

Lyme Planning Board Minutes
9/24/2020
Draft

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: None

Item 1: Senior Housing Zoning Amendment.

The Board, continuing their review, made changes to the following items in the proposed amendment:

Item e) The floor area of Senior Housing dwelling units in a single senior housing development shall average no larger than 1200 square feet.

The Board had concerns about confusion between the floor area of a senior housing dwelling unit and the gross floor area definition in Article II. They asked the Planning and Zoning Administrator to draft a new Senior Housing Floor Area definition for Article II.

Item f) Senior Housing may share a lot or building with other principal uses that are allowed in the Lyme Common Zoning District. The gross floor area of the Senior Housing dwelling units, common areas and accessory buildings must be no less than 70% of the gross floor area of the development on the lot in order for the Planning Board to vary the dimensional controls as described in (d).

At the September 10th meeting, the Board considered adding the requirement for input from the Heritage Commission. After further discussions, the Board decided to add Heritage Commission input to the Site Plan Review regulations under Article 10.1 Department Review of Application.

Last session, the State Legislature had proposed a law that would require Towns to apply incentives for Senior Housing to all types of housing. John suggested considering language that would invalidate the Senior Housing amendment if such a change in the statutes were to be made.

The Zoning Administer had sent Town Counsel draft language that John had written at the directions of the Board. Town Counsel had responded that there were no statutes that prevented or invalidated such language. He did caution that such language could have a

negative perception. The Board requested that the Planning and Zoning Administrator ask Town Counsel to draft more succinct language for the Board to consider.

The Board discussed public for the Zoning Amendment and decided that they would like to ask the public to attend the October 22nd 2020 meeting via zoom for comment. The Planning and Zoning Administrator will post this on the Town's website.

Item 2: New Business:

Appoint ZBA Alternate.

There have been changes in the membership of the Zoning Board of Adjustment. Currently the Board has no alternate members. Judith Timchula has volunteered to sit as an alternate member. Board Chair Frank Bowles has asked the Planning Board to appoint Judith as an alternate to the Zoning Board.

John moved to appoint Judith for a 3-year term.

Tim seconded the motion.

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

Item 3: Acceptance of minutes from 9/10/2020

In reference to an Email sent to the entire Board by Rich Brown, the Planning and Zoning Administrator reminded the Board that all communications must pass through him in order to comply with the Right to Know laws by preventing an online discussion that would constitute an unwarned meeting.

Rich asked that the contents of his email be added to the minutes from September 10th, 2020. John had objections regarding the accuracy of some of the content and did not feel it should be added. The feeling from the rest of the Board was that the email was sent just minutes prior to the meeting and they had not had time to read the changes before the meeting. Rich suggested tabling the minutes until the October 8th, meeting.

John moved to table the minutes from September 10th, 2020 until October 8th, 2020.

Vicki seconded the motion

John called for a roll call vote and the motion passed with all members voting affirmative with the exception of Kevin Sahr, he abstained as he was not present for the meeting.

The meeting ended at 8:53pm

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