

Lyme Planning Board Minutes
2/2/2023

Board Members and Staff Present: Tim Cook, Vice Chair; David Kahn, Select Board Representative; Rich Menge, Member; Hebe Quinton, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: John Stadler, Chair; Vicki Smith, Member; Rich Brown, Alternate;

Members of the Public Present: Robert Selig, Kevin Isett

Item 1: Acceptance of minutes from 1/12/2023

Rich Menge moved to approve the minutes as amended.

David Kahn seconded the motion.

Tim called for a vote and the motion passed unanimously.

Item 2: Robert Seelig has applied to the Lyme Planning Board Under section 5.11D.7 to construct a second residence on his property at 146 Acorn Hill Road tax map 408 lot 57.3.

There being only four members of the Board present, the applicant was asked if he wanted to continue the hearing with only four members or if he would prefer to continue the hearing to a future date where five members would be present.

Mr. Seelig responded that he would be willing to have the four members hear his application tonight.

Mr. Seelig stated that he intended to construct a guest house on his property.

The Planning and Zoning Administrator stated that he had reviewed the property and believed that the lot could support a single lot subdivision based on the road frontage and the total acreage.

Hebe asked if the Conservation Easement would prohibit further subdivision and if it would prevent the Board from approving the application. The Planning and Zoning Administrator noted that section 5.24 of the Ordinance allows for property in a conservation easement to be used for satisfying the dimensional controls of the Ordinance.

Richard Menge, noting that the lot was in both the rural district and the Mountain and Forest district, asked if there would be any issues with the dimensional controls for a single lot subdivision because the lot was in two zoning districts

The Planning and Zoning Administrator stated that in his analysis, a single lot subdivision could be created entirely within the Rural Zoning District. The greater lot

size and road frontage required by the Mountain and Forest District would not have an effect on the application.

Richard Menge moved to approve the minutes as amended.

David Kahn seconded the motion.

Tim called for a vote and the motion passed unanimously.

Item 3: Eileen Fehskens and David Russ have applied to the Lyme Planning Board to voluntarily merge lots 58.1 and 58.2 on tax map 407.

The Planning and Zoning Administrator stated that he had reviewed the properties and found no non-conformity, with the Zoning if the properties were merged.

The Board discussed the lots in question Seeing no issues with the merger, Rich Menge moved to approve the lot merger.

David Kahn seconded the motion.

Tim called for a vote and the motion passed unanimously.

Item 4: Kathryn and Thomas Green have applied to the Lyme Planning Board to voluntarily merge lots 4 and 15 on tax map 406.

The Planning and Zoning Administrator stated that he had reviewed the properties and found no non-conformity if the properties were merged.

After some discussion and finding no issues with the merger, David Kahn moved to approve the lot merger.

Rich Menge seconded the motion.

Tim called for a vote and the motion passed unanimously.

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.