

Lyme Planning Board Minutes
9/12/2019

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

Members of the Public Present: Rusty Keith, Bret Ryan, Michael Whitman, David Shafer, Lynore Bolton, Ellen Thompson, Nancy Allison, John Nichols,

John called the meeting to order at 7:00pm.

Item 1: Pinnacle Project, LLC - reopen their subdivision hearing approved by Lyme Planning Board on 06/13/19. The applicant has requested amendments to the Board's findings.

John opened the public hearing.

John noted that Rich Brown was the applicant and not sitting as a Board member.

John stated that the application had not changed and the Board had not required any additional information. Therefore, he moved to accept the application as complete.

Kevin seconded the motion.

John called for a vote and the motion passed unanimously.

John read the proposed changes to findings #3 and #8 as noted below:

- 3) There is adequate access year-round for emergency services to the lodge, barn, and staff house; for the cabins, there is inadequate access for emergency services during winter and muddy spring conditions.
- 8) It was agreed between the Board and the Applicant that change to multiple ownership would require the condominium association to disclose the following: Residency prohibitions, Vehicular access for emergency vehicles is adequate year-round to the lodge, barn, and staff house; for the cabins, vehicular access for emergency vehicles is inadequate during winter and muddy spring conditions, limitations of present septic and water systems, change of use for the individual buildings that is inconsistent with the use on the lot is not allowed under the current zoning.

John asked the Board members if they had any questions or comments. There were none.

John asked the applicant if the new wording was acceptable. Rich accepted the changes.

He then asked if there was any public comment. There was none.

He then closed the public hearing and the Board went into deliberations.

John moved to amend findings numbers #3 and #8 in the subdivision notice of decision to the following:

- 3) There is adequate access year-round for emergency services to the lodge, barn, and staff house; for the cabins, there is inadequate access for emergency services during winter and muddy spring conditions.
- 8) It was agreed between the Board and the Applicant that change to multiple ownership would require the condominium association to disclose the following: Residency prohibitions, Vehicular access for emergency vehicles is adequate year-round to the lodge, barn, and staff house; for the cabins, vehicular access for emergency vehicles is inadequate during winter and muddy spring conditions, limitations of present septic and water systems, change of use for the individual buildings that is inconsistent with the use on the lot is not allowed under the current zoning.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

The Board exited deliberations.

Item 2: John Nichols – informal subdivision.

John Nichols would like to create a single lot subdivision of his property with the intent of giving the new lot to the Town or a conservation organization. He is looking to create a buildable lot that will have enough value to make the tax deduction cover the cost of the subdivision. The Board discussed the subdivision requirements of the East Lyme Zoning district. Based on the information provided, the Board felt that a single lot subdivision would be possible but recommended that he hire a surveyor to lay out the proposed subdivision and work with the Planning and Zoning Administrator to ensure that all the dimensions and regulations are met. The Board also recommended that he ensure that the Town or a conservation organization would be willing to accept the property before he moved forward with the subdivision.

Item 3: Zoning amendment discussions—Senior Housing

John thanked the members of the public that attended. He noted that the intent of the Board and the amendment would be to make it easier to create senior housing in Lyme.

John asked how the group envisioned senior housing in Lyme.

David Shafer recommended that the Board consider design oriented regulations instead of age based. He believed that if the units were designed for seniors then they would only attract seniors.

Bret Ryan disagreed, he noted that in his buildings he tries to build/remodel in ways that are attractive to seniors but he rents to a wide variety of ages.

Rusty Keith felt that the RT 10 corridor should be opened for development.

Rich Brown believed that all of RT 10 should be opened for Planned Development by right. He also commented that most people he has talked to, want mixed age not just seniors.

The other members of the public voicing an opinion, disagreed. They wanted senior only development.

Brett Ryan felt that it should not be by right. He believed that this could lead to unintended consequences. He suggested seeing if it could be allowed by Special Exception. He went on to say that units should be sized at 1000 to 1200 square feet and total number of units should be tied to the size of the lot and its capacity for septic.

John thanked the members of the public for attending and providing valuable feedback.

Rich Brown produced and distributed a memo about "10 Goals for Senior Housing. John Stadler asked all members for specific language for a senior housing amendment.

Item 4: Acceptance of minutes from 9/12/2019

John moved to approve the minutes as amended by Tim.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Item 5: New Business

Rich Brown asked the Board if they would be willing to ask for additional funding to be able to send Board members to conferences.

John tabled the item until the next meeting.

The meeting adjourned at 9:00pm.

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.