

Lyme Planning Board Minutes
April/23/2015

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

John opened the meeting at 7:03 pm

Ursula was running late so John asked Eric to sit as a regular member until she arrived.

Item 1: Continuation Arend Tensen; Site Plan Review to move his farm stand from 100 River Road to his property at 18 East Thetford Road (Tax map 403 Lot 54).

The Board reviewed the outstanding requirements from the previous meeting. Mr. Tensen submitted a new site plan that included the location of the farm stand building and the parking area. He also added the location of the underground electrical line that would supply power to the building. The parking area was sized to accommodate four parking spots that are 10' X 20'.

Vicki asked about what type of lighting would be used. Mr. Tensen was unsure at this time. Vicki recommended to the Board that they require sharp cutoff style and downcast lighting as a condition of any approval.

Vicki asked if Mr. Tensen would require any additional signs. He was unsure at this time what he would need. He has two sandwich board signs that he currently uses at the River Road Property. So that he may continue to use these, Vicki suggested the Board approve the two additional sandwich board signs with up to 64 square feet per side in addition to the existing sign at the road. The sandwich board would be for advertising products for sale in the farm stand only.

John asked about grey water disposal from the sink in the stand. Mr. Tensen stated that they would not be running water to the building so disposal would not be necessary.

There were two outstanding items that had not been addressed: written comment from the Fire Chief and a letter from the State DOT approving the use of the driveway for the farm stand.

John noted that the abutters who commented were in support of the plan.

Vicki suggested that the Board could approve the Site Plan with the condition that if both letters were not submitted to the Zoning Administrator within 30 days that the approval would become void.

John moved to accept the application as complete.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

John moved to approve the Site Plan with the following conditions:

1: All new lighting will be sharp cut off and downcast design.

2: Letters of approval from the Lyme Fire Chief and from NH State DOT for the use of the driveway shall be submitted to the Zoning Administrator within 30 days of the approval or the approval will be invalidated.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Acceptance of minutes from April/09/2015

Vicki moved to accept the minutes as amended by John.

John seconded the motion.

John called for a vote and the motion passed unanimously.

Item 3: Other business

Tim reported on the Zoning Board's site visit for the Pinnacle Project that he and John had attended.

Item 4: Subdivision Regulations review.

The Board continued to review the definitions and have proposed the following revision to the definition of "Dwelling Unit":

Original text

2.17 Dwelling Unit

Shall mean a room or rooms arranged for use as a separate, independent housekeeping unit established for owner or guest occupancy or rental, containing cooking, living, sleeping and sanitary facilities.

Revised provisional text

2.17 Dwelling Unit

Shall mean a room or rooms arranged for use as a separate, independent housekeeping unit established for ~~owner or guest occupancy or rental~~, **non-transient occupancy**, containing cooking, living, sleeping and sanitary facilities.

The meeting adjourned at 9:04 pm.

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