

Lyme Planning Board Minutes
May/23/2013

Board Members and Staff Present: John Stadler, Chair; Jack Elliott, Vice Chair; C. Jay Smith, Select Board Representative; Tim Cook, Member; Freda Swan, Alternate; David Robbins, Planning and Zoning Administrator

Board Members Absent: Vicki Smith, Member; Freda Swan, Alternate; Ben Kilham, Alternate; Sam Greene, Alternate

Members of the Public Present: Rusty Keith

John called the meeting to order at 7:00pm

John appointed Freda to sit for member Smith who was absent.

Item 1: Acceptance of minutes from May/9/2013

Jack moved to accept the minutes as submitted

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Informal Discussion with Rusty Keith on Planned developments

Mr. Keith wanted to discuss with the Board a possible planned development on his property in the Lyme Common Zoning District. Mr. Keith would like to have three small dwellings that could be used as senior housing. The dwellings would be in separate buildings with single floor living, each dwelling may also have an attached garage. The Board and Mr. Keith discussed the following:

- 1) The number and size of the dwellings that the lot would support
- 2) The type of business that would meet the requirements for a Planned Development
- 3) The needs for water and septic
- 4) The desire of the Town to have senior housing

Item 3: Steep Slopes Review for 50 Pinnacle Hill.

Wayne Pike proposed to remove 3 existing out buildings totaling 606 square feet and replace them with a 24.5' by 24.5' garage totaling 600 square feet at 50 Pinnacle Hill Road. Due to the physical constraints of the lot, the new structure would be located in the Road and property line setbacks as well as in the Steep Slopes Conservation District. The new structure would be built in an area that was already flattened and not on a slope.

The Planning Board reviewed the proposed garage at 50 Pinnacle Hill for intrusion into the Steep Slopes Conservation District and found that the proposed garage is acceptable, however the Board recommends the Lyme Zoning Board of Adjustment consider that the

new building be placed no closer to the road than the existing building that would be removed.

Item 4: Master Plan Chapter 1.

The Board reviewed Jacks revisions to Chapter 1. Several revisions and corrections were made. The Board felt that Chapter 1 was ready for public review. The Planning and Zoning Administrator will make the final changes, send the revised chapter to Chairman Stadler. He will review and approve the changes. Once the changes are approved the Planning and Zoning Administrator will post the revised chapter on the Towns website and schedule a public hearing for June 27th 2013 in the conference room at the Lyme town Offices,.

The Board also decided to add to the appendices the summaries from the housing and Rt 10 forums held in the fall of 2012.

The meeting adjourned at 8:40pm.

Respectfully Submitted
David A. Robbins
Lyme Planning and Zoning Administrator