

Lyme Planning Board Minutes
August/28/2014

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; Sam Greene, Alternate

Members of the Public Present: Michael Whitman

Item 1: Michael Whitman came to talk to the Board about senior housing.

Michael is interested in creating senior housing in Lyme. He envisions a small neighborhood consisting of small houses placed on small lots all facing a common area. This neighborhood would be within walking distance of the Lyme common.

The Board discussed with Michael the Lot Size Averaging provision in the Zoning Ordinance. The Board felt that subdividing the right piece of property under this provision would allow him to create the type of neighborhood he envisions.

Item 2: Acceptance of minutes from August/14/2014

Vicki moved to accept the minutes as amended.

Tim seconded the motion.

John called for a vote and it passed unanimously.

Item 3: Curb Cut Inspections.

Ben Kilham had been performing curb cut inspections with the Road Agent, as his term had expired, a new member needed to be assigned the duty.

John moved to appoint Tim to perform Curb Cut Inspections.

Vicki seconded the motion.

John called for a vote and it passed unanimously.

Item 4: Zoning Ordinance

John stated that all proposed changes to the Zoning Ordinance should be completed by mid-November so that the Board could hold hearings well in advance of Town Meeting.

Section 8:34 The Board revisited the wording changes to ensure that the changes would accomplish what was envisioned with no unintended consequences.

Item 5: Subdivision Regulations

John had noted in the past that the definition of dwelling unit in the Subdivision regulation was different than in the Zoning Ordinance. The rest of the Board members agreed. The Board chose to use the definition in the Zoning Ordinance. This change will

be added to the list of changes that will be proposed to the Town at a public hearing. The time and date of the hearing has yet to be determined.

The Board discussed including a design review for major subdivisions. Vicki had passed out a copy of the design review for the Town of Hanover and has volunteered to adapt the language for Lyme.

The meeting adjourned at 8:20 pm.

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