

**Lyme Planning Board Minutes**  
**6/24/2021**

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

Rich Menge Alternate; Present Via Phone.

Board Members Absent: Ben Kilham, Select Board Representative;

Members of the Public Present: Ray Clark, Karen Keane, Laurie Wadsworth.

David Roby, Via Phone.

**Item 1: Acceptance of minutes from 6/10/2021**

John asked if there was any discussion on the minutes of 06/10/2021. The Zoning Administrator noted that Rich Menge was present for the 06/10/21 meeting but his name was missed in the draft minutes. There being no further discussions, John moved to accept the minutes as amended by the Zoning Administrator.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

**Item 2 Ray Clark- Site Plan Review for Senior Housing Project 14 on the Common.**

Vicki noted that she works with Mr. Clark's Consultant, James Kennedy, but did not feel there was a conflict of interests. John asked if anyone had any objections with Vicki sitting as a Board member for this hearing. There were none.

Ray Clark gave an overview of his project. He noted that he had made changes to the project due to the cost of updating the existing building to meet the newer building codes for a building having four units. In the new plan, he had split the four units into two buildings and added two more units in two new buildings.

Vicki asked if the Board should be approving a subdivision as the units would be sold as condominium units. Ray felt it was premature for the subdivision as several of the buildings have not been built. The Board agreed but noted that he would need to return for subdivision approval before he sold any of the units.

John started working through the checklist to ensure the application was complete. The Board found the following items missing from the application which would need to be addressed before the application could be deemed complete:

Fire Department feedback including a fire protection and response plan.

Police Department feedback.

A letter from the Lyme Water Association stating that they have the capacity and infrastructure to support the seven proposed units.

The location of the power lines and any distribution equipment on the site needs to be finalized.

Other utility lines such as phone and fiber internet.

Add exterior lighting over the doors of units 6 and 7.

A narrative describing the landscaping plan.

Septic plan for units 6 and 7.

Site Survey including lot area to be used for dimensional control calculations.

State Driveway permit to include units 6 and 7.

Show bollards to protect septic system for units 1-5 from the overflow parking area.

There were some discrepancies in the lot coverage and footprint calculations. It was believed that 3000 sq feet was subtracted for covered parking but there is not 3000 sq feet of parking shown on the plans.

John asked if there was any other comment from the Board. Vicki noted that the heat pumps for the units were located in visible locations. She wondered if they could be moved to a less visible location or be hidden by landscaping. Ray noted that the location was driven by the building orientation and that screening them might be possible but he had to maintain the area around them for proper air flow.

At this time the Board deemed the application incomplete.

John asked if there was any public comment.

Karen Keane stated that she felt the plan represented too much development. She acknowledged that there was a need for senior housing but felt that the need should not be filled all on one lot. She was also concerned with the loss of privacy for both her and the Wadsworth's. Karen also noted that the heat pump for units 1 and 2 was facing the Wadsworth's. She wondered if it could be re-located.

Laurie Wadsworth stated that she was happy that senior housing was getting developed but was concerned about loss of privacy for her property. She noted that the public walking trail might bring in additional foot and vehicular traffic.

There were several outstanding items related to units 5 and 7 and Ray expressed a desire to start work on units 3 and 4. He asked if it would be possible to submit a new plan without units 6 and 7 and then submit a new plan in the future with those units. The Board felt that it was acceptable.

John moved to continue the hearing to July 22 at 7:00pm.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Item 3) David Roby – Minor Subdivision on behalf of Daniel and Mildred Bailey of the lot at 385 Orford Road, Tax map 406 Lot 6.

David Roby called in via phone, described the intent of the proposed subdivision. He wanted to create approximately a 5-acre lot around an old dump site at the back of the property that would be non-buildable and have no road frontage.

Vicki was concerned that the Board could not create a lot without road frontage as it would be non-conforming.

It was noted that the term “Lot, Non-Buildable” was defined in the ordinance and the Board could not come to agreement if it allowed the Board to create such a lot. The Board decided that it would be best to consult Town Counsel for a determination.

John moved to continue the hearing to July 9<sup>th</sup> at 6:30 pm.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

The meeting adjourned at 9:20pm.

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.