

Lyme Planning Board Minutes
August/09/2018

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

Board Members Absent: Amber Boland, Alternate;

Members of the Public Present: Rich Brown, Kathleen Allden, Earl Strout, Tracy Flickinger.

Item 1: Re-open Earl Strout's Site Plan for his property at 4 Britton Lane (Tax map 201 Lot 83) in order to relocate five (5) of the approved parking spaces.

John asked the board if they wanted to go through the formality of a check list. Vicki felt that because this was an amendment to the approved site plan and because the original had been deemed complete, that one was not needed. With the exception of John the rest of the Board also felt it was not needed.

Mr. Strout explained that none of the parking spaces in question had been built but he wanted to have the option to move the spaces. He stated that if he found the ground unsuitable in the new location he would like the ability to build the spaces as they were shown on the original site plan.

Vicki asked which spaces were to be moved. Mr. Strout stated that on the original site plan it would be spaces 45 - 49 on the inside of the driveway curve. The five spaces would be moved to outside of the driveway curve.

Tim asked if any additional lights were to be added. Mr. Strout answered no.

Vicki asked about screening from the property to the west. Mr. Strout noted that the trees from that property between the house and his property had been removed. He wondered why it was his responsibility to provide screening when the existing screening had been removed by the other property owner.

Vicki stated it was because he owned a commercial property that was regulated by site plan review. Residential properties were not.

The Planning and Zoning Administrator stated that he had spoken with the property owner earlier in the day. He had specifically brought up the issue of screening and recommended that she attend the meeting if she had any concerns about screening between the properties. She stated that she would talk to her husband and decide if they wanted to attend. The Administrator noted that they were absent.

The Board concluded that there was no need for additional screening.

Vicki expressed a concern that the Fire Dept. might have issues making the corner if cars are parked on both sides of the driveway. John suggested that a condition of the approval be that the Fire Dept. review the plan and determine if they can maneuver their apparatus to the rear of the building.

John moved to accept the application as complete.

Eric seconded the motion.

John called for a vote and the motion passed unanimously.

John moved to approve the option to move parking spaces numbered 45 - 49 to the west side of the driveway directly across from their current location, as shown on the submitted plan, with the condition that the Fire Dept. approve the change.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

John noted that under Lyme's subdivision regulations, the approval is good for two years and construction needed to start within a year.

Tracy Flickinger asked if Earl sold the property, whether the new owner would have the option to move the parking spaces. Vicki stated that the Board decision went with the land not the owner.

Item 2: Acceptance of minutes from July/26/2018.

John moved to approve the minutes as amended by Tim.

Rusty seconded the motion.

John called for a vote and the motion passed unanimously with Eric abstaining as he was not at the July 26th meeting.

Item 3: Master Plan Housing Chapter.

Eric had completed his update of housing data for new and removed housing. He was still working on the rental data.

Item 4: Zoning Ordinance - Senior Housing Section.

The Planning and Zoning Administrator noted that he had preliminary data from the build out analysis but had not finished reviewing it.

Item 5: New Business

The Planning and Zoning Administrator noted that he had spoken to Morty Bailey about the expansion of his parking area. He agreed to remove the expanded area.

John noted that he had sent the following language to Resilience for the promotion of the forums:

"The forums are being held to provide residents and landowners with information about the economy of the Town and to engage the public in a visioning process which can help guide Lyme's economic future. Your participation is vital to the success of this project."

Steve Whitman responded that the language was fine.

Lyme Foundation Grant Application.

John noted that he had sent the application to Dina for modifications in order to have the Select Board be the applicant.

Skiway Access Trail Project.

The Planning and Zoning Administrator showed the Board preliminary plans showing a route to the top of the western (Holts) ski slopes that The Skiway would like to improve for summer access.

The Board considered the route and felt it should go to Site Plan Review. Vicki noted that there were several water crossings that may need Zoning Board approval. She suggested and the Board agreed that a full engineered site plan should be developed for the entire route, including delineation of the wetlands that are to be crossed. If any of the crossings need Zoning Board approval, it should be received prior to the Site Plan Review.

Kuniholm Lot Line Adjustment.

The Planning and Zoning Administrator passed out copies of a proposed lot line adjustment and conservation easement encompassing both properties. He stated that the hearing will be scheduled for September 13th, 2018. Vicki noted that the easement stated no further subdivision. She felt that the easement holder should be notified to make sure that they did not interpret the lot line adjustment as a subdivision. She also wished to see the locations of the septic systems and houses to make sure that the new lot line did not create setback issues.

Breck Hill Tree Trimming

Tim noted that he had seen some trees trimmed on Breck Hill Rd, a Scenic Road, by the power company (NH Electric Coop). He was concerned that they had trimmed the trees without PB approval. He was unsure if the power lines were within the road right of way or not. The Planning and Zoning Administrator would go out to investigate.

The meeting adjourned at 8:45 pm.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.