

Lyme Planning Board Minutes
June/22/2017

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

Board Members Absent: David Roby, Jr Alternate.

Members of the Public Present: Lynore Bolton, Carola Lea, Rich Brown, Patty Jenks, Liz Ryan Cole, Bob Rufsvold, Sue Mackenzie.

Item 1: Acceptance of minutes from June/22/2017

Tim corrected a spelling error on page one.

John moved to approve the minutes with Tim's correction.

Vicki seconded the motion.

Four members voted to approve the minutes, with Jay abstaining as he was not present at the meeting.

Item 2: Thomas and Kathryn Green-- Merger of lots 4 and 7 on tax map 406.

The Planning and Zoning Administrator presented to the Board an application for merger of lots from Thomas and Kathryn Green. They have requested that lots 4 and 7 on tax map 406 be merged into one lot. The Planning and Zoning Administrator had reviewed the proposed merger and found that it would not create any zoning violations.

Vicki asked if there would be any issues with the access to lot # 5 that crosses lot 7. The Planning and Zoning Administrator felt that there wouldn't be any.

John asked if there were any other questions. There were none.

Vicki moved approve the merger of lots 4 and 7 on tax map 406.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Item 3: Master Plan Housing Chapter.

John noted that the majority of the public present were interested in the Housing Chapter, mostly in regards to senior housing.

John explained to the members of the public that the Board had decided to hold three forums starting in the early fall to discuss housing issues for seniors, millennials, and families. With each of these groups the forums will discuss low income housing and multi-family housing.

John asked Vicki if she has been able to talk to her contacts about presenting at the forums. Vicki responded that she had been talking with Twin Pines Housing Trust.

Carola Lea suggested several contacts that Vicki could ask to present at the forums.

Patty Jenks offered the services of Community Care to help in anyway it could. Vicki stated that the Board could always use help in getting the word out to the community.

Item 4: Proposed Zoning Amendments.

John read through a list of proposed changes from various sources including the Zoning Board and the Planning and Zoning Administrator that had not been addressed last year.

Section 5.21 -- Building Heights.

The section states the highest point cannot be over 35' feet. In many cases this could be a chimney that is well above the roofline. This can cause the roofline to have to be lowered not allowing a property owner to take advantage of the full height. The Board concluded that it would be advisable to discuss this with the Fire Chief to see if changing the point of measurement to the roofline would cause any issues for the fire department.

The Planning and Zoning Administrator noted that by special exception and approval by the Fire Chief the height could be increased without limit. John wanted to make sure that there was some kind of definite limit, regardless of the fire issue. The Board decided that this issue needs more discussions that would include the Fire Chief.

Rentals.

The Fire Department would like to be able to conduct inspections of all rental units in Lyme. At this time there is no comprehensive list of rentals. It has been suggested that an amendment to the Zoning Ordinance be made to require that all rental units be registered with the Town. Vicki stated that she believed that this type of ordinance would be more appropriately administered by the Select Board and not through the Zoning Ordinance. The rest of the Board agreed.

Agricultural Soils.

There are some cases where lots have been subdivided, where the amount of developable soils allowed for each lot is not well defined by the ordinance. Because the ordinance calls for a ten year limit, the Board has decided that this issue can be resolved by defining building envelopes at the time of subdivision where the only practical location for a dwelling is on Agricultural Soils.

Site Plan Review.

Hours of Operation.

The Select Board has asked that hours of operation for all businesses be included as a requirement for Site Plan Review. The Planning Board has no issues with this request and will add it to the regulations.

Lighting.

Vicki had provided some lighting regulations for the Board to review. Vicki said that she would be willing to give the Board new documents to review.

Item 5: New Business

The Board discussed procedure for the Holt's Ledge LLC case that had been remanded back to the Planning Board from the Zoning Board. John encouraged the Board members to read the sections of the ordinance that were remanded back for further consideration. (8.12, 8.13, 8.27, and 4.46)

John suggested that if any Board member had any legal questions for Town Counsel they should send them to the Planning and Zoning Administrator and he would forward them to counsel.

The Board concluded that they wish to have Town Counsel present during the hearing. John asked the Planning and Zoning Administrator to ask Town Counsel to attend.

Then meeting adjourned at 9:54 pm.

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