

**Lyme Planning Board Minutes
December/13/2018**

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.

Item 1: Acceptance of minutes from November/08/2018

John asked if there were any comments, corrections or omissions to the submitted minutes. There were none. He then moved to approve the minutes as submitted and called for a vote. The motion was unanimously approved.

Item 2: Lot Size Averaging Subdivision discussions.

It had been brought to the attention of the Board during the subdivision hearing for the Pinnacle Project that lots created using the Lot Size Averaging Subdivision provision of the Ordinance are governed by the size of the lot for their dimensional controls. If a small lot is approved, the allowable building footprint and lot coverage may be too small to construct a reasonably sized residence. Relief can be given by the Zoning Board of Adjustment but this is an extra step that would have to be taken after the lots are approved by the Planning Board and there is no guarantee that the relief will be granted.

Understanding that this makes using the Lot Sized averaging provision more difficult to use the Planning Board has decided to review the language and determine if changes could be made that would allow the Planning Board to approve more generous footprint and lot coverage amounts at the time of the subdivision.

The Board discussed proposed language from Tim and decided on the following draft language:

Note: new language is in bold.

Lot Size Averaging Zoning Draft Amendment:

5.11.D

3. Lot sizes, frontage, setbacks, **lot width, building footprint, lot coverage and floor area** shall be determined by the Planning Board based on the character of the land and neighborhood; the adequacy of the soils to support on-site wastewater disposal and wells; safety of access and traffic circulation; and other issues relating to the future use and enjoyment of the property. The

setbacks from abutting properties, not part of the application, shall not be reduced. **Using the same criteria, the Planning Board may allow the following in the Rural, East Lyme and Mountain and Forest Districts:**

Maximum building footprint of up to 1,500 s.f.

Maximum lot coverage of up to 4,500 s.f.

Maximum gross floor area of up to 3,000 s.f.

Road setbacks may be reduced only when on an internal subdivision road approved by the Planning Board as part of the subdivision application. When frontage requirements are reduced, the Planning Board may require shared driveways.

The Special Exceptions in section 514.D and 515.E will have the reference to lot size averaging removed.

Rich Brown noted that he would prefer if the special exceptions were not removed as a developer might require a greater footprint, lot coverage or gross floor area greater than what the Planning Board has proposed. Most of the Board felt that the new language already granted a generous increase in square footage and clarity while remaining true to the intent of the Lot Sized Averaging

Item 3: Site Plan review lighting regulations.

Several Board members had not had time to read through the proposed language. With the agreement of the other Board members John moved this item to the agenda for their next meeting.

Item 4: New Business.

John reading from the Select Board minutes from 11-08-18 item 11, first bullet point:

- Planning Board: Keith reported Lock Lyme Lodge came to discuss past and present issues relating to Planning and Zoning matters. The board discussed putting an article on the 2019 warrant to extend the Common District to the North Thetford Road intersection. The sense of the board members was to gather information on this topic and discuss again.

John stated that he was concerned about whether Mr. Keith had been discussing a Planning Board case with an applicant outside of a board meeting. John noted that Rusty was to be voting on the Pinnacle subdivision the same night as this discussion at the Select Board took place. John asked if he had discussed the Pinnacle subdivision with the applicant outside of a Planning Board Hearing. Mr. Keith stated that he had not. Rich Brown, a primary in the Pinnacle Project also stated that they had not discussed the subdivision hearing. John said he appreciated the reassurance.

Vicki asked about the Joint LCDC/Planning Board meeting on December 12th, 2018 as she was unable to attend.

John stated that they had requested that the Select Board approve funds to allow Resilience to come to Lyme for one forum.

Rusty noted this was discussed at the Select Board meeting earlier in the day. The Board believed that the Resilience contract was clear and that they contracted for one forum. The Select Board would be sending a letter asking Resilience to fulfill their contract and attend one forum.

John asked the Planning and Zoning Administrator about the requested changes to the build out analysis from the Regional Planning Commission. The Administrator responded that the changes were sent and should be completed for the December 27th 2018 meeting.

The meeting adjourned at 8:27 pm.

Respectfully Submitted,

David A. Robbins.

Lyme Planning and Zoning Administrator.