

Lyme Planning Board Minutes

9/13/2018

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 Lyme Community Development Committee (LCDC) present: Sue Mackenzie, David Shafer, Rich Brown

Members of the Public Present:

John opened the meeting and appointed David Roby, Jr. to sit as a regular member for Vicki Smith.

Item 1: Jonathan Kuniholm and Maryclaire Matulay -- Lot line adjustment between their property's at 67 Pout Pond Lane (Tax Map 415 Lot 16) and 65 Pout Pond Lane (Tax Map 415 Lot 15).

John read through the checklist and noted the following item was missing:

Text on the plat noting:

A deed restriction shall be placed in the body of the deed or other instrument of transfer stating as follows: "The grantee(s) by virtue of acceptance of this deed agree(s) that the premises hereby conveyed shall not be deemed or considered a separate lot of record, but shall be regarded as merged into and made an integral part of the contiguous lot of land previously owned by the grantee(s) so that the same shall hereafter be one combined single lot of record."

The Planning and Zoning Administrator noted that the proposed new lot line and the existing line to be removed were not clearly marked. He asked that those lines be clearly marked on the final Plat as a condition. There was agreement from the Board.

John moved to accept the application as complete with the corrections as noted.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

John asked if there was any discussion.

Tim said that the notations describing the area changes between the lots were not correct. John stated that this would need to be corrected for the final plat.

The Planning and Zoning Administrator stated there is an easement on both properties held by the Connecticut River Conservancy, formerly Connecticut River Watershed Council. One of the specific restrictions was no further subdivision. The Administrator contacted Andy Fisk from the Connecticut River Conservancy and he determined that the lot line adjustment did not violate the conditions of the easement.

Eric asked if the boundary adjustment would cause any structures to become non-conforming as to the property line setbacks. The Administrator noted that none of the existing buildings were close to the boundary and that the septic systems for both properties would not be affected by the change in boundary lines.

John asked if there were any comments from the public. There were none.

John moved to approve the lot line adjustment with the following conditions:

- 1) The deed restriction text be added to the plat.
- 2) The notations describing the area changes be corrected.
- 3) Notations be added to show the new and deleted lot lines.

Eric seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Andrea Lieberman and Thomas Heitzman -- Lot line adjustment between their properties at 48 High Street (Taxmap 201 Lot 102.1 and 50 High Street (Tax Map 201 Lot 102.2).

John disclosed that he was friends with the applicants and would be willing to recuse himself if requested. No one asked him to step down so he sat as a member for the hearing.

John read through the checklist and no items were missing.

John moved to accept the application as complete.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

John asked if the Board had any questions.

Tim noted that a shed shown on the plat was close to the new property line and wondered if it was outside of the property line setback. Mr. Heitzman testified that it was outside of the 20' property line setback required in the Lyme Common Zoning District.

John moved to approve the lot line adjustment.

Rusty seconded the motion.

John called for a vote and the motion passed unanimously.

Item 3: Joint meeting with the LCDC.

Three members of the LCDC met with the planning Board to discuss the results of the analysis from Resilience. The LCDC members were concerned that the results did not represent Lyme accurately and that the results were reported in a very negative light. The LCDC wanted to reschedule the October 1st forum to a later date so that they would have more time to review the data used for the analysis and present their questions to resilience.

John noted that the results of the analysis may not have been what some of the LCDC expected or wanted. He had different issues he wondered about too, but he felt that the data was reliable. He said that if the LCDC had questions about the input data and its applicability to Lyme, they should take that up with Resilience. If they wanted to reschedule the October 1 forum, he suggested that they first make sure Resilience could accommodate the date change. John also wanted to make sure that he was part of the communication.

The assembled group determined that Chris Ramsden, the LCDC Chair, would contact Resilience via email and cc John, to ask about the date change and to forward any questions the LCDC members had about the input data.

Item 3: Acceptance of minutes from 8/23/2018

John moved to approve the minutes as amended.

Tim seconded the motion

John called for a vote and the motion passed unanimously.

Item 4: New Business

Preliminary build-out analysis data.

The Planning Board discussed the preliminary build-out analysis data from the UVLSRPC and felt that was too unfinished to understand. The Board decided that the UVLSRPC should create the contracted final product. It was noted that the UVLSRPC had stated that they had used all the proposed hours, but the Board felt that the UVLSRPC should complete the project at no extra cost to the Town.

Respectfully Submitted,

David A. Robbins.

Lyme Planning and Zoning Administrator.