

Lyme Planning Board Minutes
July/24/2014

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: Liz Ryan Cole, Rich Brown, Brian Pratt, Bobbi Hank,

John opened the hearing at 7:00 pm.

John appointed Sam to sit as a regular member as Vicki had not arrived.

Item 1: Continuation of the 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)

John noted that he and Tim had visited the site and both felt that moving the barn would be an improvement because the barn would no longer sit in the actual wetland.

Tim asked if the basement would be a walk out. Brian responded that it would be and the walk out would face the lodge. Tim then asked if it had been decided how the barn would be moved. Brian stated that the plan will be to lift and move the barn using two cranes. This method was preferable because it would not impact the wetland as the barn would be lifted over the wetland.

Brian then reviewed the changes to the plan that were requested by the Board.

Jack reviewed the submission list to ensure the application was complete. He noted two items that were incomplete on the plans. Section 10.5.2 and 10.5.7 require the plans to extend 200 feet beyond the subject property. The scale of the submitted plans did not allow for this. Jack suggested that the additional information was not pertinent to this case and that the Board should consider waiving the requirement.

John asked the Planning and Zoning Administrator if the applicant had received Special Exceptions from the Zoning Board of Adjustment. He stated that they had and that the Zoning Board had set conditions of moving the shed to include any fuel storage for the mowing equipment must be stored in approved containers.

Jack noted that the Conservation Commission had reviewed the project and recommended that the project be approved as it would move the barn out of the wetlands.

John moved to waive the 200 foot requirement for sections 10.5.2 and 10.5.7.

Jack seconded the motion.

John called for a vote and it passed unanimously.

John moved to accept the application as complete.

Jack seconded the motion.

John called for a vote and it passed unanimously.

John moved to approve the site plan review.

Jack seconded the motion.

John called for a vote and it passed unanimously.

Item 2: Acceptance of minutes from July/10/2014

Jack moved to approve the minutes as amended by John

Tim seconded the motion.

John called for a vote and it passed unanimously.

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Item 3: Workforce Housing Inventory and Report

The Board reviewed the rental statistics that Sam had gathered. Sam noted that there were many rentals that fit the criteria for workforce housing but they were being rented for below market value. Some were being rented to family and friends and some were being rented to long term tenants and the rent had not been increased. The Board agreed that these units should be noted in the report but as distinct from the Workforce Housing Stock Inventory.

Item 4: Zoning Amendments

The Board reviewed section 8.34.

8.34 Creation of Non-Conforming Lots with Existing Development by Special Exception. The creation of non- conforming lots with existing residences may be permitted as a Special Exception subject to the provisions of Section 10.40 and to the following requirements:

- A. The lot is already developed at the time of application.
- B. No lots are created.
- C. The criteria for lot size averaging set forth in Section 5.11 D. cannot be met.
- D. The acreage, frontage and other characteristics of the land separated from the developed non-conforming lot may not be used to satisfy the acreage or dimensional requirements for development or subdivision of any lot.

- E. All other dimensional requirements of this Ordinance are met to the extent reasonably feasible and practicable as determined by the Zoning Board of Adjustment.

John noted item B seemed at odds with the rest of the section and asked the rest of the Board if they had any insight into the purpose behind the section. Vicki stated that she believed that the intent was to allow a property that had more than one residence to be subdivided, even if the two lots would become nonconforming. She thought that the intent of B. was to prohibit the creation of nonconforming vacant lots. She suggested that the Board change the language to read: "No vacant lots are created". The Board agreed provisionally with her recommendation and agreed to the following language, which they will review before adding it to the proposed Zoning amendments for the 2015 Town meeting.

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- E. All other dimensional requirements of this Ordinance are met to the extent reasonably feasible and practicable as determined by the Zoning Board of Adjustment.

In reviewing the subdivision regulations and the Zoning Ordinance, John noticed that there was a difference in the definition of "dwelling unit" between the two documents. The Board discussed this for a few minutes but no decisions were made. John decided to table this until another meeting.

Item 5: New Business

Jay and Tim had attended the NHDOT meeting concerning the bridge between Lyme and East Thetford. They summarized for the Board the timeline for the temporary fixes so that the bridge will be reopened to two lanes and the permanent fix. The temporary fixes will occur over the fall of 2014. The bridge will then be reopened to two way traffic but

the 15 ton weight limit will remain in effect. The permanent fix will be scheduled to take place starting in 2022 and take two construction seasons to complete. During the construction seasons the bridge will be closed to all traffic.

Vicki brought up a concern that applicants were not submitting updated information for continued hearings in a timely manner. She felt that she did not have adequate time to review new material. John suggested that, at the time any continuance was granted, the Board give deadlines for receiving the new, updated plans and information. The Board agreed to this new procedure.

The meeting adjourned at 8:25 pm.

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