

Town of Lyme
LYME ZONING BOARD OF ADJUSTMENT
Minutes – September 17, 2015

Board Members: Present - Frank Bowles, Rob Titus, Alan Greatorex, Bill Malcolm

Absent: Walter Swift

Alternate Members: Present- Michael Woodard

Absent: Dan Brand

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

Public: Sara Vargo

Chairman Bowles called the meeting to order at 7:30 pm and appointed Mike Woodard to sit as a regular member. The minutes of the meeting of August 20 were approved on a motion by Rob seconded by Alan.

Application #2015-ZB-55, Korry and Sara Vargo (Tax Map 407 Lot 37)

Korry and Sara Vargo have applied for a special exception under section 8.22 to build a 216 square foot, two story addition to the west end of their residence at 7 Turner Lane. The entire house is within the road setback, with the front of the house being approximately 30 feet from the centerline of the road.

In 1992 the previous owners applied and were granted a special exception under section 8.22 to build a run-in shed off the garage, a back entry, and a deck expansion, These additions used up 390 square feet of the allowed 1000 sf under section 8.22.

Sara explained that the current entry is to the kitchen, and a mud room is needed. They also want to put the laundry functions in one place. Rob noted that the wellhead is nearby and that room should be left around it for service. David Robbins noted that the 1992 application referred to a 5x6' back entry. Sara confirmed that it was never built.

Deliberations: Alan moved to grant a special exception under section 8.22 to construct a 216sf addition on the west end of the house for the stated purposes, with the following findings of fact:

- The addition cannot reasonably be located outside the road setback, as the entire structure is within the road setback.
- There was a 390sf expansion approved in 1992 of which 30sf was not built, based on current testimony
- When the un-built addition is factored in, there is a remainder of 424sf for future expansion.
- Section 8.22 allows an expansion of up to 1000 sf, and the current proposal is below that limit.
- Conditions of section 10.40 continue to be met after the initial findings.

Out of Deliberations: David reported that he had spoken to abutters who support the project, although one neighbor asked that the road be kept clear in case of emergencies.

Deliberations: The board reviewed the criteria of section 10.40 and found they are met. Under 10.40B, the applicant will observe all best construction practices and relevant codes. Mike seconded Alan's motion and it passed unanimously.

Meeting adjourned 7:58pm

Respectfully submitted,
Adair Mulligan, Recorder