

Lyme Planning Board Minutes
March/12/2015

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

Board Members Absent: Freda Swan, Alternate;

Members of the Public Present: Barry Schuster, Geraldine Burgess, Barbara Forward, Amanda Forward, Megan Forward.

John appointed Eric to sit for the vacant position.

Item 1: Barbara Forward and Barry Schuster, Informal Subdivision review, to discuss the possibility of adding a second residence on the property at 50 Bliss Lane under section 5.11D Lot Size Averaging.

Barry gave the Board an overview of a proposed plan to convert an existing barn/ equipment shed into a residence for Geraldine's two granddaughters. Converting the barn/shed would allow her granddaughters to live close by in order to help her out around the property, while also allowing for some separate space of their own. Geraldine stated that she wants to keep the property intact and not create a new lot through subdivision.

The Board discussed several alternatives that might also allow the granddaughters to live on the property. Geraldine felt that none of the alternatives fully met her needs and preferred to explore a second dwelling under Lot Size Averaging.

The Board reviewed the requirements of section 5.11 D in respect to the Burgess property. The property consists of two lots. Although the lot with the house and barn does not have enough road frontage to meet the requirements, the adjacent lot should be able to make up the difference. Additionally, the two lots combined provide more than enough acreage. Based on this information, the Board thought it reasonable for Geraldine to take the next step. The Board also stated that it would need more detailed plans and documentation showing that the property qualifies for an additional residential building under 5.11 D.

the lot with the current house and barn to be converted does not have enough road frontage to meet the requirements, but an adjacent lot should be able make up the difference. The combination of the two lots provides more than enough acreage. Based on the information provided the Board, they suggested that Geraldine move forward. The Board will require more detailed plans and documentation showing that the property qualifies for an additional residential building under Section 5.11.

Item 2: Election of Officers

Vicki nominated John Stadler to continue as Planning Board chair.
John called for a vote and four members voted to approve the motion with John abstaining.

Jay nominated Tim Cook as Planning Board vice chair.
John called for a vote and four members voted to approve the motion with Tim abstaining.

Item 3: Acceptance of minutes from February 26, 2015

John moved to accept the minutes from February 26th, 2015 with corrections.
Tim seconded the motion.
John called for a vote and the motion passed unanimously.

Item 4: Zoning ordinances

John note that at Little Town meeting, Don Elder expressed a concern with the conversion language in section 8.28.

8.28 Relocation of an existing non-conforming structure

The relocation of an existing non-conforming structure that is non-conforming because of its location within a setback to a different location within a setback may be permitted as a special exception subject to the provisions of section 10.40 and the following requirement:

The relocated structure shall not result in a new or increased non-conformity.

A relocated structure shall not qualify for conversion under section 4.46 until five years after the completed relocation.

Don felt that the language was too strict. John has requested that the Board add this to the list of sections for the Board to review for the March 2016 Town meeting and to consider inviting Don to come to a Meeting to express his thoughts in person.

The meeting adorned at 8:32 PM

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