

**Lyme Planning Board Minutes  
March 22 2012**

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

Board Members Absent: Vicki Smith Member; Ben Kilham, Alternate; Sam Greene, Alternate

Members of the Public Present: Bill Waste, Charlie Hirshberg, Will Davis, Mark Beaudoin, Liz Ryan Cole, Rich Brown, Brian Cook

David opened the meeting at 7:00pm.

Freda Swan was appointed to sit for Vicki Smith.

The Board voted unanimously to appoint David Roby as chairman and John Stadler as vice chairman for one year.

**Item 1: Acceptance of minutes from February 23<sup>rd</sup>, 2011**

Simon moved to accept the minutes with minor edits.

John seconded the motion.

The motion passed unanimously.

**Item 2: Capital Improvement Plan Public Hearing.**

David re-opened the public hearing for the Capital Improvement Plan.

There were no public present for this hearing.

Chairman Roby asked the Board if they would be willing to continue the public hearing to the first Planning Board meeting in April to allow board member Vicki Smith to be present. The Board voted unanimously to continue the hearing to April 12<sup>th</sup> at 7:00 pm

**Item 3: Informal subdivision review, Loch Lyme Lodge (Tax Map 408, Lot 22)**

Will Davis presented a proposal to convert 4 existing cabins used for lodging to four - six unit multi-family houses, totaling 24 dwelling units. The plan requires the existing cabins to be converted from a lodging use to a residential use. Next the cabins are to be demolished then rebuilt in a new location with six units in each.

After some discussion the Board requested that the applicant provide a written narration describing how they believe that the Zoning Ordinance allows for the conversion and re-building in a different location. The Board also requested the dimensional calculations

used to determine the building sizes and for the applicant to supply their overall target population number for the entire project, including both sides of the road.

The proposal requires the conversion to create the applicant's desired number of dwelling units, the applicant has requested that the Board decide if they believe the proposed conversion is allowed under the Ordinance. This meeting was an informal meeting and was not noticed, and therefore the Board could not make a determination. The Chairman suggested and the Board agreed to notice a hearing for April 12, 2011 where the Board will have more time to consider the issue in order to make an informed decision.

#### **Item 4: New Business**

##### Master Plan

The Board discussed several minor changes to the Plan, including changes to Chapter 4 Community Facilities and Services, the Lyme School. The Board felt that more information was needed and asked the Planning and Zoning Administrator to ask The principal to address some of their areas of concern.

The Planning and Zoning Administrator will work with other Boards and Commissions ( Recreation, Conservation Etc.) to set up times for public hearings for when the Board and Commission members can attend.

##### Planning Board alternate member

Simon moved to appoint Jack Elliot as an alternate member to the Planning Board.

John seconded the motion.

The Board voted unanimously to approve the motion.

##### ZBA Alternate.

The Planning and Zoning Administrator reported to the Board that Michael Woodard had expressed an interest in filling one of the open Zoning Board Alternate members position.

There were no motions from the Board for appointment.

##### Lyme List Serv.

The Planning and Zoning Administrator forwarded a message from the Town Counsel concerning the reading of emails from Lyme List Serv concerning cases before the Boards.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.