

**Lyme Planning Board Minutes
February/14th/2013**

Board Members and Staff Present: David Roby, Chair; Simon Carr, Select Board Representative; Tim Cook, Member; Sam Greene, Alternate; Jack Elliott, Alternate; Freda Swan, Alternate; David Robbins, Planning and Zoning Administrator

Board Members Absent: John Stadler, Vice Chair; Vicki Smith, Member; Ben Kilham, Alternate

Members of the Public Present: Bob Coyle, Tami Dowd, Darryl Torrey, Jim Kennedy, Colin Robinson, Cynthia Bognolo

David opened the meeting at 7:00 pm and appointed Jack to sit in for Vicki and Freda to sit in for John.

Item 1: Acceptance of minutes from January 24th, 2013 and February 5th, 2013

Simon Moved to accept the minutes from January 24th, 2013 as submitted
Tim seconded the motion.

The motion passed unanimously with Jack abstaining.

Simon Moved to accept the minutes from February 5th, 2013 as with corrections from Tim.
Tim seconded the motion.

The motion passed unanimously with Jack abstaining.

Item 2: Site Plan Review of a proposed expansion of the Dowd's Inn, located at 9 Main Street, Tax Map 201 Lot 75. The proposal includes the construction of a 28' X 50' addition to the existing inn for a tavern. The tavern will include seating for 60 patrons in a dining area and 10 patrons in a bar area. The new tavern will be open to the public and offer food and beverage to guests at the inn.

Colin Robinson reviewed with the Board the application and the supporting documentation. Waivers have been requested for a full perimeter survey, Conservation Districts extending 200 feet beyond the site plan boundary, the fire protection plan and grades and drainage systems extending 200 feet beyond the site plan boundary.

Several members were concerned that there was no written comment from the Fire Chief, Colin assured the Board that he and Tami were working with Chief Hinsley to ensure that the new tavern meet all the State requirements for fire safety. The Board felt that before the application could be deemed complete that the Fire Chief should put in writing his construction requirements.

Jim Kennedy went over the site plans describing the changes to the parking, onsite overflow parking, and access to the new building, including an ADA compliant walkway from the parking area to the entrance to the tavern.

The Board discussed the information in the application and decided that additional information was needed before the application could be deemed complete. The Board asked the applicant to provide the following:

- 1) A letter from Chief Hinsley detailing his construction requirements.
- 2) Add to the site plan additional information on the plan for overflow parking.
- 3) Add to the site plan additional information on snow removal.
- 4) Create an elevation drawing showing the gable end of the new tavern (east end)
- 5) Create an elevation drawing showing the connection of the tavern to the existing inn.

Chairman Roby asked the Board if a site visit would be useful. The rest of the members felt that it would be helpful and a site visit was scheduled for Saturday February 16th, 2013 at 10:30 am.

Chairman Roby suggested that the Board send out notices to the people across the common from the Inn. The Board agreed and asked the Planning and Zoning Administrator to send a letter by regular post to all the property owners on the south side of the common giving notice of the continued hearing on the 28th.

Jack made a motion to continue the hearing to February 28, 2013 at 7:00pm.

Simon seconded the motion.

Chairman Roby called for a vote and it passed unanimously.

The meeting adjourned at 9:45 pm.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.