

Lyme Planning Board Minutes
3/11/2021

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Vicki Smith, Member; Eric Furstenberg, Member; David Van Wie, Alternate; Rich Brown, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Ben Kilham, Select Board Representative; Richard Menge, Alternate

Members of the Public Present: Harry Glass, Phil Pochoda, Rusty Keith, John Biglow

Item 1: Russ, Fehskens/Burlison Revocation of approved lot line adjustment.

David Russ, Eileen Fehskens and Brett Burlison, Teresa Burlison have requested the Lyme Planning Board reverse the approval of a lot line adjustment dated January 14, 2021, between their lots 60.3 and 60.4 on tax map 407.

John appointed Rich Brown to sit as a regular member.

David Russ stated that he had recently sold his house and the buyers wished to keep the boundary as it is now. The Burlisons were also satisfied with the current boundary.

John asked if the Board members had any questions or issues that needed to be discussed.

Eric asked about the process. The Planning and Zoning Administrator noted that he had contacted Town Counsel and because the plan and the Boards decision had not been recorded, the Board could vote to revoke the decision without following the procedure outlined in RSA 676:4-a. The January 14th, 2021 decision plus the plat and the decision to revoke the January decision would be filed in the Town offices but not recorded with the county.

There being no further questions or discussion, John moved at the original applicants' request, to revoke the Planning Boards January 14th, 2021 decision to approve the lot line adjustment between David Russ, Eileen Fehskens and Brett Burlison, Teresa Burlison. Vicki seconded the motion.

John called for a roll call vote and the motion passed unanimously.

Item 2: Acceptance of minutes from 2/25/2021

John noted several minor corrections to the minutes. He then asked if the Board had anything else, Tim, Rich Brown and Eric also had several minor corrections.

John moved to approve the minutes with corrections from Tim, Rich, Eric and himself. Rich seconded the motion.

John called for a roll call vote. Vicki abstained as she was not at the meeting. The remainder of the Board voted to approve.

Item 3) Lyme Commercial District Buildout.

The Board discussed some of the parameters for the buildout.

If a lot is partially within the district then the districts rules would apply for the entire lot; The exception would be for the lots that abut Shoestrap Rd and Preston Ln. The Board felt that those two roads were not capable of supporting traffic for a commercial or large residential development.

The Board wanted to know if there were easements that affected the lots within the district and lots to the north and south along Rt 10.

Vicki believed that the Board should not only consider Senior Housing options in this district but also other forms of housing including workforce housing during their review.

Item 4) New Business

John noted that the Senior Housing Zoning Amendment had been approved by the voters earlier in the week. He asked that the Board to review the Site Plan Review regulations to see if the Board members believed that the regulations needed to be amended to accommodate review of Senior Housing projects.

Having no further business, the Board adjourned at 8:10 pm.

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