

Town of Lyme
LYME ZONING BOARD OF ADJUSTMENT
Minutes – January 15, 2015

Board Members: Present - Rob Titus, Bill Malcolm, Walter Swift, Alan Greatorex

Absent - Frank Bowles

Alternate Members: Present- Michael Woodard

Absent - Dan Brand

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

Public: none

Rob Titus called the meeting to order at 7:30 pm. He appointed Michael Woodard to serve as a regular member.

Minutes: Minutes of the December 19, 2014 meeting were amended at Walter's recommendation to reflect that the proposed new house location was on agricultural soils, and approved on a motion by Mike seconded by Bill.

Application #2014-ZB-129, Tara McGovern (Tax Map 413 Lot 22) 22 Canaan Ledge Lane in the Holt's District.

Tara McGovern has applied for a special exception under section 8.23 to build a 20' x 36' (720 square feet) garage/barn on her property. Due to the narrow width of the lot, location of the septic system, and the angle of the driveway, the applicant has requested to be allowed to place 162 square feet of the new structure in the property line setback. The applicant was not able to attend this hearing.

David Robbins noted that the lot was formerly in the East Lyme District but is now, as a result of an ordinance change in 2014, in the Holt's District, which has a 35' property line setback. He has reviewed the lot calculations, and the proposed structure will not exceed either the maximum lot coverage (1,400sf used out of 6,928 sf allowed) or the building footprint (1,155 sf). He reported that the applicant is unable to attend the hearing due to attendance at a funeral and asked the board to consider her application. David noted he had no additional material to offer. He asked the applicant to mark the garage location and the 35' distance from the property line and to measure their relationship. He has no plot plan location available. He consulted the tax card and reported that the house was built in 1989, the year the Zoning Ordinance was adopted. Rob Titus reported that he had driven by the property and observed two sheds, one near the road and another near the proposed structure's location.

Deliberations: Walter noted that a detailed plot layout is needed, with information on the size, construction date, and location of existing buildings. He added that the board would require an explanation about why the building cannot be moved out of the setback. Michael asked whether the board is comfortable accepting a blown-up tax map as a layout plan. Walter said he thought a plot plan is needed. David noted that there are no agricultural soils or other conservation districts on the property.

In the absence of needed information, the board voted unanimously to continue the hearing to the next regular meeting, on a motion by Walter seconded by Mike.

Meeting adjourned 7:48pm

Respectfully submitted,
Adair Mulligan, Recorder