

Lyme Planning Board Minutes
2/13/2020
Draft

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;

Members of the Public Present: David Roby, Don Metz, Mary Kelly, Philip Pochoda

Item 1: Acceptance of minutes from 1/30/2020

Kevin moved the minutes.

Rich seconded the motion.

John asked if there was any discussion. Rich and John suggested several changes.

John moved to approve the amended minutes.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Petitioned Zoning Amendment Discussions.

John still had concerns about the understanding effects of the petitioned zoning amendment because the petitioner had not provided any type of analysis as to the possible effects of the changes to the zoning ordinance. He had considered several scenarios and asked the Board to review the calculations with him to make sure the numbers were not accurate. After going through the numbers the Board believed the calculations were correct. Note: At the 02-27-2020 meeting the Board agreed to add John's calculations to the minutes. The calculations are found at the end of the minutes.

The Board members expressed frustration that they seemed to be under some limitations about being able to share their concerns about the amendment, with the public.

It was noted that the petitioners had scheduled public meetings to discuss their amendment. Mary Kelly noted that these meetings were being held at the library and that the public library had an obligation to provide space for public meeting as long as those meetings were open to all.

It was suggested by David Roby that the Board hold another public meeting to discuss the issues.

Because of possible legal issues the Board decided it would be best to have Town Counsels opinion on the matter before the Board made a decision.

Item 3: Lyme Common Build out Analysis

John appointed Rich to sit as a regular member.

The Planning Board reviewed a draft copy of the Lyme Common Build out analysis.

Rich, stating that he had not been present for all of the meetings felt he did not have a good understanding as to the parameters used to determine the number of new and conversion units. It was explained that this was a scoping exercise. The Board used the provided data along with their local knowledge to make a best estimate as to the number of units that could be created.

Kevin moved to accept the build out analysis and associated data.
Tim seconded.

John asked if there was any further discussion.

Vicki stated that she had some edits to the wording and reviewed the changes with the Board.

John called for a vote to approve the analysis with Vicki's changes.
Four members voted to approve and Rich Brown voted against.

Item 4: New Business.

John told the Board that he has been in contact with members of the State Legislature in reference to House Bill 1629. He noted that it seems that much of the problematic language concerning Senior Housing has been removed or modified. What apparently remains is language stating tax breaks available for Senior Housing also must be available for Workforce Housing. The language requiring training for Planning and Zoning Board has been revised to make it optional.

Kevin as the Select Board Chair, reminded the Board that only The Planning and Zoning Administrator, the Select Board Administrative Assistant and the Select Board Chair are allowed to contact the Town's legal staff. He noted that there may have been some confusion in the past and wanted to make sure going forward that it was understood that Planning Board members are not allowed to contact the Town's legal staff directly.

The Planning and Zoning Administrator noted that alternate member David Roby Jr. has resigned as he did not have enough time to devote to the Board.

The meeting adjourned at 8:52 pm.

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

*16 acre PD lot (composed of 4 lots when subdivided into maximum allowable lots: 2x3 acre lots plus 2x5 acre lots - consistent with Rt.10 zoning:

$43,560 \text{ sf} \times 16 = 696,960 \text{ sf}$

Max LC (12%) = 83,635 sf - almost 2 acres (see 4.49)

Max GFA per lot is 14,000 sf x 4 = 56,000 sf (see 5.16)

Max BF (2% in RD) = 13,939 sf (see 4.49)

GFA (BF x 3 floors) = 41,817 sf (see 4.49)

1) 24 residential units in 4 (or more buildings) averaging 1,742 per unit, so remove some sf for public space = $24 \times 1,400 \text{ sf}$ units w/ 342 per unit of public space.

2) 35+K commercial building + 1 (6 unit residential building) 6+K

Other approximate splits:

2 buildings 21,000 each

3 buildings 13,940 each

4 buildings 10,455 each

5 buildings 8,364 each

6 buildings 6,970 each

7 buildings 5,974 each

8 buildings 5,227 each

w/various % arrangements of residential and stores or other commercial

3) 12 total units in 6 duplex buildings averaging 3,484 sf per unit

*5 acre lots:

$43,560 \times 5 = 217,800 \text{ sf}$

Max LC (x 12%) = 26,136 (26,000)

Max GFA per lot = 14,000

Max BF (x 2% in RD) = 4,356

GFA (BF x 3 floors) = 13,068

1. 2 buildings w/ 6,000 sf business & 7,000 sf residential w/5 units of 1,000 sf each w/2,000 total public space (or other splits and/or multiple buildings)
2. 2 buildings w/ 11,000 sf commercial & 2,000 sf residential as is or split into separate units