

Lyme Planning Board Minutes
7/22/2021

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; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Rich Menge, Alternate

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

Item 1: Continuation: Ray Clark -- final site plan review for a senior housing development on the property at 14 On the Common tax map 201 lot 31.1.

Ray gave the Board an overview of the changes to the plan. He had removed units 6 and 7 with the intent of adding them back at a later date. The septic plan had been updated and sized to accommodate seven units even though only five were being proposed. He had been working with the electric utility on a plan to bring power in underground. The plan had not been finalized so the site plan still showed the overhead power lines. As requested, he provided a narrative for the landscaping plan.

The intent of the new plan was to convert the original house into two dwelling units and a third in the barn. The site plan shows these as units 1,2 and 5. These would be converted under section 4.46 Conversions. Units 3 and 4 would be built under the Article XIII Senior Housing.

John asked about section VIII.D.v, noting that the proposed gross floor area of the senior housing did not exceed 70% of the non- senior housing. Ray stated that at this time he was not asking the Board to waive any dimensional controls and therefore it did not apply.

John then asked about the size of the two proposed senior units, the plans showed both units to have a gross floor area of 1,242 square feet. The Senior Housing criteria require that the average of gross floor area to be no larger than 1,200 square feet. John stated that the Board could not approve the application with the excess gross floor area. Either the gross floor area would need to be slightly reduced or a variance approved by the Zoning Board.

Vicki asked about access to units 3 and 4. Ray noted that there would be a walkway. Vicki asked that it be added to the plan. She noted that two parking spaces were marked on the plan as handicap. She asked if they were required. Ray stated that they were not and he would have the notations removed.

Vicki requested that when the project is complete that Ray submit as-built plans showing the final location of all the utilities. She would prefer the utilities access the property

underground but if that was not possible it should be correctly shown on the as-built plan. She also recommended that Ray double check with the Fire Dept to ensure that the new driveway and turnaround areas were sufficient for emergency services.

Vicki noted that there was no snow storage area on the site plan for the east driveway and asked for it to be added. She would also like the proposed unit 6 and 7 to be shown on the plan as future development.

John asked if there was any comment from the public.

Laurie Wadsworth stated that while she loved to see walking paths, the one noted on the plan was very close to her bedroom and she had concerns about her privacy. Ray stated that he had no issues removing it from the plan and would do so.

Because of the unresolved issues, the Board did not feel the application was complete. John moved to continue the hearing to the August 26th, 2021 meeting at 7:00pm. Vicki seconded the motion and the Board voted unanimously to approve the motion.

Item 2: Continuation: David Roby – Minor Subdivision on behalf of Daniel and Mildred Bailey of the lot at 385 Orford Road, Tax map 406 Lot 6.

Mr. Roby was unable to attend but had requested the Board consider his application, If the Board was unable to approve the application as submitted, he asked that the Board continue the hearing to the August 12th, 2021 meeting.

The Board reviewed Mr. Roby's application and correspondence with Town Counsel. Based on Town Counsel's advice, the Board decided that they could not approve the application as submitted. The Board then reviewed Section 5.11 D Lot Size Averaging and believed that Mr. Roby could use the provisions in 5.11 D to complete the proposed subdivision. The Board asked the Planning and Zoning Administrator to work with Mr. Roby to update his application for the August 12th, 2021 meeting.

John moved to continue the hearing to August 12th, 2021 at 7:00pm.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

Item 3: Re-schedule of the Public Hearing for the Master Plan Energy Chapter.

The Board looked at the schedule and decided to hold the public hearing for the proposed Master Plan Energy Chapter on September 9th, 2021

John moved to hold a public hearing for the Master Plan Energy Chapter on September 9th, 2021 at 7:00pm.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

Item 4: Acceptance of the Minutes from 06/24/21 and 07/08/21

John moved to the approve the minutes from 06/24/21 as amended by Tim and Rich Brown and the minutes from 07/08/21 as submitted.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.