

**Lyme Planning Board Minutes**  
**November/8<sup>th</sup>/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; Jack Elliott, Alternate

Members of the Public Present: Alex Roupinian, Kim Butler, Doug Vogt Rich Brown, Roger Hawk, Philip Hastings

David opened the meeting at 7:00 pm and appointed Freda to sit as a full member in place of Vicki Smith who was absent.

**Item 1:** Continuation of Petsu, LLC d/b/a The Lyme Inn's request for the Planning Board to review the conditions of their Site Plan Review approved on June 23 2011.

The board reviewed with the applicant the conditions of the original approval and discussed changes to condition 2 and 5 shown below.

- 2) The Board conditionally approved the Lyme Inn 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 for the term of 13 months. The Lyme Inn, after 12 months, will be required to return to the Board and may request an extension of the conditional approval or permanent approval. During the 12 Months the Board may revoke or modify the conditional approval if after hour's noise / patrons become an issue for the Inn's abutters, the Lyme Common community or law enforcement.
  
- 5) 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.

The applicant wished to have condition 2 be made permanent but the Board was concerned that in the future, if conditions changed, the abutters would have no recourse if after hours noise / patrons became an issue.

The Board agreed that they would be willing to modify the condition as follows:

The Board approves the Lyme Inn 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. The Board may revoke or

modify the approval if after hour's noise / patrons become an issue for those who live within 200' of the Inn or for law enforcement.

The Board then discussed Condition 5 and modified it as follows:

Any function hosted by the Inn that has 35 or more guests, shall require prior notification to the Lyme Police Department with as much prior notice of the event as is reasonably possible. The notification shall include the date of the event and the name plus phone number of a contact person working during the event.

John moved to amend the approval with the changes to conditions 2 and 5.

Simon seconded the motion.

The Board voted unanimously to approve the motion.

**Item 2:** Pinnacle Project, to present a draft Petition Zoning Amendment to allow Planned Developments by site plan review in the Rural District.

The Board reviewed the provisions for the proposed Petition Zoning Amendment and discussed changes that they felt would allow the amendment to better integrate with the existing Zoning Ordinance.

Phil agreed to present a new version on November 29th, 2012 at a working session of the PB, called specifically to address this amendment.

**Item 3:** Acceptance of the minutes from October 11<sup>th</sup> and November 1, 2012

Simon moved to approve the minutes from October 11<sup>th</sup>, 2012 and November 1<sup>st</sup>, 2012 with minor corrections from David Roby.

John seconded the motion.

The Board voted unanimously to approve the motion.

Chairman Roby recused himself and John Stadler assumed the role of Chairman.

**Item 4:** Roby / Dayton, request for an informal subdivision review, Applicants are planning a Lot Line adjustment and wish to have the Planning Board review the plan prior to the final submission.

The Board informally reviewed the lot line adjustment plan. Mr. Roby asked the Board if they believed it to be possible to waive the survey requirement. Simon suggested that this was a good example of a case where a survey was not needed. The remaining Board members agreed and suggested that Mr. Roby continue forward with his application.

The meeting adjourned at 9:35pm

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