

**Lyme Planning Board Minutes  
October /12/2017**

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Rusty Keith, Select Board Alternate; Vicki Smith, Member; Eric Furstenberg, Member; David Robbins, Planning and Zoning Administrator.

Board Members Absent: C Jay Smith, Select Board Representative; Amber Boland Alternate; David Roby Alternate.

Members of the Public Present: none

**Item 1: Acceptance of minutes from September /28/2017**

Eric moved to accept the minutes from September 28 as submitted.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

**Item 2: Acceptance of minutes from September /29/2017**

Rusty moved to accept the minutes from September 29 as submitted.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

**Item 3: Heritage Commission - Demolition Delay Ordinance.**

Tim Cook, the only Heritage Commission member present, talked about the Commission's desire to be able to review the demolition of any building or part of a building that was fifty years old or older. The intent of the ordinance would be to allow the Commission a 30 day window in which they could discuss with a property owner alternatives to the removal of all or part of historic structures.

The Planning and Zoning Administrator noted several concerns with the proposed language. The first concern was, in his opinion that delaying a project just prior to the issuance of a permit was too late in the process. The Administrator noted that a permit is one of the last steps prior to the start of a project. A 30 day delay can cause even longer delays for the owner, such as loss of a contractor or winter weather setting in. The Administrator felt that the Commission should be more proactive and reach out to people who are considering renovations or demolition prior to the start of the actual work. The second concern was procedural and had to do with how the Commission proposed to decide if they wished to review a project. The Administrator noted that a decision of the Commission would have to happen at a properly warned meeting by a quorum of members. The property owner should have the option to attend the meeting so they may voice any objections. In addition minutes from the meeting would need to be kept detailing the reasons the Commission made the decision it did.

The Board understood the reasons that the Commission wanted the delay ordinance but they agreed that the Commission should be more proactive about providing information to the owners of buildings that are of historic value. The Board suggested that the

Commission monitor changes in ownership and provide a package of information when a building changes hands. The Board also recommended that the Commission periodically send out newsletters to owners of historic buildings outlining how the Commission can aid them if they choose to renovate.

**Item 4: Rt 10 South Discussion.**

The Board heard that a group of community members wanted to increase the area in Lyme where commercial development could take place. The Board reviewed maps of Rt 10 south from Shoestrap Rd to the Lyme/Hanover Town line. The Board noted the existing commercial zoning district on both sides of Rt 10 as well as properties with conservation easement and areas of wetlands. Rusty suggested that it might be possible to extend the commercial district as far north as to Washburn Hill Road. The idea is to be able to shift some of the tax burden from homeowners to commercial properties. The rest of the Board was unsure as to the justification of such a change. The Board felt that there are quite a few factors that make Lyme difficult for businesses. Some factors include:

No easy connection to interstate 91.  
High (Cost) value of land.  
Lack of high speed internet.  
Poor cell service.

It was noted that several large commercial properties are currently for sale and have been for some time, and that several rental spaces were empty.

Vicki voiced a concern that a change such as this would create strip development. It could also compete with the Lyme Common businesses causing more unused commercial space in that district.

Rusty noted that the newly renamed Community Development Committee was trying to determine ways to help Lyme cope with an increasing tax burden. The addition of new commercial properties was one of the possibilities the committee was looking into.

John expressed a willingness to work with Community Development Committee and this was echoed by the other members of the Planning Board.

Rusty suggested that John formally invite the Committee to meet with the Planning Board. John agreed and stated that he would write a letter to the Chairman of the Community Development Committee formally inviting them.

**Item 5: Alternate members to the Zoning Board of Adjustment.**

The Planning and Zoning Administrator noted that there were two vacancies for alternate members of the Zoning Board of Adjustment. Lynne Parshall and Sue Ryan have volunteered to serve in those positions. One position was vacated by Mike Woodard when he was appointed to fill a full member vacancy. The second is a position that has

been unfilled for several years. Under the zoning the Planning Board appoints alternate members. The Board discussed the two candidates and decided to appoint them.

Vicki moved to appoint Sue Ryan to finish out Mike Woodard's term and Lynn Parshall to fill the vacant position.

Eric seconded the motion.

John called for a vote and the motion passed unanimously.

There being no more business, the meeting adjourned at 9:54pm.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.