

**Lyme Planning Board Minutes
July/10/2014**

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

Board Members Absent: Freda Swan, Alternate;

Members of the Public Present: Rich Brown

John opened the meeting at 7:00 pm

Item 1: Loch Lyme Lodge has applied to the Lyme Planning Board to modify the single condition for their subdivision approval:

“The two buildings marked on the Plat “to be removed” shall be removed from the parcel noted as “Remainder Lot” on the plans dated 3/07/14, by September 1st 2014. The Planning Board will neither sign nor record the Plat unless this condition is met. If the condition is not met the approval shall be revoked. “

At the June 26th, 2014 meeting Loch Lyme Lodge asked the Board if they would consider extending the date to move the buildings to January 1st, 2015. The board was willing but felt that they could not make the decision at a Site Plan Review hearing without proper notice. Notices were sent for this meeting.

Vicki acknowledged that, at the June 26th, 2014 meeting the Planning Board had referred the applicants to the Zoning Board of Adjustment to deal with several zoning issues. Since this referral could delay the moving of the buildings it seemed reasonable to extend the deadline.

Vicki moved to modify the condition of approval to allow an extension of the date that the buildings had to be moved by January 1st, 2015.
Tim seconded the motion and it passed unanimously.

Item 2: Acceptance of minutes from June/26/2014

Vicki moved to accept the minutes as revised by John.

John seconded the motion.

John called for a vote and the motion passed unanimously.

Item 3: Zoning Ordinance changes

The Board continued to consider changes to section 4.64.B, the Agricultural Soils Conservation District. They worked on rewording the section in order to clarify the

permitting of development by special exception while still protecting the agricultural soils to the greatest extent possible.

Vicki agreed to re-word some of the proposed language for the next meeting on July 24th, 2014.

John proposed adding a new section to the ordinance to explicitly allow for the relocation of a building under article VIII. He provided the Board with draft language to start the discussions. John's draft language was as follows:

8.28 Relocation of an existing non-conforming structure.

The relocation of an existing non-conforming structure may be permitted as a special exception subject to the provisions of section 10.40 and the following requirements

- A. The relocation shall not result in any new or increased violations.
- B. A relocated structure shall not qualify for conversion under 4.46 until five years after the completion of the relocation.
- C. The relocation shall not result in the accrual of increased development rights whatsoever.

The Board talked over the proposed new section and language and decided to continue the discussions at the next meeting. (7/24/14)

Item 4: Workforce housing inventory and report

Sam had been working on determining the number of rentals that would qualify for the Workforce Housing inventory. He felt that the vast majority of rental units in Lyme were rented for more than the \$940 (inclusive of other expenses) cut off. Sam stated that he would send his results to John to be included in the report.

The meeting adjourned at 8:55 pm.

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