deeds were created using information from a LeClair survey that had not been recorded. Vicki suggested that as a condition the survey should be recorded with the county deed registry. She also suggested that the map of the lot line adjustment that was submitted with the application be recorded with the deeds.

The plan should have a legend added stating "This plan does not show a subdivision since Parcels 1,2,3, and 4 constitute a single, combined parcel for the purposes of the

Lyme Subdivision regulations” and signed by the acting chair, to certify that this is not a subdivision.

Vicki moved to approve the lot line adjustment with the following conditions.

- 1) The LeClair survey would be recorded and two paper copies would be submitted to the Planning and Zoning Administrator.
- 2) The map submitted with the application or a similar version to be recorded along with the deeds.
- 3) The phrase “Not a survey” shall be added to the map prior to recording.

Simon seconded the motion.

All four sitting members voted to approve the lot line adjustment.

David assumed his role as chairman.

Item 3: New Business.

Zoning amendments.

The Board reviewed the final language of the “Conservation Neighborhood” petition zoning amendment. It was decided to hold the public hearing at the regular Planning Board meeting on January 10th, 2013.

The Board discussed the Town Counsels proposed change to deal with the Superior Courts decision on the Menge V Town of Lyme decision.

Counsels proposed change is to amend Table 4.1, by adding a footnote to the Retail Use line. Specifically to the four “N’s” – i.e. in Rural, East Lyme, Skiway and Mountain & Forest, which provides that “Retail use is permitted as an accessory use under Section 4.42.

The Board will wait for the final language, then will review the proposal again and decide on a date for the public hearing.

The meeting adjourned at 8:30 pm.

Note:

The Board previously voted to not hold a meeting on December 27th, 2012 because of the holiday season. The next Board meeting will take place on January 10th, 2013

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