

Lyme Planning Board Minutes
March/09/2015
Draft

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; C Jay Smith, Select Board Representative; Vicki Smith, Member; Ursula Slate, Member; Eric Furstenberg, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Freda Swan, Alternate

Members of the Public Present: Arend Tensen, Lauri Rich, Michelle Beane, Tor Torteson

John opened the meeting at 7:00 pm.

Item 1: Site Plan Review- Arend Tensen 18 East Thetford Rd (Tax map 403 Lot 54)

John disclosed that he owns a field that Mr. Tensen hays. He stated that he believed that he could be impartial but asked if anyone wished for him to withdraw. There being no issues raised about him sitting for this hearing, John opened the Review.

Arend explained his plans to move the existing farm stand building from the River Road property to the East Thetford Road property.

Vicki stated that in her opinion the submitted plan was not detailed enough. Arend passed out a new site plan with better detail.

Tim asked what the dimensions of the building were. Arend responded that it was 14' by 22'.

Vicki asked how many parking spaces were planned. Arend stated that there would be three. Vicki asked if he had considered placing the parking behind the building. This would shield the cars from the road. Arend said that he had not thought about this option. Vicki felt that the view from the road would be more pleasant if the cars were shielded by the farm stand.

Based on the discussion, John felt that the application was incomplete and asked the Board's opinion. The Board was in agreement, Vicki moved to deem the application incomplete. John seconded the motion and called for a vote. The motion passed unanimously.

John stated that the Board would be willing to continue the discussions in order to clarify with Arend the items that the Board would require in order to be able to accept the application.

Vicki noted that lighting should be addressed and that it should be sharp cutoff downcast lighting. She also suggested that if the parking were in front of the stand, it should be shielded from the road by landscaping.

John led the Board through the Site Plan Review submission items and discussed what items would be required and the items that the Board would consider waiving.

John noted that both the public present and a letter submitted were all positive and in support of the project.

John moved, and Vicki seconded, a motion to continue the hearing to April 23rd, 2015 at 7:00 pm. John called for a vote and the motion passed unanimously.

Item 2: Acceptance of minutes from March/26/2015

Vicki moved to accept the minutes as amended by John.
Tim seconded the motion.
John called for a vote and the motion passed unanimously.

Item 3: Subdivision Regulations.

John noted several definitions in the Subdivision Regulation were different than in the Zoning Ordinance. The Board decided to propose the following changes to the Subdivision Regulations to address that issue.

Section 2.23 the Definition of Lot. The word “only” will be removed from the first sentence:

”Shall mean a parcel of land occupied or to be occupied by ~~only~~ one principal building and the accessory buildings or uses customarily incidental to it.

Section 2.17 Dwelling Unit. The definitions differ between the Zoning Ordinance and the Subdivision Regulations. The Board discussed the differences between the two documents and decided that they should consider other definitions as well, no decision was reached, the board will consider a change after further review.

Section 2.42 Road Private. This definition will be changed from:

Shall mean a road that is built to town road specifications that remains under private use and ownership and is so recorded in deeds of all abutting lots.

To:

Shall mean a road that is built to subdivision road specifications that remains under private use and ownership and is so recorded in deeds of all abutting lots.

Section 2.43 Road, Service will be removed.

The following reference will be added to the beginning of section 2.

“Where terms used in these regulations are not defined in this section, their meaning may be defined in the Town of Lyme Zoning Ordinance. If not, undefined terms shall have their ordinary accepted meanings. “

Section 4.08 a new first paragraph will be inserted as follows:

New subdivision roads may be created only if they intersect with Route 10, High street, or Market Street from the common to Grant Brook.

The Meeting Adjourned at 9:05 pm.

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