

Town of Lyme
LYME ZONING BOARD OF ADJUSTMENT
Minutes – February 20, 2020

Board Members: Present - Frank Bowles, chair; Michael Woodard, Alan Greatorex, Bill Malcolm, Sue Ryan

Alternate Members: Absent - Lynne Parshall

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

Public: Jim Komarmi, Alicia Willette, Jessie North

Chair Frank Bowles called the meeting to order at 7:30 pm. Minutes of the January 16, 2020 meeting were approved with minor edits on a motion by Alan Greatorex seconded by Mike Woodard.

Application #2020-ZB-06 – Jim Komarmi / Alicia Willette (Tax Map 201 Lot 45) 24 Union Street

Jim Komarmi on behalf of Alicia Willette has applied for a Special Exception under section 8.25 to expand their residence by 421sf above the maximum building footprint allowed for their property in the Lyme Common District. The applicant intends to remove the back additions of the house, lift the front portion and replace the foundation then rebuild the additions and garage. The north side of the house is within the property line setback. The applicant intends to remove an existing open porch from the north side of the house removing 145 sf of intrusion. A portion of the new construction is offset to the south by 2 feet. These two changes will result of a reduction of footprint intrusion into the property line setback by 174 sf.

Jim explained that their house, built in 1808, was apparently constructed in phases over time, beginning as a one story house and expanding to two stories with seven additions. He finds he cannot insulate some parts as they are inaccessible and the foundation is poor, so that the various parts of the house move at different rates during the seasons. There is a cellar hole under one part of the original structure.

Abutter Jessie North observed that the project will result in the house moving slightly farther from hers, and that the proposed two story addition might result in loss of half an hour of sunlight at her house. She asked about the trees near the house. Jim said that they are 8 feet off the foundation and that they will try to save them during construction. He added that the one-car garage is too short to accommodate a modern car, and that it will be lengthened 6 feet to the east to accommodate a car.

Mike observed that there is a net decrease of intrusion into the side setback. David indicated he does not believe the project increases the violation and so is content with approval.

Deliberations: Frank moved to approve the application as submitted, with the following findings of fact:

- The house was built in 1808 and predates zoning.
- The existing intrusion into the property line setback is 548 sf
- The proposed intrusion will be 374 sf
- The project will result in a net decrease of intrusion into the side setback
- Building footprint will expand by 421sf, leaving 79sf available for future expansion
- The proposed additional footprint to the residence will not exceed the maximum lot coverage for the lot.
- There is no intrusion into any conservation district.
- The proposal meets the requirements of section 8.25
- An abutter has testified and offered no objection
- After reviewing each individual part of section 10.40 A and B, the board found that the proposal meets each aspect or the aspect does not apply
- Conditions: construction will take place substantially in conformance with the plans as submitted, using best building practices with particular attention to noise and dust for neighboring properties.

Mike seconded the motion and it passed unanimously.

Out of Deliberations

Meeting adjourned 8:00 pm

Respectfully submitted,

Adair Mulligan, Recorder