

**Lyme Planning Board Minutes**  
**6/27/2019**

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Kevin Sahr, 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; David Van Wie, Alternate; Rich Brown, Alternate;

Members of the Public Present: None

**Item 1) Purcell Real Estate, informal discussions for the future of the property at 84 Dartmouth College Highway.**

Mr. Purcell was unable to attend but will try to re-schedule for latter in the summer.

**Item 2) Approval of the minutes from June 13, 2019.**

The Board discussed the minutes and reiterated the need for Town Counsel to review the Loch Lyme Lodge condominium documents to ensure that the Planning Board concerns are adequately represented. Specifically the section on usage:

“The property and its usage were discussed. It was determined that the historical and current lodging use of the property and buildings is not year-round and does not include the winter season. The applicants are not applying for a change of use. Future intensification of use would trigger review by the Zoning Board of Adjustment and/or Planning Board. Under those circumstances, the Fire Department would further define their concerns.”

The Board made several amendments to the draft minutes.

John moved to approve the minutes as amended.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

**Item 3) Zoning Amendments.**

John asked the Board if the members had any amendments to the Zoning Ordinance that they would like the Board to consider.

John noted the LCDC and Planning Board had finished their report to the Select Board. He believed that based on the data provided by the Resilience report that senior housing could be considered beneficial both in terms of net revenue gain for the Town and in terms of need.

He suggested, and there was general agreement from the other board members, that they should proceed with working on a senior housing amendment. Both Vicki and Eric noted that finishing the Build out analysis would be necessary to accomplish this.

**Item 3) Lyme Common Build-out Analysis.**

The Board worked on their review of the properties in the Lyme Common zoning district. It was decided to base dwelling units on 750 square feet with the understanding that it would be easy to scale up or down if anyone wanted to use a different unit size. The Board decided that the second half of the meeting on July 11<sup>th</sup>, 2019 would be dedicated to reviewing properties with development possibilities in greater detail.

**Item 4) New Business.**

**Hazard mitigation plan update, Planning Board action items.**

John suggested the Board defer this to a later date to be determined, after the build out analysis has been completed. The Board agreed.

The meeting adjourned at 8:57 pm.

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