

Lyme Planning Board Minutes
May/23/2012
Master Plan Hearing

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

Board Members Absent: Freda Swan, Alternate; Ben Kilham, Alternate, Tim Cook, Member;

Members of the Public Present: Nancy Allison, Blake Allison, Cathy Johnson, Richard Menge, Joseph Longacre Margo Longacre, Jan Williams, Don Elder, Julia Elder, Shirley Tullar, Earl Strout, Eleanor Simpson, Nadia Gorman, Jane Palmer, Lee Larson, Mardi Bowles, Frank Bowles,

Chairman Roby opened the meeting at 7:10pm.

Jack Elliott noted that there was some concern that the Planning Board was hesitant to make any changes to draft plan, both he and Chairman Roby assured the hearing attendees that the Board took the public's comments and suggestions seriously and that the Board fully intended to give consideration to all the comments and suggestions for the current plan.

Jack then began a review of the Master Plan with a Power Point presentation summarizing each of the chapters. Each chapter of the Master Plan was reviewed and discussed. The following comments and suggestions were made:

Chapter 1 Vision:

No reference to business and economic growth in the vision statement.

Add business growth to vision statement

Information from the attitude survey may be too old and no longer reflect the attitudes of the residents.

Clarify that the Vision chapter is a report of the attitude survey and not the opinion of the Planning Board.

The recommendations should be reviewed based on the public comments received at the hearings.

The Lyme Town Band should be added to the list of organizations on page 1-4

Chapter 2 Land use: RT 10 / River Road Corridor

Page 2-7 list of business is not complete.

RT 10 south of the common could support more commercial development

The Plan continues to place restrictions on commercial development that the Town cannot afford to keep restricting.

“Industrial agriculture” on page 2-7 needs to be defined.

Central Hills

Central Hills vision should not include “The road system should remain unpaved”

Zoning should not become more restrictive to require a less dense residential development pattern

The document does not give the tradeoffs of following the vision, residents must be able to realize the cost of the implementing the recommendations.

East Lyme

The East Lyme Vision needs to be revisited, The vision is inconsistent with the results of the community attitude survey. (Page A-5 question 6)

Chapter 3 Transportation

Needs to address safety for Agricultural operations in respect to recreation users of the Roads

Page 3-1 There was a discussion about taking out or leaving in the last sentence: “The public is opposed to meeting the recommended state road standards as being inconsistent with preservation of Lyme’s rural character and maintenance of a road system that limits traffic, speed and potential growth” several people were opposed to including it and one felt that it should be included.

Recommendations should include ways to deal with the environmental issues of transportation.

Chapter 4 Community Facilities and Services

Lyme center Academy Building built in 1839 not 1833
Fire station needs more than an upgrade

Chapter 5 Community Profile

Town does not comply with state statutes for moderate and low income housing
Plan should address an increase in the allowable density of housing.

Chapter 6 Natural Resources

Master Plan should guide the development of the Zoning Ordinance, the Ordinance should not be used as a reference in the Master Plan

A document was given to the Planning Board entitled “Preserving Rural Character Through Agriculture: A resource Kit for Planners”

Agriculture should be promoted and encouraged as a method of land conservation

Chapter 7 Business and Economy

Survey did not address the commercial development issue

No area for new development in the Lyme Common

The Town should consider a creating a new village area that has room for development

More commercial development should be promoted to help with the tax burden

Considerations should be made to utilize RT 10 south of the common for more commercial development.

Recommendations should not limit the commercial development to the villages

Chapter 8 Recreation

No comments

Chapter 9 Historic and Cultural Resources

The second recommendation may conflict with the Town’s desire to convert older buildings to new and multiple uses

The third recommendation will put the ZBA in a position where it need to make architectural decisions, The ZBA is a land use board and should not be deciding architectural issues

Chapter 10 Energy

Chapter should contain more recommendations to help individuals lower energy consumption.

General Comments

There are no sections of the Master Plan that discuss the issues of an ageing population. Many of the services that are provided in the Town are provided by individuals, The Master Plan should address these issues and how the Town instead of individuals could provide the necessary services to the older residents.

A letter of support for the Master Plan was received from Geneva Menge.

Chairman Roby closed the hearing at 9:30pm and thanked all those who attended.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.