

## **Lyme Planning Board Minutes May/12/2016**

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

Board Members Absent: Vicki Smith, Member; Amber Boland, Alternate; Freda Swan, Alternate

Members of the Public Present: Jeff Valence, Lyme School Principal

### **Item 1: Acceptance of minutes from April/28/2016**

John moved to approve the minutes as amended by Tim.

Eric seconded the motion.

John called for a vote and the motion passed unanimously.

### **Item 2: Workforce housing report.**

John asked for feedback on the draft report. Eric felt that the draft was choppy and suggested that the strengths and weakness paragraphs be moved to the beginning of the document. He also felt that the "Margin of Error" paragraph was confusing and that a "findings" section would be helpful. He agreed to do a re-write.

### **Item: 3: Lyme Common Review.**

Jeff Valence, the principal of the Lyme School, attended the meeting to discuss the school with the Planning Board. Jeff noted that currently the school has very little area left for parking. At the 2016 Town meeting the Town voted not to let the school expand its parking on to the Little Town Common. He stated that currently the Safety Committee and the Police Chief were working on ways to help the parking as well as the congestion of RT 10 during the peak student drop off and pick up times. The Board felt it would be a good idea to have Chief O'Keefe in to discuss his thoughts. David Robbins agreed to arrange that.

John asked about the capacity of the school, Jeff stated that it depends on several factors. The maximum is around 250 students if the distribution of students works out ideally. Jeff stated that the number of students in each class can have a big impact on overall capacity. As a class size reaches around 26 the school will split the class into two. This increases the number of classrooms needed, even though each classroom may not be filled. Under certain conditions, an increase to 230 students could conceivably necessitate using trailers.

John then asked about the current enrollment. Jeff responded that there were currently 210 K-8 students, or about 85% of maximum capacity. Eric asked whether the quality of the school might suffer from an increase of 15%. Jeff thought that could well be the case. There are also 94 students that go to area high schools as Lyme does not have its own

high school. Jeff noted that the cost of the tuition for the high school students is less than what it would cost for Lyme to have its own high school.

**Item 4: Zoning Amendments.**

The Board reviewed the current status of proposed zoning amendments.

- 1) The objectives of the conversion clause have been added to section 4:46. There has been discussions about further changes
- 2) The Town attorney's changes to Article 6:10, Sign Regulations were satisfactory to the Board.
- 3) The Board felt that the Town attorney's changes to Article 4.42, following the signing of SB 146 by the Governor needed clarification. SB 146 deals primarily with attached accessory dwellings and leaves the option of detached accessory dwellings up to the municipality. Since 4.42 deals with detached ADU's, the Board wondered whether it required any changes. David Robbins said he would get clarification from the lawyer.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.