

**Lyne Planning Board Minutes**  
**1/9/2020**

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

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

Members of the Public Present: Philip Pochoda, David Roby, Judy Brotman, Jennifer Boylston, Walt Swift, Lee Larson, Harry Burgess, Matt Stevens, Steve Campbell, Meg Russell, Tom Morrissey, Wilkes McClave, Patty Jenks, Bret Ryan. Charlotte Furstenberg, Martha Tecca

John opened the meeting at 6:30 pm and appointed alternates Van Wie and Brown to sit as regular members for the Lot Line Adjustment hearing.

**Item 1)** Philip Pochoda and Bear Hill Conservancy Trust have applied for a Lot Line Adjustment to align their property boundaries with the existing power line running between the properties. (11 Baker Hill Rd tax map 409 lot 51 and 216 Dorchester Road Tax map 409 lot 45)

John asked the applicant to review for the Board the proposed lot line adjustment. Mr. Pochoda stated that a power line ROW unevenly split the two properties. The intent of the lot line adjustment was to adjust the property boundaries along the center line of the power line ROW. He noted that equal amounts of property were being exchanged.

John reviewed the Lot Line Adjustment checklist to ensure that the application was complete. It was noted that the complete perimeter of both lots had not been surveyed. The Board determined that having a full boundary survey would not provide any additional information that would be needed to make a decision and, therefore, decided to waive the requirement.

The Planning and Zoning Administrator noted two errors in the abutter list on the plan and asked that the zip code be added to the surveyors contact information.

John moved to accept the application as complete with the corrections to the plan and a waiver for the full perimeter survey.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

John asked the Board if they had any further questions. There were none. He then asked the members of the public if they had any questions or comments. David Roby (Trustee of the Bear Hill Conservancy Trust) stated he was in favor of the lot line adjustment.

John moved to approve the lot line adjustment with the full perimeter survey waiver and the following corrections to the plat.

Correct the misspelled name (Kilmarx) in the inset map.  
Correct the address number for Bethany Charron in the abutter list.  
Add the zip code to the surveyor contact information.

Rich seconded the motion.  
John called for a vote and the motion passed unanimously.

**Item 2)** Approve the minutes from December 12, 2019  
There being a few minutes before the next public hearing was scheduled to begin, the Board decided to approve the minutes from Dec. 12, 2019.

John moved to approve the minutes as amended by Rich.  
Kevin seconded the motion.  
John called for a vote and the motion passed unanimously.

John appointed David Van Wie to sit as a regular member.

**Item 3)** Public hearing as required by RSA 675:4 for a petitioned zoning amendment.  
The petition amendment will (1) allow Planned Development in the Rural Zoning District for properties having frontage on NH Route 10, (2) allow planned development to be 100% residential, (3) remove the limitation on permitted uses, (4) remove the requirement that undeveloped open space be protected by a zoning or conservation easement.

John opened the public hearing and asked if there was anybody in attendance to present the petition article. There was no reply. David Roby suggested Rich Brown might be willing to present it as he had signed the petition. Mr. Brown agreed.

In order for full disclosure, Chairman Stadler noted that if passed, the petitioned article would benefit Mr. Brown and that he should publicly acknowledge it and Mr. Brown agreed.

Mr. Brown stated that this petition was meant to be an alternative to the Planning Board's Senior Housing amendment and that it would provide a greater opportunity for a variety of housing options in Lyme and would aid in business enforcement issues.

John asked if the Board had any comments.

Vicki stated that she did not believe that the petitioned article was intended to provide for senior housing as it does not have any specific reference to senior housing.

John stated that based on his review that this proposal was essentially strip development and could allow for structures that are very large with no restriction on any kind of business use. He also felt that the proposal does not fit with the current master plan.

Kevin noted that the current zoning promotes organic growth, but that this proposal would allow for uncontrolled growth that would be much more difficult for the Town to manage.

John asked if any of the members of the public had any comments and several people spoke out against the proposal. No one spoke in favor.

John asked if there were any more comments from the Board or the Public. There being none John moved to disapprove of the petition amendment.

Tim seconded the motion.

John called for a vote and all voting members voted to approve the motion.

It was explained to the public that the Board's vote to disapprove would be noted both on the Town warrant and on the ballot.

**Item 4)** Public hearing as required by RSA 675:3 for a proposed zoning amendment for Senior Housing. The intent of the amendment will be to promote housing that is suited to the needs of seniors located close to municipal and social services and facilities, and designed to facilitate independent living with an emphasis on safety and accessibility.

The Board reviewed comments from Town Counsel and made changes accordingly.

John moved to amend the senior housing amendment and send it to a public hearing on January 30<sup>th</sup>, 2020 at 7:00pm.

Noting that there was no business scheduled for the meeting on January 23<sup>rd</sup>, the Board canceled the meeting.

The meeting adjourned at 8:35 pm

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.