

Lyme Planning Board Minutes
8/13/2020

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

Board Members Absent: Richard Menge, Alternate

Members of the Public Present: Ray Clark, Laurie Wadsworth, Eric Wadsworth, Earl Strout, Tracy Flickinger, James Kennedy, Elise Tillinghast

Item 1: Ray Clark, Application for a Final Site Plan Review for a senior housing development on the property at 14 On The Common (Owned by Tracy Flickinger), tax map 201 lot 31.1.

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.

John appointed David Van Wie to sit for member Furstenberg. Mr. Furstenberg was in attendance but had not been present for the previous hearings and felt that Mr. Van Wie should be continue in his place.

Vicki stated that she had talked to Ray about the proposed units for a family member. She stated that she felt that she could be objective in reviewing this proposal. John asked if anyone had any objections to Vicki sitting as member for the hearing. There were none.

The Board reviewed the Site Plan Review checklist to ensure the application was complete.

John worked through the list and noted two items that were requested, additional information on the drainage system including calculations and a landscaping plan.

Jim Kennedy noted that he had revisited the site to confirm the location of the state installed drainage structures and confirmed that the water from the road flows away from the site towards the common.

Ray commented that he had not planned on changing the landscaping very much as he wanted to allow the owners of the units decide on their own landscaping.

John asked if there was any additional information that the Board wanted.

Vicki suggested that the Board require a copy of the condominium association documents that will be submitted to the Secretary of State's office to be submitted to Town as well.

John moved to accept the application as complete.

Vicki seconded the motion.

John called for a vote by roll call and the motion passed unanimously.

John asked the Board if they had any questions.

Vicki stated that she liked the proposed light fixtures.

She also noted that the elevation drawings show two condenser units but the site plan shows only one.

Jim Kennedy stated that he could add the second condenser unit to the site plan. John noted that this addition would be a condition of the approval.

Kevin asked about the addition to the building. Mr. Clark noted that the additional area was approved by the ZBA.

David Van Wie asked about the new driveway where it passes between the two maples. He was concerned that they would not survive. Jim Kennedy noted that he and Ray had contacted an arborist to look at the two trees. The arborist believed that the trees could be saved, they would need to be pruned and the driveway would need to be constructed with coarse gravel to allow water to penetrate to the roots.

Vicki suggested that a condition be set requiring the trees be protected during construction and that the arborist be on site when the driveway was constructed in their vicinity.

Rich Brown noted he was in favor of the conversion. He believed that the project would have a positive impact on the Town's tax base while having a minimum impact on required Town services. Rich asked Ray if there would be a deed restriction limiting the age of the owners. Ray stated that while he was designing the units and common areas and marketing to seniors, he was not making it a requirement for ownership.

Tim asked if it would be possible to move the electrical entrance so that the meters would not face the common. Ray noted that the power company required that the meters be on a gable end and that moving them may not be possible.

John asked if there were any questions from the members of the public.

Laurie Wadsworth stated that if either of the two maple trees that split the proposed driveway needed to be removed, her preference would be for the tree to the east be removed as the one closest to her property would provide some shielding.

She then asked if there would be any lighting along the driveway. Jim Kennedy stated that all the lighting would be mounted to the building and the fixtures would all be downcast.

Vicki noted that the exterior lighting would have very little impact on the Wadsworth's property.

Elise Tillinghast, representing Northern Woodlands, the abutter to the east, was happy with the project and was looking forward to working with new owners to see if they could possibly integrate both properties via walking trails or some other means.

John asked if the Board had any other issues.

Vicki asked to set the following conditions for any approval:

Before any units are occupied that the Zoning Administrator and the representatives from the Planning Board inspect the property to ensure it was built as described in the site plan.

An as built plan will be submitted.

A copy of the condominium documents be submitted to the town.

Kevin asked about the water supply. Ray noted that he had provided an Email to the Board from the water association stating that supplying water for the proposed project would not be an issue.

Vicki noting that there will be no age restriction imposed on the residents, asked the Board, knowing that there may be residents under the age of 55 living there, did they still feel the project was acceptable.
She stated that she did.

Kevin stated that he felt that the increase in residents was at a manageable level and would not place an undue strain on Town services.

The consensus of the Board was that the scale of this project as appropriate for the location.

John asked if anyone had additional questions or comments. There were none.

John moved to approve the Site Plan with the Boards findings and conditions.

Tim seconded the motion.

John called for a vote by roll call and the motion passed unanimously.

Item 2: Acceptance of minutes from 7/23/2020

David Van Wie moved the minutes seconded by Kevin.

John asked if there was any discussion.

Tim and Rich Brown had minor corrections.

John moved to approve the minutes with corrections from Tim and Rich
Kevin seconded the motion.
John called for a vote by roll call and the motion passed unanimously.

Item 3: Senior Housing.

John noting that prior to the legislature shutdown due to Covid-19, the house had been working on a bill that would require any incentives for senior housing to apply to any type of housing. The Board had not sent the Senior Housing amendment to the Town for approval because of the house bill.

John asked if the amendment could have an escape clause that would invalidate the amendment if the legislature passes such a bill in the future.

Kevin suggested that Town Counsel be asked.

Item 4: Commercial District Build Out.

The Planning and Zoning Administrator stated that based on his preliminary finding he was looking into a new mythology to account for the large area of greater than 15% slope, and include the additional areas requested by the Board.

Item 5: New Business.

Zoning Board member Frank Bowles's term had expired. His position was one of the two the Planning Board appointed members. The Planning and Zoning Administrator asked the Board to appoint Frank for another 3-year term.

John moved to Appoint Frank Bowles to a 3-year term one the Lyme Zoning Board of Adjustment.

Vicki seconded the motion.

John called for a vote by roll call and the motion passed unanimously.

The meeting adjourned at 8:35 pm.

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

**Notice of Decision
Town of Lyme Planning Board
1 High Street, P.O. Box 126
Lyme, NH 03768**

**Ray Clark
Application for Site Plan Review
Application # 2020-PB-46, Map 201, Lot 31.1
Hearing Date: Aug 13, 2020**

You are hereby notified that your application for Site Plan Review has been approved, by Lyme Planning Board, By a vote unanimous vote

Findings:

The project would not place an undue strain on Town services.

The Police Department had no objections to the project.

The Fire Department had no objections to the project

The Lyme Water Association has stated they can supply the proposed water usage.

Conditions:

The second Condenser Unit shall be added to the Site Plan and a new copy submitted to the Administrator.

Copy of the Condominium documents shall be submitted to the Town.

The two maple trees one either side of the eastern driveway shall be protected during construction of the entire project.

An Arborist shall be present when working on the section of the eastern driveway between the maples to ensure their protection.

An Arborist shall be present when constructing the Pretreatment Swale and Bioretention system, to protect the butternut.

An as built site plan shall be submitted.

Prior to Occupancy the Planning Board or their agent shall inspect the project to ensure the project conforms with the site plan.

John Stadler Board Chair

Date

For the Board.

Date Submitted to Applicant