

**Town of Lyme**  
**LYME ZONING BOARD OF ADJUSTMENT**  
**Minutes – September 18, 2016**

**Board Members:** Present - Frank Bowles, Walter Swift, Alan Greateorex

Absent: Bill Malcolm, Rob Titus

**Alternate Members:** Not present

**Public:** Tara McGovern, Curtis Cote

The meeting was held at the Cote/McGovern residence at 22 Canan Ledge Lane, Lyme

Chairman Bowles called the meeting to order at 8:00 am

The members present examined the location of a garden shed that had been built in an area that potentially encroached on a shoreland district and which is the subject of permit hearing 2016-ZB-37 to grant a special exception under Section 8.23 for being within the shoreland district. Previous testimony had been presented to the effect that the property owners made a good-faith mistake erecting this structure due to previous experience in a community that did not require zoning permits for garden sheds and so did not realized that it might be in a conservation district or require a special exception.

A brief examination of the shed and its surroundings produced the following observations:

- 1) There is no other reasonable location for the Shed in question.
- 2) The drainage used to delimit the Shoreland District classification is clearly a seasonal watercourse, which excludes it from the Shoreland Conservation District requirements. (Definitions, Page 12); therefore intrusion into this district is not an issue.
- 3) The Applicant was advised to take reasonable precautions in the storage and use of the fertilizer that would be stored in the shed, as the purpose of this part of the ordinance is to minimize the amount of Nitrogen that gets into surface waters.

The meeting was adjourned at 8:10 AM.