

**Lyme Planning Board
Minutes
January 26, 2012**

Present:

Board members: Simon Carr, David Roby (chair), Ben Kilham, Tim Cook, Vicki Smith (acting scribe)

Public: David Russ, Darla Sahr

Alternate Kilham was appointed to serve in John Stadler's place.

The minutes from January /12/2012 were accepted.

Item 1: Sahr/Russ and Fehskens Minor Lot Line Adjustments Application # 2010-110

A swap of land .22 acres is proposed between two neighbors. Kevin and Darla Sahr, owners of Map 407, Lot 60.4 propose to annex .22 acres from the south east part of their lot to Map 407, Lot 60.3 owned by David Russ and Eileen Fehskens. In return the Russ/Feshskens would like to annex .22 acres of their lot, Map 407, Lot 60.3 near Tavern Lane to the Sahrs in order to "conform with the natural land contours", as stated in the application. The Board saw no problems with this proposal.

The Board reviewed the application for completeness. The Board noted that easements were not applicable and since the whole area is located in the rural district that no note about zoning district boundaries was needed on the plan. Vicki Smith made a motion that was seconded by Tim Cook to waive the requirement of a full perimeter survey since the survey submitted included an instructive inset map and complete boundaries of the land to be annexed. The Board unanimously approved the waiver. She then made a motion that the application be considered complete with the approved waiver. Ben Kilham seconded that motion. The Board voted unanimously that the application was complete with the waiver.

The Board noted that the annexation would not change the lots' conformance with zoning. There was no public comment. Mr. Russ was present and supported his application. Vicki made a motion to approve the proposed lot line adjustments proposal with the condition that:

1) A deed restriction shall be placed in the body of the deed or other instrument of transfer stating as follows: "The grantee(s) by virtue of acceptance of this deed agree(s) that the premises hereby conveyed shall not be deemed or considered a separate lot of record, but shall be regarded as merged into and made an integral part of the contiguous lot of land previously owned by the grantee(s) so that the same shall hereafter be one combined single lot of record."

2) Neither Parcel A nor Parcel B shown on this plan shall be deemed or considered a separate lot of record, but shall be annexed to the adjacent lots, Parcel A to Map 407, Lot 60.4 and Parcel B to Map 407, Lot 60.3, whereupon they will be merged into said lots as combined single lots of record.

This motion was seconded by Simon and unanimously approved by the Board. Ms. Sahr joined the meeting shortly after the approval was made and had nothing to add.

Item 2: Master Plan Update

The Master Plan is receiving finishing touches and will be reviewed once again on February 9th.

Item 3: Capital Improvements Plan

A public hearing on the Capital Improvements Plan will be held on February 23, 2012.

There being no other business, the meeting was adjourned by unanimous acclamation at 7:42 PM.

Respectfully submitted,
Vicki Smith, acting scribe