

## **Lyme Planning Board Minutes**

3/14/2019

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair, Kevin Sahr, Select Board Representative; Vicki Smith, Member; Rich Brown, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Eric Furstenberg, Member; Amber Boland Alternate; David Roby Jr., Alternate; David Van Wie, Alternate.

Members of the LCDC Present: Chris Ramsden, Jonathan Voegele, Rich Brown.

Members of the Public Present: None

### **Item 1: Meet with the LCDC to discuss Town wide survey.**

The Planning Board and the LCDC met to discuss the Town wide survey and cover letter.

The survey questions and plans for distribution were finalized.

Please refer to the LCDC minutes for further details

The joint meeting ended at 7:35pm.

### **Item 2: Acceptance of minutes from 2/28/2019**

John moved to approve the minutes as submitted.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

### **Item 3: Election of Officers.**

Vicki moved to elect John as Chair for one year.

Tim seconded the motion.

John called for a vote and the motion passed with three affirmative votes and John abstaining.

John moved to elect Tim as Vice-Chair for one year.

Vicki seconded the motion.

John called for a vote and the motion passed with three affirmative votes and Tim abstaining.

At this time Mr. Brown addressed the Board with an apology for a List-serv post that he had made prior to Town meeting regarding the proposed zoning amendment.

### **Item 4: Review Lyme Common build out analysis from UVLSRPC.**

The Board reviewed the data and determined that there were several items that they would like to change in order to have the data more accurately reflect current development conditions.

- 1) Remove from the data the Town and State owned properties that will most likely never become residential developments. (ie. the cemeteries, hwy garage, town offices and fire department.)

- 2) It appeared that the proposed dwelling units did not take into account the 35' height limitation in town. The building height needs to be adjusted and the associated additional dwelling units removed.
- 3) The Board discussed the minimum unit size because the analysis allowed units as small as 375 square feet. The Board did not come to a consensus as to what size should be used but all believed that the number used was too small.
- 4) The Board has believed that the largest hindrance to development in the Lyme Common District is septic capacity. The Planning and Zoning Administrator was trying to create a methodology to determine the approximate septic capacity of a lot based on the soil types of the lot.

**Item 5) Discussions for Zoning Amendments (2020), Subdivision Regulations, Site Plan Review Regulations and Master Plan.**

The Board voted to hold a public hearing on April 11<sup>th</sup>, 2019 to consider adopting new lighting regulations for Site Plan Reviews.

The meeting adjourned at 9:15pm.

Respectfully Submitted  
David A. Robbins  
Lyme Planning and Zoning Administrator.