

Lyme Planning Board Minutes
June/26/2014

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

Board Members Absent: Jack Elliott, Vice Chair; Freda Swan, Alternate; Ben Kilham, Alternate; Sam Greene, Alternate

Members of the Public Present: Liz Ryan Cole, Rich Brown, Brian Pratt, Bobbi Hank, Stuart White

John opened the hearing at 7:00pm.

Item 1: Application from Loch Lyme Lodge, for Site Plan Review to relocate three existing buildings on their property at 70 Orford Road (Tax map 408 Lot 22)

Brian Pratt described the plan to relocate three buildings:

1. Notwood cabin would be removed from the larger remainder lot, stockpiled and then reassembled later on the smaller Lodge lot in an area of non-agricultural soils near Beachwood cabin.
2. The shed would also be removed from the remainder lot, stockpiled and reassembled later to be located within the footprint of the current barn location.
3. The barn would be moved approximately 100 feet east of its current location on the Lodge lot.

Vicki questioned whether the addition of the cabin and shed to the smaller Lodge lot in the pending subdivision would result in exceeding the maximum allowable lot coverage. Brian answered that, even with the additions, they would be under the 26,000 feet allowed. John asked that the supporting numbers be supplied on paper and Brian agreed to provide them.

Vicki asked for the total area of disturbance to the new barn area. Brian stated 15,000 square feet. Vicki said the plan needed to show a set-aside area, located outside the wetlands setback area, for stockpiled material excavated for the barn foundation. Brian agreed to show the set-aside on the map, as well as the disturbed area.

Noting that the new location is still within the wetlands conservation district, Vicki asked if it could be moved completely out of the district. Brian answered that they wanted to keep the barn as close to the main lodge building as possible. He added that the plan to move it from the wetlands to the wetlands buffer area was already an improved situation.

Vicki wondered if changing the orientation would increase the feasibility of removing the barn from the wetlands district completely. Liz replied that changing orientation would negatively impact their eventual plans to add solar panels to the roof.

Liz and Rich extended an open invitation to the members of the Board to make site visits at their own convenience.

Referencing the note on page D1 concerning invasive species, Vicki asked if there was an existing plan to prevent the spread of invasive species. Liz confirmed the presence of Japanese Knotweed in the wetlands around the current barn location. Brian said there was not a plan yet because they hadn't decided on the method for moving the barn. Vicki restated the need for a plan based on how they carried out the relocation of the barn.

Vicki also suggested using straw for mulching, instead of hay, because it would minimize the spread of invasive species. Liz suggested that using local hay would still be effective and less expensive. Vicki agreed so long as a note was added to the plans stating that the hay would be provided by owner. She also asked that either a letter be added to the application package, or a note to the plans, stating the uses of the property

Citing section 4.61 B., Vicki said that only the Zoning Board of Adjustment (ZBA) could grant the required Special Exception needed for this Site Plan Review and that they would need to hear the case before the barn could be allowed to move. After some discussion, the majority of the Planning Board agreed.

Vicki said it was unclear whether justification for moving the barn fell under Article VIII, specifically, section 8.27. After some debate, the Board suggested that since the applicant would need ZBA approval for the Special Exception, it made sense to get the ZBA's determination about 8.27 concerning the relocation of the barn at the same hearing. Given that under 10.18 E. the ZBA's opinion ultimately prevails, having the ZBA consider 8.27 seemed the most efficient and definitive course to take. Brian stated his intention to submit an application to the ZBA covering both 4.61 B. and 8.27 for their July 17th, 2014 hearing.

John moved to continue the Site Plan Review hearing to July 24th at 7:00 pm.

Vicki seconded the motion.

John called for a vote and it passed unanimously.

Brian requested in his cover letter that the Board extend the timing of the subdivision condition for the removal of Notwood cabin and the shed from the remainder lot by September 1st 2014 to a later date. Because this was a Site Plan Review, the Board felt that any change to the Subdivision needed to be noticed as such. The Planning and Zoning Administrator agreed to send out a notice for the July 10th, 2014 meeting.

Item 2: Acceptance of minutes from June/12/2014

Vicki moved to approve the minutes as amended.

Tim seconded the motion.

John called for a vote and it passed unanimously.

Item 3: workforce housing inventory.

John and Tim had driven around Town and reviewed many of the properties in the inventory to insure that the properties in the inventory met the criteria for workforce housing. Of the properties they surveyed they felt that they could only eliminate a very small portion as not meeting the requirements.

Item 4: Agricultural soils conservation district.

As it was approaching 9:00 pm John asked the Board if they wished to discuss the Agricultural Soils Conservation District or if they wished to revisit it at the July 10th 2014 meeting. The consensus of the Board was to wait to the July 10th meeting.

The meeting adjourned at 8:50 pm.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.