

Lyme Planning Board Minutes
May/24/2018

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

Board Members Absent: Vicki Smith, Member; Amber Boland Alternate;

Members of the Public Present: David Russ, Rich Brown. Sue MacKenzie, Helen Whyte, Ross McIntyre, Jay Cary, David Shafer, Mike Smith.

Item 1: : David Russ and Eileen Fehskens -- lot line adjustment / merger of lots 56.2, 56.3, 58.1, and 60.3, all on tax map 407. Lots 56.2 and 56.3 will be bisected and merged into lots 58.1(15 Whipple Hill Rd) and 60.3. (7 Tavern Lane)

John appointed David to sit for Vicki as she was not in attendance.

The Board reviewed the application against the checklist to ensure that the application was complete.

The following items were not shown on the plan:

Complete boundary of all the parcels.

The Board discussed the need of the entire property boundary and concluded that because the annexation / merger was all taking place in the northern corner of the property that having the entire boundary would provide no additional useful information. Therefore the Board waived the requirement.

Location of existing easements.

Rusty noted that the application did not include mention of the conservation easement on lot 60.3 as required. He then asked the applicant if he intended to put the property annexed to 60.3 into Current Use. Mr. Russ said that he would. Rusty stated that because of the Conservation Easement on his current house lot, he could not include the acreage of his house lot in the current use calculations because it did not meet the requirements of RSA79-A:7 V(b)

This triggered a discussion as to the validity of Rusty's argument. John stated that whether or not the land could be placed in Current Use was not under the purview of the Planning Board, and therefore it was not pertinent information for the subdivision hearing. John agreed that the easement on the applicant's property should be shown on the plan. He also suggested that Mr. Russ seek legal counsel to review Rusty's understanding of RSA79-A:7 V(b).

Rusty also noted that the driveway to lot 58.1 was already built but he did not see a permit for it. The Planning and Zoning Administrator noted that it was built as an access way to the lot, without a permit. By the definition in the Zoning Ordinance a driveway leads to a residence. When a residence is proposed then access way if used as the driveway must meet all the requirements in the Ordinance.

Eric noted that the North corner boundary of the overview map and the North corner boundary of the detail map did not match. The Board directed that this be corrected on the final plat.

John moved to accept the application as complete with a waiver for the full perimeter boundary and with the final plat showing both easements and the corrected northern boundary.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Acceptance of minutes from May/10/2018

Eric moved to approve the minutes from 05-10-18 as submitted.

John seconded the motion and called for a vote.

The motion passed unanimously.

Item 3: Meet with the LCDC to discuss proposals for Visioning Process.

Eric Passed out a tabulation of the evaluations of the responses to the RFP.

The Board and Committed discussed the results of the evaluations and concluded that the proposal from Resilience was the clear favorite. Both the LCDC and the Planning Board agreed to have Resilience meet with both the Board and Committee. If at that meeting it was determined that Resilience was not a good fit for the Town, they would bring in their second choice, UVLSRPC. The Planning Board and LCDC decided to meet with Resilience on June 7th, 2018 at 7:00pm in the conference room at the Town Offices.

Item 4: Housing Chapter

John asked the Planning and Zoning Administrator the status of the contract for the buildout analysis by the UVLSRPC. He responded that he had just received the contract that morning and would be submitting it to the Select Board for a signature.

The Board adjourned at 8:25 pm.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.