

**Town of Lyme**  
**LYME ZONING BOARD OF ADJUSTMENT**  
**Minutes – July 18, 2013**

**Board Members:** Present - Frank Bowles, Bill Malcolm, Walter Swift, Alan Greatorex

Absent: Rob Titus

**Alternate Members:** Present- Michael Woodard

Absent: Dan Brand

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

Frank Bowles called the meeting to order at 7:30 pm and designated Mike Woodard as a regular member.

**Minutes:** Minutes of the June 20, 2013 meeting were approved on a motion by Mike seconded by Alan.

Bill asked that the Zoning Administrator send out an email notice to members before each meeting.

**Application #2013-ZB-41, Adair Mulligan (Tax Map 409 Lot 13) 175 Dorchester Road in the Lyme Center District.** Adair Mulligan proposes to move a 7'x9' shed from the Pike property on Pinnacle Road to a site near the northeast corner of her barn. Her pre-existing non-conforming lot has an area of .66 acres. The house and barn were built in 1910 and have not been expanded since that time. The historic out-building resembles a shed that previously existed on the property. Her purpose is to use the shed to block the view from her back yard and the church lot through to the back yards of four neighboring lots, to improve privacy for all. Placement is dictated by the need to protect the building from snow falling off the barn roof. No utilities will be added. The structure will be placed on four stones, with no other foundation, and as equidistant from the side property lines as possible. The shed is proposed to be 35 feet from the east property line (church) and 39 feet from the west line (Jane Fant). Side setbacks in the Lyme Center District are 20 feet. Adair said that Jane had asked her to convey her support for the project. Current lot coverage totals 2,672sf. The proposed total is 2,735sf.

Bill asked if either lot coverage or footprint changes would require a variance. David said they would not unless the requested change was over 500sf in the Lyme Center District, and confirmed that there are no property setback issues. Section 8.20 allows for an increase by special exception. Alan confirmed that no change had taken place in the property's footprint since 1989. Walter asked if the building is new or an old one that will be moved. Adair said it is an old one that was to have been torn down. She will use it for tool storage.

Deliberations: Alan said he was satisfied with the information received and his personal knowledge of the site over time. He moved to grant a special exception under section 8.25A to allow the addition of an accessory building. Findings of fact:

- Current lot coverage of 2,672sf exceeds the allowable coverage in Table 5.1 for the Lyme Center District (2,046sf)
- There have been no changes in the dimensional properties of the lot since the Ordinance was adopted in 1989
- The provisions of section 8.25 allow an increase in lot coverage up to 500sf by special exception if the conditions of section 10.40 are met
- Conditions of 10.40 are met
- The structure will increase lot coverage by 63sf, leaving a balance of allowable increase of 433sf
- The structure will not intrude on the property line setbacks of the side or rear line.
- The applicant wishes to preserve an historic shed that previously stood on the Pike property on Pinnacle Road.
- One abutter has expressed verbal approval to the applicant.  
Conditions
- The building will be placed essentially as presented
- Movement of the building will cause no traffic issues
- If there is any soil disturbance, best construction practices will be used to control erosion
- Access to the location will be coordinated with abutting landowners.

Mike seconded the motion and it passed unanimously.

Meeting adjourned 7:55 pm

Respectfully submitted, Adair Mulligan, Recorder