

**Lyme Planning Board Minutes**  
**February 23, 2017**

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; C Jay Smith, Select Board Representative; Vicki Smith, Member; Eric Furstenberg, Member; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Amber Boland Alternate; Freda Swan, Alternate

Members of the Public Present: Sue Mackenzie, Rusty Keith

**Item 1: Acceptance of minutes from January 26, 2017**

Vicki moved to approve the minutes as amended by Tim.

John seconded the motion and called for a vote.

The Board voted unanimously to approve the minutes.

**Item 2: Sue Mackenzie - Pinnacle Project.**

Sue, speaking as a private citizen, came to speak with the Board to see if there was any interest in forming a subcommittee to try to help the Pinnacle Project. She is concerned that as the Town budget increases, residents will be unable to afford their property taxes. She believes that revenue received from increasing the housing stock will offset the increasing Town budget. She felt that the Pinnacle Project would provide a positive revenue stream for the Town. She would like the Board to form a subcommittee that would work with the Pinnacle Project to come to a compromise that would allow the project to start.

John noted that the Board has worked with the Project for many years. The Board has attempted to find common ground but has found that the Pinnacle Project is unwilling to reduce the overall density of their project.

Vicki stated that she would rather not sit on this type of subcommittee because she would have to disqualify herself if the project came to Site Plan Review.

Rusty asked if the Board has offered a solution within the current zoning to the Pinnacle Project.

John replied that the Board has worked with the Pinnacle Project on several of their proposed amendments trying to find enough common ground so that the Board could support the amendment.

John stated that if their petitioned zoning amendment passes then they will be able to go forward. If it does not pass, he suggested that if there was enough interest outside of the Planning Board, a citizens' committee could be formed to work with the Pinnacle Project. He repeated that the Board has tried over the years to help the Pinnacle Project but the biggest issue is the size and the density of the development and that opening up the rural

zoning district to this type of development could have a huge impact on the Town and the need for town services.

**Item 3: Patrick Barr - Informal Subdivision Review.**

Mr. Barr owns property on the Dorchester road that is split by the Lyme/Dorchester town line. He would like to subdivide the lot so that he may sell the cabin and around two acres of land. The issue is that the land was subdivided in 1978 and original subdivision plat states as a condition of approval that the lot in question cannot be subdivided. In addition, a previous owner placed a conservation easement also stating that the land cannot be further subdivided.

The Board discussed the issues and concluded that because of the easement and that the proposed lot would be nonconforming as to the size, road frontage and lot width, the Board did not believe that the lot was sub-dividable.

The Board noted that contrary to the requirement that no additional residences be constructed, an additional residence was constructed on the Dorchester portion of the lot.

**Item 4: Plans for 2017**

Tim noted that there were several amendments that the Board had tabled because there was not enough time to finish them. He suggested that the Board start with those amendments.

John asked the Planning and Zoning Administrator to compile a list of those proposals.

John suggested that the Board review the Master Plan to see if it needed to be updated. He asked the each Board member to read several chapters and recommend changes for the board to consider. Vicki suggested that the Board add a Housing Chapter based on all the research done over the past years.

Jay noted that he, Amber and Tim would start working on the CIP after Town Meeting.

**Item 5: New Business**

Vicki reminded the Board that their next meeting on March 7<sup>th</sup>, 2017 coincided with the School District Meeting and she suggested that the Board cancel the Planning Board meeting. The other Board members agreed and John asked the administrator to cancel the meeting.

The meeting adjourned at 8:45pm.

Respectfully Submitted  
David A. Robbins  
Lyme Planning and Zoning Administrator.