

**Lyme Planning Board Minutes**  
**July/26/2012**

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

Board Members Absent: Vicki Smith, Member; Freda Swan, Alternate; Ben Kilham, Alternate

Members of the Public Present: C. Jay Smith, Chief Shaun O'Keefe, Alex Roupinian, Armen Poghossian, Beverly Wakeky, Norman Wakely, Cynthia Bognolo, Bob Coyle Doug Vogt.

Chairman Roby opened the meeting at 7:00 pm and appointed Sam Greene to sit for member Smith who was unable to attend.

**Item 1:** Petsu, LLC d/b/a The Lyme Inn, requested that the Planning Board review the conditions of their Site Plan Review approved on June 23 2011, and have asked for the following changes to the Site Plan Review Approval:

1) that the conditional approval to serve food and beverage to 12:00 am, glasses off the tables at 12:30 am and patrons out the door at 1:00 am be amended to permanently allow the Lyme Inn to serve Food and beverage to the state legal close of 1:00 a.m., glasses off the table by 1:30 a.m., and patrons and staff out the door by 2:00 a.m.

2) to rescind condition number 5 requiring that any function hosted by the Inn that has 35 or more guests, shall require notification of the Lyme Select Board, The Lyme Police, and the abutters. The notification shall include the date of the event and the name and phone number of a contact person working during the event.

Alex Roupinian explained to the Board his reasons for requesting the changes to the conditions of the Site Plan Review, citing his wish to be able to accommodate his customers. He asked the Board if they could either rescind condition number 5 or increase the number of guests to over 45, suggesting 75-100, before the town and abutters would need to be notified. He also requested that the abutter notification requirement be removed as he felt that this requirement was more for the probationary period than a permanent condition.

Chairman Roby asked if there was any public comment. The Planning and Zoning Administrator passed out copies of comments that he had received. He also included a letter he had received from the Police Chief, who was in attendance to be able to answer any questions.

At this point, Alex requested that the Board continue the hearing so that he would have time to review the written comments and be able to respond with appropriate answers. The Board agreed to the request.

Sam made a motion to continue the hearing to August 23<sup>rd</sup>, 2012.  
John seconded the motion  
The motion passed unanimously.

**Item 2: Acceptance of minutes from July/12/2012**

The Board reviewed suggested changes and made amendments.  
John moved to approve the minutes as amended  
Tim seconded the motion  
The motion passed unanimously

**Item 3: Adam Bristol Subdivision**

Mr. Bristol had asked the Planning and Zoning Administrator to request a continuance until August 23, 2012.  
John Moved to continue the hearing to August 23<sup>rd</sup> 2012  
Tim seconded the motion.  
The motion passed unanimously

**Item 4: Loch Lyme Lodge / Pinnacle Project.**

Liz Ryan Cole had contacted the Planning and Zoning Administrator and had withdrawn their request for the Lyme Planning Board to decide if under the Lyme Zoning Ordinance it would be allowed to convert four (4) of the existing cabins to four – six unit multi-family dwellings.

**Item 5: Master Plan**

John had a five page handout for the Board discussing his thoughts on how the Board could go forward with revisions. The Board talked over his document and decided to continue by working on individual chapters starting with the Vision chapter. Once the Board feels that a chapter is ready for public review, they will hold a public hearing for that chapter. The hearing may cover more than one chapter if the Board feels it is appropriate. Once the Board is satisfied that the chapter is acceptable to the Town, the Board will then present the next ready chapter to the Town.

The Board will still hold, this fall, the three forums on agriculture, land use and commercial development on Route 10 and housing.

At 9:03pm John moved to adjourn the meeting.  
Simon seconded the motion.  
The motion passed unanimously.

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