

Lyme Planning Board Minutes
10/24/2019

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

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

Members of the Public Present: Bret Ryan.

Item 1: Acceptance of minutes from 10/10/2019

John moved to approve the minutes as amended by John, Rich and Tim.

Rich seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Senior Housing Zoning Amendment.

John, noting that there were only two more meetings scheduled before the end of the year, suggested that the Board work hard to finalize the language. The Planning and Zoning administrator noted that the meeting in November was already filling up with other business and that time may be more limited.

John asked Rich about his proposal, noting that he believed that he had already made a similar proposal that had not received much support from the rest of the Board. Rich, noting that there was not much time left to complete work on the amendment, stated that he was willing to forgo discussions of his proposal at this time.

John asked if any other board member had changes to the proposed language from the previous meeting. Having no responses, he started reading through proposed changes that he had made. The Board discussed the proposed changes:

Rich questioned the requirement that "Senior Housing should be consistent with the present character of the village." John stated that he would not support an amendment that did not include similar language. Kevin suggested that the language should include conformance to the Master Plan. The Board discussed possible changes to clarify this section of the amendment. Having general agreement from the Board, John stated that he would re-word the section for Board to review at the November meeting.

The Board discussed the requirement for the size of the units, John recommended adding "the maximum average of all the units shall not exceed 900 square feet."

The Board discussed common area requirements, David Van Wie wanted to include storage areas and garages as common areas. He also felt that these areas should not count against the residential unit area. Kevin wanted to make sure that the language could not

be abused by describing an area accessed from within a unit as a storage area when it should be included as part of the unit.

The Board discussed the age requirement and concluded that a third resident could be added if they were a caretaker age 18 or older and that the septic system was sized to accommodate the additional loading. The Planning and Zoning Administrator noted that an additional resident would considerably increase the loading calculations.

John suggested that if the amendment passes at Town Meeting, the Site Plan Review Regulations should be amended to recommend an informal review and require a preliminary and final review. The Planning and Zoning Administrator also recommended that the Board consider adding a Senior Housing section to the Site Plan Review Regulations outlining the specific requirements for Senior Housing.

The Board discussed the dimensional controls. Rich expressed concern that the Board was being given control over the dimensional controls and a developer would not know up front what the limits would be. John understood Rich's concern but had not been able to determine a way of providing flexibility and set limits. He did believe that a limit on the gross floor area and the maximum foot print should be set at 12,000 square feet. For perspective, it was noted that the old Green Mountain Studios building has a footprint of approximately 14,000 square feet. There was general agreement for the 12,000 square foot limitation.

The Board reviewed the requirement that residential units must be on the first floor only and the percentage of residential to commercial units in a mixed use building. The Board did not make any decisions on those issues and will need to revisit them at the next meeting.

As part of the above discussion the Board considered if multiple buildings would be allowed. Bret suggested there may be cases where a property owner might want to add several units of senior housing to a lot that has an existing building while maintaining the existing use of the building. The Board generally agreed that allowing multiple buildings should be allowed.

The Board considered the language of single ownership and not allowing a condominium form of ownership. John did not believe that restriction would be allowed but suggested that the Planning and Zoning Administrator ask Town Counsel.

John noted that he had several additional requirements that he would like to discuss:

- 1) All the existing buildings that face the Common and little Town Common shall be restricted to conversion of the existing buildings so as not to allow a teardown. The intent would be to try to preserve the existing look of the Common area. There was general agreement from the Board.

- 2) Parking should be addressed in the ordinance and he suggested one parking space for each unit. The Board discussed this and concluded that 1.5 per unit would be more appropriate due to the limited parking available in the Lyme Common area.
- 3) All applicable HUD and ADA requirements be adopted as part of the Senior Housing section.
- 4) The owner of the property will be responsible for providing proof that the requirement for the age of the residents is met. The Select Board will be responsible for enforcement and have 14 days to act if a violation is reported.

John volunteered to update the proposed amendment with the discussed items and submit it to the Planning and Zoning Administrator who will distribute it to the Board members prior to the November 14th 2019 meeting.

The meeting adjourned at 8:56 pm.

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