

Town of Lyme
LYME ZONING BOARD OF ADJUSTMENT
Minutes – July 21st, 2014
Site visit Hill property, 11 Horton Lane
(Tax map 408 Lot 42)

Board Members: Present – Robert Titus, Bill Malcolm, Alan Greatorex, Walter Swift
Alternate Members: Present- Michael Woodard
Staff: David Robbins, Zoning Administrator;
Public: Pat Hill Randy Hill

Continuance of Dale and Patricia Hill's application for a Special Exception under section 4.66 B to construct a new four bedroom 2,500 square foot dwelling with 400 square feet of porches and a 625 square foot attached garage within the Ridgeline and Hillside District.

Rob opened the continuation of the Hill's hearing from July 17th, 2014 at 5:39 pm and appointed Mike Woodard to sit as a regular member.

The Hills at the July 17th, 2014 meeting had provided the Board with a new site plan that showed a point that represented the most southeasterly point of the proposed house location. This plan did not have the proposed house located on the map.

Rob requested that the Hills show the Board where this reference point was located on the property. The Hills showed the Board a small oak tree that was flagged with orange tape and had a piece of PVC pipe attached to it.

Bill asked how high the proposed structure would be, Pat responded approximately 28 feet. As a reference the Board measured the height of the flagged tree and determined it to be approximately 30' 6". The Board estimated the approximate footprint of a house having the same footprint as on the original drawing. The Board then viewed the proposed location from the ridgeline, determining that the majority of the structure would be above the ridgeline.

Rob asked the applicants if they had any more information for the Board before they went into deliberations. Pat responded that the new location was not their first choice but it was relatively level, not on a north facing slope and was fairly close to the proposed septic field.

Mike moved and Alan seconded for the Board to enter deliberation.
The members unanimously voted to enter deliberations.

Bill suggested that they review the standards for a special exception to construct a house in the Ridgeline and Hillside District. Bill read section 4.66.B to the Board.

Alan stated that the proposed house would still be high above the ridgeline and he was not sure if the Board would be able to approve the proposed location, suggested that the Board offer an alternate location that would be approvable. Alan placed a blue stake in the ground approximately 20-30 feet north of the location proposed by the applicants. This location was lower behind the ridgeline. He suggested that this new location be the southeast corner of the house. The Board discussed this location and reached a consensus that this location could be approvable with conditions. Walter asked that a revised plan be submitted showing the revised location as house reference point.

Alan moved to exit deliberations so that the Board could ask the applicants if the new location was acceptable to them.

Mike seconded the motion.

Rob called for a vote and the motion passed unanimously.

Rob asked the applicants if the new location was acceptable. He also noted that the Board would most likely add conditions to make the structure as least obtrusive as possible.

Pat stated that it was not the ideal location, but it would be acceptable as she would like to have this issue resolved as soon as possible.

Rob asked Pat if she could have a new plan for the next meeting that included the new location and a layout of the proposed house. She said she could.

Mike then moved to re-enter deliberations.

Bill seconded the motion.

Rob called for a vote and the motion passed unanimously.

Bill moved to continue the hearing to August 21st, 2014 at 7:30 pm

The meeting adjourned at 6:40 pm.

Respectfully submitted

David A. Robbins

Lyme Planning and Zoning Administrator.