

Lyme Planning Board Minutes
1/14/2021

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Ben Kilham, Select Board Representative; Vicki Smith, Member; Eric Furstenberg, Member; Rich Brown, Alternate; Richard Menge, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: David Van Wie, Alternate

Members of the Public Present: William Ploog, David Russ, Ray Clark, Bret Burlison, Michael Whitman, Phil Pochoda, Lynore Bolton

Due to the Covid-19 restrictions the Meeting was held on line via Zoom.

John opened the meeting by reading the Right to Know Checklist and taking a roll call attendance.

Item 1: Public hearing, Senior Housing Zoning Amendment.

John opened the public hearing and asked the Board members if they had any comment.

Vicki stated that she was in support of the article. She noted the amendment helps to provide housing for seniors that meets the requirements for AARP's "Eight Domains for Livability". She also commented that the Lyme Common Buildout Analysis completed by the Planning Board showed that density could be increased.

Tim also was in support of the article and believed that it was important to provide incentives for housing for people over 65 due to their unique set of circumstances.

Eric noting that the Lyme Common Zoning District provides easy access to many of the services need by seniors, felt that the Lyme Common was the perfect area for senior housing and was in favor of the article.

John stated that up 25% of Lyme's population is age 65 or older. The intent of the article was to provide incentives for the 62 and older segment of the population. John noted that the Master Plan established a need for housing for seniors and the need was clearly established by the Aging in Place group discussions.

John addressed the "Poison Pill" language in the article. Due to a submitted bill in the State Legislature in 2019, there was concern by Planning Board Members that the State may pass future legislation that would require the Town to provide the incentives approved for Senior Housing to all forms of housing. The Board has designed the incentives to work specifically for Senior Housing within the Lyme Common Zoning District. Applying the incentives to all other types of housing would completely defeat

the purpose of the article and would encourage large scale developments that are not consistent with Lyme's Master Plan.

Alternate member Brown read a prepared statement where he expressed his issues with the amendment. It is his belief that no senior housing will be built under this article because the land is too expensive, the Board should adopt the younger HOPA age standard, and the poison pill language should be dropped.

Alternate member Rich Menge stated that he believed that the Lyme Common District was the appropriate area for Senior Housing.

John asked if there was any public comment.

A question in chat asked about the build out for the Lyme Commercial District. John stated that the Board has started a build out for the Lyme Commercial District but due to Covid-19 progress had stalled. The Board hoped to continue work in the coming year to see what kind of potential the district has.

Michael Whitman asked if the Board was aware of any other similar towns in the state that have senior housing that Lyme could use as a model. John noted that he had looked at Plainfield NH Ordinance while he was working the Aging in Place Group. He was unaware if there were others that had incorporated Senior Housing into their ordinances since then.

John asked if there was any more discussion. There was none.

John moved to send the article to Town meeting to be voted on by Lyme's residents.

Ben Kilham seconded the motion.

John called for roll call vote of the Board Members.

The motion passed unanimously.

Item 2: Lot Line Adjustment between David Russ, Eileen Fehskens and Brett and Teresa Burlison. Tax map 407 Lots 60.3 & 60.4

David Russ gave a brief overview of the purpose of the lot line adjustment. He stated that it was to undo a previous lot line adjustment that had not been completed properly. If approved, the lots would go back to their original configuration.

The Board worked through the checklist to ensure that the application was complete. It was noted that the entire boundary of each lot was not on the survey portion of the plan. The Board concluded that this requirement could be waived as it would provide no additional information that would be useful for the Board to be able to make a decision.

There were several easements that were not shown on the plan.

John moved to deem the application complete with the waivers and corrections to the plan.

Vicki seconded the motion.

John called for roll call vote of the Board Members.

The motion passed unanimously.

John asked if there was any more discussion from the Board. There was none.

John asked if there was any public comment. There was none.

John moved to approve the application with the following waivers and corrections:

The requirement for a complete boundary survey of each lot was waived as it would provide no additional information to aid the Board in their decision.

The following easements will need to be noted with the Book and Page Reference from the Grafton County Registry of Deeds:

1. The easement for the underground power and utility lines crossing the Russ property.
2. The easement for the "Pavement over the Property Line".
3. The easement for the Gravel Driveway on the South East corner of the Burlison's property will be noted.

In the Contiguous area map, the reference to Kevin and Darla Sahr needs to be updated to Brett and Teresa Burlison.

Vicki seconded the motion.

John called for roll call vote of the Board Members.

The motion passed unanimously.

Item 3 Lot Line Adjustment between David Russ, Eileen Fehskens and William and Patricia Ploog, Taxmap 407 Lots 55, 56.2 & 56.3

David Russ gave a brief overview of the purpose of the lot line adjustment. He would like to sell 4.95 acres of Lot 56.3 on tax map 407 to Mr. Ploog. The acreage is to be annexed to lot 55. The remainder of Lot 56.3 will be annexed to Lot 56.2 owned by Mr. Russ. In addition, .10 acres from 56.2 would be annexed to lot 55.

The Board worked through the checklist to ensure that the application was complete.

John moved to deem the application complete with corrections to the plan.

Vicki seconded the motion.

John called for roll call vote of the Board Members.

The motion passed unanimously.

John asked if there was any more discussion from the Board.

Rich Menge asked about the new garage under construction on the Ploog's lot and asked the other Board members if it along with a barn to the rear of the house should be included on the plan.

The Board decided that they should be included as a condition of the approval.

John asked if there was any public comment. There was none.

John moved to approve the application with the following corrections:

Place missing buildings from lot 55 on Plan

Tim seconded the motion.

John called for roll call vote of the Board Members.

The motion passed unanimously.

Item 3: Acceptance of minutes from 12/10/2020

John moved to approve the minutes with amendments by Mr. Brown.

Tim seconded the motion.

John called for roll call vote of the Board Members.

The motion passed unanimously.

The meeting adjourned at 8:30pm.

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.