

Town of Lyme  
LYME ZONING BOARD OF ADJUSTMENT  
Minutes – May 24th, 2014

Board Members: Present - Frank Bowles, Bill Malcolm,  
Alternate Members: Present - Dan Brand  
Staff: David Robbins, Zoning Administrator;  
Public: George and Dorothy Miscally.

Frank Bowles called the meeting to order at 8:30 am.

Frank appointed Dan Brand to sit as a regular member.

The Board members reviewed the proposed site of the garage. George had staked out the proposed corners of the garage. Bill asked the applicants where the property line was located; Dorothy stated that at one time there was iron pin in the ground out at the road but over time its location has been obscured, but that they had always believed that the line of trees to the west of the barn was the property line.

Bill asked if the location could be shifted towards the house, George said that when they get hay delivered that is backed from the driveway to the barn, moving the garage towards the house would block the access to the barn. Dan asked if a new access could be created for the barn, Dorothy said that it would require crossing and cutting trees on their neighbor's property.

Dan and George measured the road setback and determined that the garage could not be placed on the south side of the driveway without impacting the road setback.

Frank asked about alternate locations, George was concerned because he had intended to place solar panels on the roof of the garage, other locations would not provide as much energy as the proposed location. The location was chosen in part because it would provide the best location for the solar panels based on a survey done by solar system installer.

Bill reminded the Board members that it was not up to the Board to choose a suitable location but to determine if an alternate location existed.

Frank asked where the septic system was located. Dorothy stated that it was located to the north of the house and east of the barn. Frank then asked if it would be possible to locate the garage to the east of the access to the barn while still allowing room to maneuver the hay trailer into the barn. George felt that this location was unsuitable because it will still block access to the side yard and trees would need to be removed.

The Board members briefly considered the possibility of placing the garage between the end of the driveway and the house, this alternate location was rejected because it would make snow removal difficult.

Being only three members of the Board present, Frank moved that the Board continue the hearing to the June 19<sup>th</sup>, 2014 meeting so that a full Board would be able to finish hearing the case. All three members voted to continue the hearing to June 19<sup>th</sup>, 2014.

The meeting adjourned at 9:40 am

Respectfully submitted  
David A. Robbins  
Planning and Zoning Administrator.