

Lyme Planning Board Minutes
7/9/2020

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;

Members of the Public Present: Ray Clark, James Kennedy, Earl Strout, Tracy Flickinger, Laurie Wadsworth, Margaret Sheehan, Richard Menge

Due to the Covid-19 restrictions the Board met online via Zoom with both video and phone access.

John opened the meeting and read the Right to Know law and the Governor's emergency order permitting meetings to be held in electronic remote format. He then appointed David Van Wie to sit for member Furstenberg.

Item 1: Informal Subdivision discussions with Fred and Deana Stearns.

The Stearns own two lots on River Road and wish to adjust the lot lines between two lots. They live on the larger of the lots and would like to add acreage to the smaller lot to make it more marketable. Both lots have existing residences.

The Planning and Zoning Administrator noted that there was an easement put on the property at the time of the original lot sized averaging subdivision restricting any further subdivision. He had discussed the easement with Town counsel and they believed that it will not prohibit the Stearns from moving the lot lines.

The Stearns would like to keep approximately 3 acres with their house and leave the remaining acreage of approximately 8 acres with the other house.

The Board did not see any issues with reconfiguring the lots as the Stearns described but Vicki suggested that making both lots conforming may be beneficial in the future as it may make both the lots more desirable and remove the restrictions that were placed on the original subdivision.

The Stearns were agreeable to the Boards' suggestions and would consider making both lots conforming.

The Board concluded that they may approve the lot line adjustment as presented but would prefer if the lots were split in a way that would make both more conforming to the Zoning.

Item 2: Preliminary site plan review with Ray Clark, for a senior housing development on the property at 14 On The Common (Owned by Tracy Flickinger), tax map 201 lot 31.1.

Ray Clark has proposed to convert the residence at 14 On The Common to senior housing. He intends to create four units in the house and an additional unit in the barn.

Both Vicki and Kevin stated that they had talked to Ray about the proposed units for family members. Both stated that they could be objective in reviewing this proposal. John asked if anyone had any objections to both Vicki and Kevin sitting as members for the hearing. There were none.

John asked Ray to give the Board an overview of the project.

Ray stated that he would like to convert the existing two-unit residential property into a five-unit senior housing development with four units in the main house and one in the existing barn.

John asked the Board if they had any questions.

Vicki, noting that there are two driveways, asked the Zoning Administrator if there were restrictions on the driveways. He stated that On The Common was a State road and that the state had jurisdiction over the driveways.

She then asked about the two maple trees along the proposed west driveway. She was concerned that they may be damaged because of the driveway. Jim Kennedy stated that he also had concerns and, ideally, he would have a narrower driveway but was using the width that was required. He also believed that some of the risk could be managed by using larger stone in the driveway at that location. Ray stated that he, too, wanted to keep the trees and would do what he could to ensure their survival. The Board expressed concern that narrowing the driveway may make it more difficult for fire apparatus to access the rear of the building.

Vicki asked about screening for the air conditioner condensers. Jim stated that there would be some but they needed to have air space to allow them to work correctly.

Commenting on the location of the propane tank, Vicki stated that bollards would be necessary, but suggested using large stones instead of the concrete ones that the propane supply company would install. She felt this would better align with the esthetics of the Common.

Vick asked about the notation for future development. Ray stated that he had hopes that the Planning Board would recommend changes to the ordinance that would encourage more senior housing and those changes would allow more housing to be created.

Rich asked about the size of the units. Ray stated that the units in the house will be somewhere between 1400 and 1800 sf and the barn unit would be around 1600 sf. Laurie Wadsworth asked about lighting along the drive as the western driveway is close to her house. Jim responded that the lighting would be provided from fixtures located on the building that would light the driveway and parking areas but not illuminate areas

beyond. Ray commented that he was committed to using “Dark Sky” type lighting that would not create issues for neighbors. Vicki noting the link to lighting sent to the Board, thought that they should look into a more traditional style of lighting instead of the modern style in the link.

Tim asked if the meter cans could be moved to a less visible location.
Ray responded that he could try but it may be difficult to relocate all the wiring.

Vicki stated that the plans show only one ADA compliant parking space. She recommended a second one.

Vicki, remarking on the note “Remove Invasive Plants”, asked if there was a multi-year plan as it usually takes several years to eradicate these plants.

John asked if there were any more questions. There being none, he suggested that the Board work through the check list to ensure that the application was complete.

The following item the Board believed could be waived:

Full boundary survey of the property.

The following items were not included in the application and would need to be submitted for a complete application:

Dimensions and area of the walkways.

Location of all utilities. Jim suggested that he create a separate plan in order to make it easier to read.

Fire response plan, approved by the fire chief.

Landscaping plan.

Layout plan for the second floor and the Barn.

Drainage plan.

Laurie Wadsworth noted that there is a storm drain located at the edge of the road adjacent to her property that, if it is not kept clear will cause minor flooding. Tracy Flickinger confirmed that if during winter rains it is not kept clear, it will cause water to back up on her property.

Laurie also felt that it should be noted that the house is not only in the Lyme Common Zoning District but within the Historic District, as well.

Item 3: Acceptance of minutes from 6/25/2020

John asked if there were any changes to the minutes.

Tim had a question about the construction sequence on page one but did not require a change to the minutes.

Rich suggested and the Board agreed that a note should be added to the beginning of the minutes stating that the meeting was held via zoom.

John moved to approve the amended minutes.

Vicki seconded the motion.

John called for a rollcall vote and the motion passed unanimously.

At 8:45 pm, John moved to adjourn the meeting.

Tim seconded the motion.

John called for a rollcall vote and the motion passed unanimously.

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.