

Lyme Planning Board Minutes
April/12/2018

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Rusty Keith, Select Board Representative; Vicki Smith, Member; David Roby, Jr. Alternate; Amber Boland Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Eric Furstenberg. Member;

Members of the Public Present: Rich Brown, Morton F. Bailey, Debra Reeves, Bill Reeves.

Item 1: Approve minutes from March 22, 2018.

Vicki moved to approve the minutes as submitted.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Morton F. Bailey has applied on behalf of Morton R. Bailey to the Lyme Planning Board for a Site Plan Review of his proposed conversion of the single family residence at 302 Orford Road to a four unit multi-dwelling.

John opened the hearing and had the Board members introduce themselves. He then asked if the applicant had any additional information. Mr. Bailey stated that he did not.

John asked Mr. Bailey to give the Board an overview of the proposed multi-dwelling conversion. Mr. Bailey stated that the plan was to convert his parents' single family dwelling into a four unit multi dwelling. One large unit would be used by his parents and three smaller single bedroom units would be rental units.

John asked the Board if they had any questions.

Vicki believed the Board should know the status of the business (Lyme Green Heat) that operates on the same lot. She wondered if it was a cottage industry. The Planning and Zoning administrator noted that as per the definition in Article II a cottage industry can only occupy a lot with a single dwelling. If the Board approved the multi dwelling conversion, the business could no longer be considered a cottage industry.

The Board discussed the various ways the business fit in the zoning. John asked Mr. Bailey how many employees he had. He stated five. John then asked how many people were employed on the lot by his father at the time zoning was adopted. Mr. Bailey stated that it varied but that it was at a minimum five.

After further discussion the Board concluded that the business was a pre-existing non-conforming use. The Board found that a business existed on the lot prior to the adoption

of zoning. This business use had continued in one form or another continuously from that time. John noted that in their decision the Board would include this as a Finding of Fact.

Vicki asked if the septic system and the existing well were adequate for the new dwelling units. Mr. Bailey responded that he has a septic designer working on a new septic design. The new design would include the four dwelling units and a bathroom for the shop building. Mr. Bailey stated that his plumber had assured him that the well was sufficient to handle the new load.

John asked the Reeves if they had any questions.

The Reeves questioned the accuracy of the plan. They were concerned that the northern property line depicted on the plan was much closer than it was shown. They were especially concerned with how close the western parking area was to the boundary line. They also wondered if some sort of screening could be added to screen their property.

Vicki asked what the required property line setback was. The Planning and Zoning Administrator quoted section 4.53 A 4 of the zoning ordinance **“Where a reasonable alternative exists, driveways shall not be constructed in the side or rear setbacks. When a driveway must be built within the setbacks, there shall be suitable area for snow storage”**

Because of the Reeves concerns, John wanted to know if the western parking area was in fact, in the setback and if it was, whether a reasonable alternative could be found outside of the setback.

He asked the Planning and Zoning Administrator to set up a time for a site visit to measure the distance from the property line to the western parking area. The Reeves noted that they had a surveyor mark the property line, so it would be easy to determine.

John suggested that the Reeves also attend to see if their concerns can be addressed.

Vicki noted that if additional screening was agreed to by the applicant and the abutters, that it should be included on the plan. She also noted that the following items needed to be added to the plan:

Parking area for the business.

Location of outside lights on the building or pole lights.

Septic tank for the shop.

The Board concluded that they would be unable to make a decision without knowing if the western parking area was going to move and therefore decided that they should continue the hearing to the next regular meeting on April 26.

Vicki then made a motion to continue the hearing to April 26th, at 7:00 pm
John seconded the motion, and called for a vote.

The motion passed unanimously.

Item 3: Master Plan - Housing Chapter

John passed out an edited version of the introduction. He asked the Board members to read the new version and submit changes.

There was no new information on any of the other sections.

Item 4: Senior Housing Zoning Ordinance Section.

UVLSRPC buildout analysis.

The Planning Commission had provided an updated proposal. The Board wished to move forward with this. They would like to apply to the Lyme Foundation for a grant and asked Rusty to check with the Select Board to see if the PB can apply directly for the grant or if they have to go through the Select Board.

Item 5: New Energy Chapter for the master plan

Vicki had noted at the previous meeting that with all the new solar systems in Town, the Energy Chapter should be updated. John suggested that the Energy Committee be contacted so that they could provide input for the update. John volunteered to contact Mark Bolinger and ask for the Energy Committees input.

Item 6: New Business

Vicki was unhappy with Article 8.12 and volunteered to redraft it.

The meeting adjourned at 9:35 pm.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.