

Lyme Planning Board Minutes
July/14/2016

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

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

Members of the Public Present: Ray Clark.

Item 1: Ray Clark on behalf of Jane Palmer applied to the Lyme Planning Board to (1) merge lots 10.1 and 13.1 on Tax map 410 (169 and 172 Baker Hill Road) in order to create a lot that will qualify for a lot size averaging subdivision to be used to (2) subdivide a .19 acre lot around and including the school house.

John appointed Amber to sit as a regular member.

The Board reviewed the application to ensure it was complete.

Waivers were requested for the following items:

Topographic map.
Conservation District Map, Size and Scale.
Soils map and septic test pit data.
Site survey map.
Sewage disposal.
Surface Water Runoff, Sedimentation, and Erosion.

The Board unanimously voted to accept the application as complete with the following items waived:

Topographic map: Due to the small size of the subdivided lot and the fact that no additional development has been planned, the Board concluded that having this information would have no substantial impact on the case.

Conservation District Map, Size and Scale: The maps submitted by the applicant provided enough detail for the Board.

Soils map and septic test pit data: There is no planned septic system and the Board will set a condition of the approval that there will be no on-site septic system.

Site survey map: The survey would not be needed as there are surveys from previous subdivisions. The provided maps give sufficient information.

Sewage disposal: There is no planned septic system and the Board will set a condition of the approval that there will be no on-site septic system.

Surface Water Runoff, Sedimentation, and Erosion: There are no plans to alter the land. The Board will set a condition prohibiting any change to the terrain of the property.

John asked if there was any discussion on the application for lot merger.

The Planning and Zoning Administrator stated that he had reviewed the two lots and found that the proposed merger would not create any zoning violations.

There were no questions from the Board.

John moved to approve the merger of Lots 10.1 and 13.1.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Now that the lot would qualify for a lot sized averaging subdivision, John opened the subdivision application for discussion. He asked Ray about parking for events at the school house. Ray noted that in the past parking was on the grass around the school house and along the side of Baker Hill Road. He also stated that Jane Palmer has asked to be informed of any events at the school house so that she can open her property for parking. John then asked about restroom facilities. Ray said that in the past they have brought in portable toilets and he believes that with any future events the historians would do the same.

John stated that section 5.11 D 1 states that the Board may approve reduced lot sizes in accordance with the master plan. He felt that approval of this subdivision is consistent with the objectives of the Historic and Cultural Resources chapter of the Lyme Master Plan. There was agreement from the other Board members.

John noted that section 5.11 D 4 requires that the Board designate an area at least equivalent to the reductions in lot size as open space. For this subdivision a minimum of 4.81 acres would need to be set aside. It was noted that the portion of lot 13.1 that is north of Bailey Hill Lane has only 4.09 acres and therefore was insufficient. Ray suggested adding the additional area from the nearest portion contiguous with and south of the newly subdivided lot. . He stated that he could have the surveyor add a boundary line to the plot plan. He felt that it would be easiest to just extend the line from the southern boundary line of the former lot 10.1. It may make the open space a larger than required.

John moved to approve the lot sized averaging subdivision with the following findings and conditions:

Findings:

Lot 10.1 has an effective lot size of 34.7 acres and 530 feet of road frontage.

Lot 13.1 has an effective lot size of 5.8 acres and 2,986 feet of road frontage.

The merger of lots 10.1 and 13.1 will not create any zoning violations.

The maximum number of lots that could be created in a conventional subdivision is two.

The subdivided lot will be .19 acres.

A minimum of 4.81 acres will be set aside for open space.

Conditions:

No on-site septic system will be allowed.

There will be no alteration of the subdivided property.

NH-DES shall approve or waive the approval of this subdivision within 90 days of this decision.

The open space will be a minimum of 4.81 acres and be shown on the final plot plan.

Amber seconded the motion.

John called for a vote and it passed unanimously.

After item 1 was completed, Board members had an informal discussion with Ray about the feasibility of converting existing houses into multi-unit housing with a maximum of 6 units. In his opinion as a builder, under the existing provisions it is economically feasible. He estimated that this type of conversion could be done for around \$100 per square foot or maybe even \$90. He said it provides an attractive option.

Item 2: Acceptance of minutes from June/ 23 /2016

John moved to approve the minutes as amended by Tim.

Jay seconded the motion.

John called for a vote and the motion passed unanimously.

Item 3: Zoning amendments.

The Board discussed Town Counsel's rationale for changing the accessory dwelling unit language. The Board feels that the lawyer is misinterpreting the new state law and would like a second opinion. John asked the Planning and Zoning Administrator to ask the lawyers at The Local Government Center to review the current language to see if they recommend any changes.

Item 4: Workforce housing Inventory and report.

The Board is satisfied with the report. The next task is to add the data to show how the Board reached its conclusions. Eric will provide this data.

Item 5: New Business

Jay noted that there are three establishments in Town that serve alcohol. All three have different closing hours. Some were set at Site Plan Review and others were never covered during review. Jay asked on behalf of the Select Board that the Site Plan Review Regulations be amended to include operating hours as part of Site Plan Review. The Select Board can then use these approved hours when submitting approval for the establishment's liquor license. The Board agreed that this would be an appropriate change and will add it to the list of changes for Site Plan Review.

The meeting adjourned at 9:00pm.

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