

## **Lyme Planning Board Minutes**

7/12/2018

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

Board Members Absent: Amber Boland Alternate; David Roby Jr., Alternate;

Members of the Public Present: Rich Brown.

John opened the meeting at 7:04 pm.

### **Item 1: Acceptance of minutes from 7/5/2018**

Vicki moved to approve the minutes as submitted.

Eric seconded the motion.

John called for a vote and the motion passed unanimously.

### **Item 2: Proposed changes to parking at 4 Britton Lane.**

The owner is proposing to change the location of five of the 52 parking spaces approved by Site Plan Review in 2005. The owner would like to know if the Board can approve the change without re-opening the Site Plan Review.

The Board reviewed the submitted plans and concluded that this proposed change should go to Site Plan Review. John noted the wording of sections 4.1 and 4.1.3 of the site plan review regulations:

4.1 A landowner shall obtain Site Plan approval from the Board for the following types of development:

- 4.1.3 a change in use or layout of multi-dwelling or non-residential property or building(s) which involves changes in traffic flow; parking; drainage; water, sewer, or other utilities; fuel storage; or toxic material storage; or

He interpreted the “shall” in this section as not allowing the Planning Board any leeway to approve changes to parking without a noticed Site Plan Review.

Vicki noted her concerns with possible problems with the turning radius and the ability for larger vehicles, especially fire apparatus, being able to negotiate the curve. She also noted that an abutting land owner had removed trees that had shielded their property. She felt that the abutting land owners should have the opportunity to discuss screening and other concerns.

### **Item 3) Master Plan Housing Chapter.**

Eric noted that he and the Planning and Zoning administrator had been working on updates to the housing inventory.

**Item 4) Zoning Ordinance - Senior Housing Section.**

The Planning and Zoning Administrator reported that he had given the requested data to the UVLSRPC and they should be starting soon. Their estimated completion date would be the end of the summer.

**Item 5) New Business**

Deadlines for completion of site plans.

Rusty asked the Board about setting deadlines for the completion of projects approved by Site Plan Review. He felt that it was difficult for the Select Board to enforce the SPR if there were no deadlines for completion of the entire project or even specific items of the project.

Vicki said that Hanover has 3 year limits after which a continuance is required. John said that the Board can consider requiring reasonable deadlines for individual items during the Site Plan Review.

**The meeting adjourned at 8:20pm**

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.