

Lyme Planning Board Minutes
May/22/2014

Board Members and Staff Present: John Stadler, Chair; Jack Elliott, Vice Chair; C Jay Smith, Select Board Representative; Vicki Smith, Member; Tim Cook, Member; David Robbins, Planning and Zoning Administrator

Board Members Absent: Freda Swan, Alternate; Sam Greene, Alternate;

Members of the Public Present: James Kennedy, John Vasant

Item 1: James Kennedy, preliminary subdivision discussion of the Hodes Property (Tax Map 403 Lot 9)

John Stadler recused himself because his property abuts the Hodes property. Jack Elliott presided over the discussion.

James Kennedy is working to have the Hodes Property Tax Map 403 Lot 9 appraised for a conservation easement. In doing so he is trying to determine how many lots could be created by subdividing the lot. The property has a large amount of Agricultural soils and Jim wanted to confer with the Planning Board to see if his approach to Section 4.64 B was correct. Due to the ambiguity of this section he wanted to ensure that he had interpreted the section correctly.

The Board reviewed his divisions and concluded that the number of lots created was reasonable, but some of the Board members would have created the lots in a different manner.

Mr. Kennedy commented that the reference to “A contiguous and compact shape” of the development area does promote the idea of clustering housing on subdivided agricultural soils, but that the reference is vague. He felt that there should be a reference to section 5.11 D Lot size averaging.

John Stadler returned as chair.

Item 2: John Vasant

John Vasant is working on plans to remodel the Walton property (Tax Map 410 Lot 33.1). The owner wishes to use one of the houses on the property as a guest house. Section 4.41 of the zoning ordinance states that there shall be only one principal building on a lot and the guest house would make two. Mr. Vasant wanted to discuss the possibility of the Planning Board allowing a second dwelling under section 4.49.

While reviewing the property records it was discovered that the Planning Board had allowed a second dwelling at the March 22, 2007 hearing.

Item 3: Acceptance of minutes from May 8th, 2014

Tim moved to accept the minutes as submitted.
Jay seconded the motion.
John called for a vote and the motion passed unanimously.

Item 4: Changes to Dowds' Inn Tavern Plans may require Site Plan Review.

The Board reviewed the changes to the proposed tavern plans and concluded that the changes would require that the Site Plan Review be re-opened. Because the changes were limited to the size of the structure and because there would be no additional seating, the review would be limited the additional footprint issue.

Item 5: Workforce housing.

The Board reviewed the draft workforce housing inventory and report. John and Tim will be reviewing properties included in the report to ensure that they qualify. Rental properties still have not been included. Sam Greene is working on creating this list. John asked that Workforce housing be added to the agenda for the next meeting on June 12th, 2014.

Item 6: Agricultural Soils Conservation District. 4.64 B

The Board continued discussions on how to clarify this section of the ordinance.

Item 7: Park and Ride Lot.

Jack has been talking to the State and the Select Board about the Town taking ownership of the Park and Ride lot for conversion it to Municipal parking. The State would like the town to pay for an appraisal of the property which could cost between \$500 and \$1500, afterwards the State may be willing to sell the property at its highest value. The Select Board feels that considering the other capital projects in Town, money is not available for this project at this time,.

The Meeting adjourned at 9:15 pm.

Respectfully Submitted
David A. Robbins
Lyme Planning and Zoning Administrator.