

Lyme Planning Board Minutes
7/11/2019

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

Board Members Absent: David Roby, Jr., Alternate;

Members of the Public Present: Carola Lea, Darrell Hotchkiss, Charles and Elaine Hallett.

Item 1: Carola Lea - Minor Subdivision to divide the un-conserved portion of the lot containing the house from the conserved portion of the land on her property at 522 River Road, Tax map 404 Lot 16.

Before the hearing started John disclosed that his niece had considered purchasing the property. He believed that this would have no impact on his ability to fairly consider this application. He asked if there were any objections from the Board or the applicant to him sitting on the Board for this case. There were none.

Atty. Hotchkiss described the proposed subdivision to the Board. He noted that the house lot was non-conforming as to area, Road Frontage and one of the outbuildings would intrude into the property line setback. Both of these issues had been granted a variance from the Zoning Board of Adjustment on 02/21/19.

Vicki noted that the plan that was submitted was just a survey and could not be used as the final plat. Atty. Hotchkiss agreed, noting that he did not want to make changes if the subdivision was not approved.

She also noted several corrections that would need to be made:

Gillian Tyler's name was miss-spelled in Note 5

Several instances where the phrase "Not a separate lot" needs to be removed.

A "hook" between the two lots needs to be removed.

Owner of lot 14 has a previous owner shown on the map and needs to be updated to the new owner.

It was also noted that the notice was sent to a previous owner as the property had recently changed hands and the new owner's information had not been updated in the towns Databases. David Van Wie stated that he had the email of the new owners and would ask them to contact the Zoning Administrator and provide a current address so that a notice could be sent.

The Board reviewed the checklist to ensure that the application was complete and noted that the following information was missing.

Conservation Districts were not included on the plat.

The location of the well providing water to the house needs to be identified. It was believed to be on the plan but was not legible.

A replacement septic system area was not included on the Plat. The Board asked the Planning and Zoning Administrator to retrieve the current septic plan and it was noted that the current plan states that it will be replaced in the same location.

The Board also noted that the house was within the FEMA defined Flood Zone but because no new construction was proposed, there was no effect on the proposed subdivision.

John moved to deem the application complete with waivers noted on the checklist and corrections to be made before the final approval.

Eric seconded the motion.

John called for a vote and it passed unanimously.

- 1) Plan needs to be a subdivision plan not a survey.
- 2) Gillian Tyler's name was misspelled in Note 5
- 3) Several instances where the phrase "Not a separate lot" needs to be removed.
- 4) A "hook" between the two lots needs to be removed.
- 5) Owner of lot 14 has a previous owner shown on the map and needs to be updated to the new owner.
- 6) Conservation Districts need to be added.
- 7) Location of the well providing water to the house.

John noted that there was an abutter present and asked if they had any input, Mr. Hallett noted that he and his wife were in support of the subdivision.

The Planning and Zoning Administrator passed out a copy of an email from another abutter, also in support of the subdivision.

John moved to continue the hearing to July 25th, 2019 at 7:00pm.

Tim seconded the motion.

John called for a vote and it passed unanimously.

Item 2: Acceptance of minutes from 6/27/2019

John moved to approve the minutes as amended.

Vicki seconded the motion

John called for a vote and it passed unanimously.

At this point Rich Brown asked if the Board would be willing to discuss the Minutes from 06/13/19 and the decision for the Pinnacle Projects Condominium Subdivision. He objected to some of the language in the minutes and decision. The Board discussed his objections but believed that the minutes and the decision correctly reflected the meeting.

Item 3: Lyme Common Build out Analysis.

The Board continued reviewing properties to estimate how much the Common District could be built out.

Kevin asked that the minutes reflect that the purpose of the build out is to help establish whether or how much future development is feasible in the center of Town. The build out is applying rough assumptions that can provide general overall information. This approach is not reliable or effective when it comes to individual properties

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