

Lyme Planning Board Minutes
8/26/2021

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.

Board Members Absent: Ben Kilham, Select Board Representative, Rich Menge, Alternate

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

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

John noted that Ben Kilham was absent and that he could not appoint an alternate to sit for the Select Board Representative Therefore, the Board only had four members for the hearing. He asked Ray if he would be willing to have his case heard by the four-member Board instead of five. Ray agreed to have his case heard by the four-member Board.

Ray submitted final plans showing he had reduced the living space in the two proposed senior housing units to 1,200 square feet each.

John reviewed the checklist to ensure the application was complete.

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

Tim seconded the motion.

Rich Brown asked if the zoning allowed for the conversion of two buildings on the same lot as well as the addition of the Senior Housing units.

The Planning and Zoning Administrator clarified the conversion section of the ordinance.

Waivers:

Section V. B) Tax map and lot numbers, names and street addresses of owners of record of properties within two hundred (200) feet of the subject property as shown in the Town records. The Board waived this requirement as most of the abutting lots are shown but due to the shape of the lot, showing the other lots within 200 feet would make the site plan difficult to read. The full list of abutting lots was provided for the purposes of abutter notifications.

Section V. E) Zoning districts, including their lines of demarcation. The Board waived this requirement as the entire lot is within the Lyme Common Zoning District,

Corrections to the plan.

The snow storage area for the east driveway will be moved on the plan to the correct location.

Change the owner notation of lot 29 on tax map 201 – to Conant House LLC.

John asked the Board if they had any questions or comment.

Eric noted that he had added up all the areas in the proposed senior housing units. The total area came in around 1,100 square feet instead of the stated 1,200. Ray stated that his designer had used a CAD program for the design and he believed the numbers provided were correct. Eric stated that he wanted to make sure Ray was not giving up space. The Board decided that the approval would be for two senior housing units that would not exceed an average of 1200 square feet of living space.

Vicki noted the location of the transformer at the front of the lot. She asked that this be screened. Ray agreed and stated that he would place some plantings for screening.

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

John moved to approve the site plan with the application waivers, corrections and the conditions that the transformer located in the front of the property shall be screened and that the Board was approving two senior housing units that would not exceed an average of 1200 square feet of living space.

Vicki seconded the motion.

John called for a vote and the four-member Board voted unanimously to approve the motion.

Item 2: Request from Pinnacle Project, LLC to waive the requirement to submit a mylar to the Board within sixty days of the Board decision as required in section 3.15 of the Lyme subdivision regulations.

Pinnacle Project, LLC had submitted a final plan for their condominium conversion but had exceeded the 60-day submission requirement under section 3.15 of the Lyme Subdivision Regulations. They requested that the Board waive the requirement so that they would not have to submit a new application and go through the subdivision process a second time.

Rich Brown is a principle in the Pinnacle Project, recused himself but remained in the room to answer any questions from the Board.

John noted that there have been no changes to the Zoning or the Subdivision regulations that would affect the original decision. He then asked the Board members if they had any questions.

Vicki asked about the hardship that had been noted in the formal request letter from Pinnacle Projects attorney. Rich Brown noted that it would add an additional cost to the

project as well as an additional delay while the application was submitted, reviewed and approved.

There was general agreement from the Board Members that this submission was extremely late but due to Covid-19 issues and that because there were no changes to the Zoning Ordinance or Subdivision Regulations that could alter the Board's original decision that the Board could waive the requirement.

John moved to waive the 60-day final Mylar submission requirement under section 3.15 of the Lyme Subdivision Regulations.

Eric seconded the motion.

John called for a vote and the motion passed unanimously.

Item 3: Acceptance of minutes from 8/12/2021

John moved to approve the minutes as amended by Tim.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

Item 4: Discuss Site Plan Review amendments and timing for a public hearing.

The Board discussed if there was a need to update the Site Plan Review Regulations to accommodate the new Senior Housing section of the Zoning Ordinance. After a short discussion, the Board determined that Senior Housing would fall under the Multi-Family category and no additional regulations were required.

Item 5: Continued Business – Solar Energy Zoning Amendments.

The Board had a short discussion on amendments to the Zoning Ordinance for Solar Energy systems. The consensus of the Board was that they needed to differentiate between solar use as an accessory use and solar as a primary use. It was noted that at the next Board meeting on September 9, 2021 the Board would be holding a public hearing on the proposed Energy Chapter for the Master Plan. After the public hearing the Board intended to discuss solar energy generation and how it should be regulated in Lyme with the attendees.

Item 5: New Business

Rich Brown asked if the Board would ask the Select Board to include funds in the budget for the Planning Board. John recommended that he write a list for the Board to discuss at their next meeting,

The meeting adjourned at 8:58 pm.

Respectfully Submitted,

David A. Robbins
Lyme Planning and Zoning Administrator.