

Town of Lyme
LYME ZONING BOARD OF ADJUSTMENT
Minutes – April 21, 2016

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

Absent: Frank Bowles

Alternate Members: Michael Woodard

Absent: Dan Brand

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

Public: Kyle Lacroix

Vice-Chairman Titus called the meeting to order at 7:30 pm and the minutes of the meeting of March 17 were approved on a motion by Bill seconded by Alan. Rob Titus appointed Mike to sit as a regular member.

Application #2016-ZB-16, Kyle Lacroix (Tax Map 410 Lot 70)

Kyle Lacroix has applied for a special exception under section 8.23 of the Lyme Zoning Ordinance, or any other relief deemed necessary by the Board, to construct a 40' x 25' (1000sf) shed on his property at 216 Goose Pond Road. The proposed shed will be entirely within the 75' road setback. The existing house was built before zoning in 1965 and there is an existing shed on the property that is within the road setback. There are no permits on file for the shed but it appears on the tax card in 2006. There are no issues with lot coverage or footprint.

Kyle explained that the topography on his lot is difficult, with a steep bank going up behind the proposed shed location. He needs a place to park a work vehicle and organize gear. There are two existing access drives to the property. He wants to remove the small existing shed because it leaks and he cannot park near it as the leach field is located there. He purchased the property in 2011. The well is located near the house at the base of the bank. The proposed location for his new shed is the only feasible place on the property for it. The site is about 50' from the west property line. He has selected a saltbox shape design. The shed will be single story, although he hopes to provide storage space above.

David Robbins observed that a curb cut permit might be needed for the existing drive to the shed site. Walter asked if the access drives could be consolidated to avoid this. Kyle said that the access is difficult to use, with poor visibility. He would need to build a retaining wall to make a change in the drive, which he is not now prepared to do. David observed that the existing drive had been in place since before zoning was enacted. To gain permission for a curb cut, the road agent and Tim Cook from the Planning Board must make a site visit.

Walter asked to see elevations. Kyle showed photos of the property. Alan suggested a site visit.

The board voted unanimously to continue the hearing to a site visit on Saturday, April 23 at 8am, on a motion by Alan seconded by Mike. It was agreed that the unpermitted shed should be addressed in the decision, which could be made at the site visit. Rob noted that more dimensional information would have been helpful at the hearing.

Meeting adjourned 8:15pm

Respectfully submitted,

Adair Mulligan, Recorder