

**Lyme Planning Board Minutes  
September 24, 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; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Freda Swan, Alternate; Eric Furstenberg, Alternate

Members of the Public Present: None

**Item 1: Acceptance of minutes from September/10/2015**

Vicki moved to approve the minutes as amended.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

**Item 2: New Business**

Vicki had talked to Chip Brown about the Pondview property. She had referred him to the Planning and Zoning Administrator to discuss the possibility of rebuilding and or expanding the apartments on the property. The Administrator confirmed that he had talked to Chip about possible ways to rebuild at the existing location and the possibilities for expansion.

**Item 3: Zoning Amendments.**

**Intent of conversions.**

The Zoning Board had requested that the Planning Board add an intent to the conversion section (4.46). John proposed the following:

The intent of 4.46 is to encourage the ongoing viability of Lyme's older buildings by allowing for their conversion to other uses.

The Board requested that the Planning and Zoning Administrator add this language to section 4.46 so that they could review it in its entirety at the October 8<sup>th</sup>, 2015 meeting.

**Driveway Definition.**

At the request of the Zoning Board of Adjustment, the Board is considering changing the requirement that a driveway may serve no more than two lots to a driveway may serve no more than two dwellings. This change would be consistent with 911 addressing guidelines requiring an access way be named as a private road when it serves greater than two dwellings. The Board spent considerable time discussing the implications of this proposed change.

The Planning and Zoning Administrator wanted to ensure that there was a clearly defined progression of access ways that would be enforceable and that change is made in such a way that it is consistent throughout the ordinance.

Vicki suggested that the next step in the progression would be a private road and should meet the criteria outlined in the Subdivision Regulations.

The Planning and Zoning Administrator expressed concern that the criteria for roads in the subdivision regulation, in his opinion, was convoluted and difficult to follow. He was also concerned that the criteria in the subdivision regulation may be too onerous for some applications. He suggested that if an access way currently served two dwellings and the first decided to add an accessory dwelling unit, upgrading the entire access way to the second original dwelling might be unreasonable.

Vicki felt that this is a safety issue and that if a property owner felt that the requirement was too restrictive for their situation, they could appeal to the Zoning Board.

John felt that this change could have many unintended consequences and felt that it would require more thought before the Board could recommend a change to the Town.

John asked the Planning and Zoning Administrator to review the road criteria from the Subdivision Regulations and rearrange it a way he felt was cleaner and then present it to the Board for their consideration.

The meeting adjourned at 8:47pm

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