

**Lyme Planning Board Minutes**  
**1/28/2021**

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

Board Members Absent: None

Members of the Public Present: Ray Clark.

Due to the Covid-19 restrictions the Board met on-line via Zoom

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

**Item 1: Informal discussions with Ray Clark about his project at 14 On the Common.**

Ray stated that he had run into some unexpected issues with his plan to convert the house at 14 On the Common to four housing units that would be designed for seniors. The main issue was that the foundation and basement did not meet the current national building codes. In addition, the building codes require that when you perform major re-construction, the building codes for new construction are required. Ray stated that it was not economically feasible to upgrade the basement, the foundation and other things to conform with the codes for new construction and still stay within his budget.

Ray still wants to move the project forward but would like to change from a single building with four units to two buildings with two units each. His intent will be to remove the rear ell and construct two units in the front of the original house. He would then construct a new building, set behind the original house that would have two units built above a garage area. He still intends to build a fifth unit in the existing barn.

John noted that currently the only way the Zoning would allow the second building was through Planned Development which would require a mix of business and residential. John also noted that the proposed Senior Housing Zoning Amendment that will be voted on at this year's Town meeting would also provide the ability to construct the second building.

Ray asked if a new site plan would need to be submitted.

Vicki stated that a new plan would need to be approved, especially if the new building was going to be phased in at a later date. She believed that the new owners of the two front units should know about any future construction.

**Item 2:** Approval of the minutes from January 14<sup>th</sup>, 2021.

John asked if there were any corrections or omissions to the minutes, Tim and Rich Brown offered several minor corrections.

Vicki moved to approve the minutes as amended.

Eric seconded the motion.

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

**Item 2:** Discussion of Planning Board projects for the coming year.

The Board discussed possible projects for the coming year. The following projects were suggested:

Lyme Commercial District and surrounding area build out.

John believed that this should be high on the priority list as it has impacts on several of the other proposed projects and the Board has committed to exploring the expansion of Senior Housing and other possible scenarios in that area.

Review of section 10:40 at the request of the Zoning Board of Adjustment.

The ZBA must work through this section for every Special Exception application that they review. They feel that there are several items that could be consolidated to make the review more streamlined.

Master Plan Energy Chapter.

Rich Menge had been at the Energy Committee's last meeting and there was a discussion on how the Town ordinances could be used to encourage building with renewable energy sources. The Board felt that the first step would be to update the Energy Chapter in the Master plan. The Board had previously discussed working together with the Energy Committee Chair working together to update the chapter. The Board believed that they should reach out to the Energy Committee again about working together to update the chapter.

Adding a Housing Chapter to the Master Plan.

The Board had discussed this at the beginning of 2020 but with the Covid-19 shutdown the Board had not been able to work on adding this chapter.

The meeting adjourned at 7:50 pm.

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.