

Lyme Planning Board Minutes
October /09/2014

Board Members and Staff Present: John Stadler, Chair; C Jay Smith, Select Board Representative; Vicki Smith, Member; Tim Cook, Member; David Robbins, Planning and Zoning Administrator

Board Members Absent: Jack Elliott; Freda Swan, Alternate

Members of the Public Present:

Item 1: Tracy Flickinger, to discuss converting part of her barn into an apartment. Tracy owns the property at 14 On the Common. The lot is approximately 3.1 acres and has about 160 feet of road frontage. Currently there is a house with two apartments and a barn on the property. She would like to add a third apartment to be located in the barn, but the allowed 750 square feet of floor area of an accessory dwelling unit would not be enough. Tracy came to the Board to see what options she had.

The Board discussed both a planned development and a conversion, with the general consensus of the Board being that a conversion would be the best option for her. The Board pointed out that a planned development would require a business be present on the lot. While both Tracy and her tenant both run a business out of their respective apartments, this may not be the case for future owners. The Board recommended she go through a preliminary Site Plan Review. This way the Board could review her plans to ensure that the Zoning Ordinance is met. She could seek relief from the Zoning Board should she be dissatisfied with the outcome. If the relief is needed and granted, she could return for a final Site Plan Review.

Item 2: Acceptance of minutes from September/25/2014

John moved to accept the minutes as amended.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Item 3: Accept Sam Green's resignation from the Board.

John made a motion to accept Sam's resignation with regrets and thanked Sam for his service.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Item 4: Zoning Amendments.

The Board reviewed the three proposed zoning amendments. It was felt that the wording could be clarified further for all three proposed amendments. The Board decided to continue working on the amendments at the next meeting on October 23rd, 2014.

Item 5: Review Goals for 2014.

Due to the late hour the Board decided that they could not give It was decided to add it to the agenda for the October 23rd, 2014 meeting

Item 6: Subdivision Regulation amendments.

Due to the late hour the Board was also unable to discuss this agenda item. It was decided to add it to the agenda for the October 23rd, 2014 meeting

The meeting adjourned at 9:13pm.

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