

Lyme Planning Board Minutes
April/12/2012

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

Board Members Absent: Simon Carr Select Board Representative; Sam Greene Alternate; Ben Kilham Alternate

Members of the Public Present: Adam Bristol, Steven Campbell, Philip Hastings, Liz Ryan Cole, Rich Brown, Claudia Kern

Item 1: Adam Bristol Application for Subdivision.

The Planning and Zoning Administrator presented an overview of the application to the Board. The Board determined that the parent lot is a lot of record and therefore the conservation district overlays will not count against the subdivided lot size. The Board discussed the following with the applicant:

- 1) The location of the septic test pits, the location shown on the plat is within the Steep Slopes Conservation District and therefore would not be allowed.
- 2) The Board wished to see a proposed location for a house that will meet the less than 15% slope requirement in section 4.02 of the Subdivision Regulations.
- 3) The proposed location of the driveway crosses the Agricultural Soils Conservation District and therefore would require a Special Exception from the Zoning Board.

The Board recommended that the applicant work with his surveyor to locate a house site and the septic system, meeting the requirements of sections 4.02 of the Subdivision regulations. Then determine the best way to access the location, and if necessary obtain State DOT and ZBA approvals.

John moved to continue the hearing to May 24th 2012 to give the applicant time to resolve the issues.

Tim seconded the motion.

The Board unanimously approved the motion

Item 2: The Pinnacle Project, LLC question of conversion.

The Pinnacle Project, LLC has requested the Lyme Planning Board to decide if under the Lyme Zoning Ordinance it would be allowed to convert four (4) of the existing cabins on

the property of Loch Lyme Lodge located at 70 Orford Road (Tax map 408 Lot 22) to four – six unit multi-family dwellings. The four cabins would be demolished and the new dwellings would be constructed in an alternate location.

Philip Hastings presented the argument for allowing the Pinnacle Project to convert the four cabins.

The Board expressed its concerns with process but was hesitant to issue a decision without input from town counsel.

Vicki moved to continue the hearing to May 24th, 2012 to give town counsel time to review the request and issue guidance to the Board.

Chairman Roby stated that he felt that there were significant hurdles in the Zoning Ordinance that may or may not be possible to overcome. In his opinion the proper route to take would be to amend the Zoning Ordinance by adding a new section that clearly defines co-housing and the rules that will govern the development of co-housing. This amendment should be brought to the Town as a petition warrant article for approval by the Town at Town Meeting.

Item 3: Master Plan

The Planning and Zoning Administrator had discussed the following dates for public hearings with Jack Elliott and the various Committee and Commissions:

May 10th, 23rd, 29th, 2012

The Board approved these dates and the Chairman asked the Planning and Zoning Administrator to notice hearings for those dates.

Item 4: Minutes from March 22nd, 2012.

John moved to approve the minutes with his corrections.
Tim seconded the motion.

The Board unanimously approved the motion

Item 5: CIP hearing

Due to the late hour the Board was not prepared to continue with the hearing. It was decided to continue to May 24th.

Vicki moved to continue the CIP hearing to May 10th, 2012.
John seconded the motion.

The meeting adjourned at 9:30 pm.

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