

Lyme Planning Board Minutes
8/22/2019

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; David Roby, Jr., Alternate; David Van Wie, Alternate;

Members of the Public Present: Phil Hastings, Steven Whitley, Liz Ryan Cole

Item 1: Pinnacle Project, LLC has requested a meeting with the Lyme Planning Board to ask the Lyme Planning Board to amend their meeting minutes and findings in the Notice of Decision from the meeting dated June 13, 2019.

John opened the hearing at 7:22 pm

After meeting with Town counsel privately the Board met with Rich Brown, Liz Ryan Cole and Phil Hastings.

Phil Hasting stated that he believed that the minutes and the findings did not accurately reflect the actions of the Board.

John read the following statement:

“The PB is willing to work with you to amend the subdivision to accurately reflect the conditions on the ground and the concerns of the Board regarding emergency access. We acknowledge the barn, staff house and lodge have adequate year round emergency access.”

The current hearing had not been noticed to re-open the subdivision hearing so the Board was unable to change the wording of the findings.

The Board will notice a new hearing for September 12th, 2019 at 7:00 pm.

The applicant asked that the noticing fees be waived.
The Board agreed to waive the fees.

It was also agreed that no new application or additional information needed to be submitted.

Steven agreed to act as an intermediary to work out language that both the applicant and the Board could agree to prior to the hearing.

John closed the hearing at 7:31 pm.

Item 2: Acceptance of minutes from 8/8/2019

John moved to approve the minutes as written.

Tim seconded the motion.

John called for a vote and the motion passed unanimously with Vicki abstaining.

Item 3: Zoning Amendments.

Proposed senior housing amendment.

Rich Brown asked about the background for the proposed Senior Housing. He wondered what were the goals, who will use it, what would be the size of the units, what was the price point?

John stated that the goals were stated in the introduction. The Board has no authority to regulate the size and price point. The intent of the article was to promote the creation of senior housing.

Kevin noted that it is not the function of the Board to evaluate the economic viability of individual projects as the Board has no control over property and construction costs. He believed that the Board should ensure that the opportunity exists for the types of development wanted by the Town.

Kevin also reiterated his comments from the last meeting, stating that given the preliminary findings from the Lyme Common build out analysis he was unsure if added incentives were needed.

John believed that there were areas in the Lyme Commercial District that could support new construction. He also suggested that the ADU requirement that one of the units be owner occupied could be relaxed if the ADU was for seniors only.

John suggested that Rich write up his own proposal for consideration of the Board.

There was further discussion on John's proposed amendment, but no decisions were reached.

Item 4) New business

The Planning and Zoning Administrator presented a request to the Board from Eversource to hold a hearing for tree trimming on several of the "Scenic Roads" in Lyme. The Board asked the Administrator to notice the hearing for September 26th and to send letters to all the landowners by regular mail notifying them of the hearing.

The meeting adjourned at 8:38pm.

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