

**Town of Lyme**  
**LYME ZONING BOARD OF ADJUSTMENT**  
**Minutes – November 17, 2016**

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

**Absent:** Frank Bowles, Bill Malcolm

**Alternates Present** – Mike Woodard

**Alternates Absent:** Dan Brand

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

**Public:** Liz Verney Kelsey

Vice-Chairman Rob Titus called the meeting to order at 7:30 pm.

**Application #2016-ZB-66, James and Liz Kelsey (Tax Map 408, Lot 2) 39 Pleasant Street in the Lyme Common and Rural Districts.**

The Kelseys have applied for a Use Variance to allow the use of the property and buildings at 39 Pleasant Street for hosting temporary events. The barn, and the rest of the property as needed, would be available to rent by private parties for weddings, family reunions, company outings, and local fundraisers. The house and barn are within the Lyme Common Zoning District and the remainder of the property to the west in the Rural District, including a large field west of the barn.

Liz Kelsey agreed to a four-member board. She explained that they want to maintain the historic barn and that funds from hosting events would provide the means to do that. They do not plan to heat or insulate it, or to change the footprint, but would reinforce the milking parlor floor and add a second set of stairs, bring electric service up to code, and use the existing entrance. They are exploring fire department requirements. They are also looking into an easement over Earl Strout's land from Britton Lane. They anticipate only summer use, with perhaps 5-12 events/year. Alan asked about traffic and parking, observing that this many events seems like a highly intensive use for the property. Liz said the parking would be in the field behind the barn or near the pond. Rob asked if layouts or sketches had been prepared. Liz said no, but that they have talked to contractors about barn improvements. Mike noted that there is a hydrant that draws from the pond.

Liz observed that they are not planning a business, just a way to recoup costs. The house is currently rented and would not be used in conjunction with the events unless there is a conflict. Walter asked if they expect to limit use to the area in the Rural District rather than the Lyme Common District. Liz said that most parking would be in the Rural District area, but some could be in the Common District. David pointed out that parking on agricultural soils might be a problem. Alan added that the pond would need to be protected. He asked about the septic system. Liz said that portable toilets would be used for functions and said that no other structures would be needed other than possibly temporary tents. Walter asked about the size of the pond and wetland areas. David produced a map of the zoning districts, wetlands, and agricultural soils. He pointed out that if the Kelseys lived in the house, the use could be considered a home occupation.

Deliberations: Walter said that if the board ruled tonight, it would likely deny the variance request because there is not enough information available. He recommended that the applicant postpone the request or withdraw it. The board could ask for more data but that might require the applicants to expend funds. Mike said that eventually it would be worth making a site visit and that the wetland areas

are important. Alan recommended continuing the hearing unless the applicant will not be ready for so long that another application fee would have to be charged. Rob agreed it would be difficult to show hardship to qualify for a variance.

Out of Deliberations: Rob advised Liz that she should consult various people to learn more. David explained that she could meet informally with the Planning Board, which does site plan review, to discuss her ideas. The Planning Board could look at parking, caterer space, portable toilet siting, lighting, music, liquor, traffic control, fire suppression questions, and more. He added that the Kelseys might need a site plan done by a certified wetland scientist.

Mike moved to continue the hearing until the next regularly scheduled meeting on Dec. 15. Alan seconded the motion and it passed unanimously.

Minutes of the meeting of October 20 were approved on a motion by Walter seconded by Alan. Minutes of the meeting of October 22 were approved as amended on a motion by Alan seconded by Walt.

Meeting adjourned 8:50 pm  
Respectfully submitted,  
Adair Mulligan, Recorder