

Town of Lyme
LYME ZONING BOARD OF ADJUSTMENT
Minutes – March 15, 2012

Board Members: Present - Alan Greatorex, Walter Swift

Absent – Rob Titus, Frank Bowles

Staff: David Robbins, Zoning Administrator; Adair Mulligan, recorder

Public: John and Lois Stanhope, Rich Menge, Geneva Menge

Walter Swift offered to act as chair and observed that no quorum was present. Therefore, the only action possible is to propose a continuance for both hearings.

On the agenda are the following items:

Petition for rehearing of the Stanhope decision to locate a farm stand/garden center on his property at 60 Dartmouth College Highway (Tax Map 401 Lot 17).

Application #2011-ZB-103, Loch Lyme Lodge (Tax Map 408 Lots 19 and 20) 59 and 60 Orford Road in the Rural District. This is a continuance of the hearing to expand the footprint of the Balsam Cabin on lot 20, Tax map 408 and to construct a new dwelling and accessory structure on lot 19, Tax map 408.

Walter commented that while he did not mind postponing action on the Loch Lyme Lodge case to the next regular meeting, he did not want to add thirty days to the Stanhopes' schedule, saying that it could mean financial hardship and would be unfair to the Stanhopes. David Robbins noted that the Menges' attorney, Bernie Waugh, had requested a full board, and recommended waiting until a full board is present. He said the Select Board is working on appointing new members. Walter moved to continue both hearings to the next regularly scheduled meeting on April 19, at the same times. Alan seconded the motion and they both voted in favor.

Walter asked how many times the rehearing could be postponed if a full board is not present, and David observed that the RSA does not speak to rehearings. Walter said it was unacceptable to postpone it, and Alan agreed. David said that a 30 day delay would be considered acceptable, but after that it is the board's discretion. Walter asked him to confirm this with town counsel. Walter apologized to the Stanhopes on behalf of the board, and Alan apologized to the Menges. Walter reminded that the appeal only addressed the issue of the farmstand, not the greenhouses or the rest of the modifications proposed for the property. Therefore, he surmised that the Stanhopes could go ahead with the rest of their plans if they wished.

Meeting adjourned 7:39 pm

Respectfully submitted,

Adair Mulligan, Recorder