

Lyme Planning Board Minutes
4/25/2019
Draft

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

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

Members of the Public Present: Phil Harrison

John appointed Rich to sit in Vicki's place.

Item 1: Continuation of Lot Line Adjustment for Crossroads Academy.

John noting that the Board only had four members, asked Phil Harrison if he wished to go forward with the hearing without a full Board or if he would like to continue the hearing to a later date when there would be a full Board. Phil elected to go forward with the hearing.

The Planning and Zoning Administrator stated that he had reviewed the calculations presented by the applicant and had asked them correct a minor number transposition. With the correction, he believed that the numbers presented in the application were correct. He also had reviewed the second page of the plat showing the location of the 1998 conservation easement granted to the Town Of Lyme. He noted on the Plat that there was a written description of the easement. He believed that the description of area 2b was incorrect. After a short discussion, the Board concluded that to avoid confusion in the future they would like the description to use the language as written in the easement.

John asked if there were any more questions or comment, from the Board. There were none. He then asked if there were any questions or comments from the public. There were none.

John then moved to approve the Lot Line Adjustment with the condition that the easement description on page 2 of the Plat was corrected to use the language verbatim from the easement.

The Board made the following findings:

The annexation would move approximately 4.07 acres (177,317 Sq Feet) of property from lot 55 to lot 56.

The Fire Chief, via email to the Zoning Administrator, approved the proposed new access gate and town R.O.W.

The dimensional controls for remainder of Lot 55 are sufficient to support the current structures and, therefore do not create a non-conforming lot.

The Zoning Board of Adjustment approved (01/17/2019) a variance for property line setbacks, allowing several of the structures to intrude into the property line setback.

Kevin seconded the motion.

John called for a vote and the motion passed unanimously.
John closed the Lot Line adjustment hearing and opened the hearing for amending the Site Plan.

Item 2: Continuation of Site Plan Review for Crossroads Academy.

John asked if there were any more questions or comment from the Board or the public.
There were none.

The Board made the following findings:

177,317 Sq Feet of property was annexed from Lot 55.

The additional building footprint from the annexed area of Lot 55 is: 17,732 sqft

The additional lot coverage from the annexed area of Lot 55 is: 35,463 sqft

The additional floor area is 14,000 sqft.

The additional area does not include reductions for the existing buildings and improvements.

John moved to approve the amended site plan to include the area annexed from lot 55 to lot 56 as part of the Crossroads site plan.

Tim seconded the motion.

John called for a vote and the motion was approved unanimously.

John closed the hearing.

John removed Rich as a regular member because of his association with Loch Lyme Lodge.

Item 3: Informal review of condominium subdivision for Loch Lyme Lodge.

Pinnacle Project, LLC has proposed to convert the Main lodge, Barn, Staff quarters and approximately 19 cabins to condominium ownership with the use of each building not being altered. Each building would retain ownership of approximately the land under the building and approximately 5 feet offset from each building.

During the discussions the Board raised the following issues:

Including the land around each building would constitute a subdivision of land and create new lots. These lots would be non-conforming under the Lyme Zoning and the Board could not approve them. This position was confirmed with Town Counsel.

The Board was concerned that a new owner may try to convert a unit to a full time residence. This would violate the zoning ordinance as there would be two uses on the lot. The applicant stated that there would be no change of use and that the condominium documents would include a restriction preventing full time residences.

The access way to the north may not have a state driveway permit.

The septic system for the individual buildings most likely is not built to current standards. The Board felt that the applicant should consider a new system.

Item 4: Approval of the minutes from 04/11/2019

John moved to approve the minutes as submitted.

Tim seconded the motion.

John called for a vote and the motion was approved unanimously.

Item 5: Discussion of proposed changes to Zoning Ordinance, Site Plan Review regulations, Subdivision regulations, Master Plan for 2019.

Lyme Common Build-Out Analysis

The Board discussed the steps necessary for going forward. Kevin asked what the intended result of the investigation was. John responded that the Board wanted to know to what degree it might be possible to increase the density of the Lyme Common District.

The Board decided that they would identify the most obvious parcels for development and then work back to the least likely. Parcels that cannot be developed or have questionable potential will be excluded.

The meeting adjourned at 8:55 pm.

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.