

Lyme Planning Board Minutes
3/25/2021

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

Board Members Absent: Ben Kilham, Select Board Representative; Vicki Smith, Member; Alternate; David Van Wie;

Members of the Public Present: Judy Brotman, Walter Swift, Robert Seelig

Item 1: LymeFiber LLC has applied to the Lyme Planning Board for a Final Site Plan Review to provide the area around the Lyme Common with free public Wi-Fi.

Rich Brown, noting his association with LymeFiber, stated he would recuse himself. John appointed Rich Menge to sit as a regular member.

John asked Walter if he had any additional information he wished to present to the Board. He stated he did not at this time.

John reviewed the checklist with the Board to ensure the application was complete. He noted that a majority of the requirements were not applicable to this application. The proposed project was to install three small antennas around the Common on existing buildings. There would be no changes to the land or the construction of any structures.

When he completed the checklist, he asked the Board if they had any questions regarding the waived items. There were none. He then moved to deem the application as complete. Eric seconded the motion.

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

John noted the letter from the Lyme Police Chief stated that he had no objections to the plan as long as if any problems or issues are encountered then this would mean the project should be reviewed again.

John, stated that the Board should add a condition that if any issues arise from people using the public wi-fi, then the Board will require that the Site Plan Review be re-opened to address the issue.

John asked the Board if they had any questions. Rich Menge asked about the table on last page of the application documents. Walter explained that he was asked by the Board to show the coverage area for the Converse Free Library. The table represented the up and download speeds at the locations noted on the map. Walter noted that the intended upload and download speeds for the Lyme Common would be 5 Mbps up and down. Rich Menge also asked if the Board could enforce a condition of reopening the site plan if

there were issues. Both the Board Chair and the Planning and Zoning Administrator stated that they could.

Eric asked if LymeFiber had any written agreement with the property owners for the use of their buildings and the power for the equipment.

Walter stated that they have no formal agreements with the property owners. None of the landowners have asked for one. He felt that if there was an issue, they could always move the antenna to a new location. In order to maintain the system, Walter would like to have easements that would allow access to the building for LymeFiber.

John asked the members of the public if they had any comments.
There were none.

John moved to approve the site plan with the following findings and condition:

Findings:

LymeFiber LLC will provide 100' x 1000' wi-fi access on the Common.
Designed for wi-fi usage - not a primary cell phone facility although cell service accessible through wi-fi calling.
There will be no charge for access.
Costs borne by LymeFiber LLC - no cost to Town.
Requires acceptance of usage terms by user, "Splash Page" would allow links to Town Site, businesses, etc.
Modest speeds, service will be throttled if capacity is too high.
Privacy for each connection - no crosstalk with other users.
Hotspots located on three buildings (face mounted - no poles)
Lyme Inn (east side of the Common), Country Store (North side of the Common), 2 East Thetford Rd (west side of the Common)
Operates on existing LymeFiber infrastructure
Owned controlled, and supported by LymeFiber LLC
No technical obstacles for installation.
Antenna is about 15" X 7 1/2" X 2 1/2" and mounts flush to an exterior wall.

Condition:

If the Board receives any complaints due to issues arising from the public Wi-fi provided by LymeFiber LLC, the Board reserves the right to re-open the Site Plan Review and revise conditions or revoke approval in order to remedy the issues.

Tim seconded the motion.

John called for a rollcall vote and the motion passed unanimously.

Item 2: Acceptance of minutes from 3/11/2021

John asked the Board if there was any discussion.

There being none, he moved to approve the minutes.

Eric seconded the motion.

John called for a rollcall vote and the motion passed unanimously, with Rich Menge abstaining as he had not been at the meeting.

Item 3: Lyme Commercial District Buildout.

The Planning and Zoning Administrator gave an update on his progress with the buildout. He had been working on the lot calculations and a determination as to a practical number of subdivided lots that could be created for each lot. He also noted that unlike the Lyme Common Buildout, it was his belief that septic disposal would not be a limiting factor for the Commercial District.

Item 4: Review of Site Plan Review Regulations in reference to the new Senior Housing Article.

Vicki Smith had submitted the following comments:

11.1.7 by adding, “or as stated in Article XI Affordable Housing and Article XIII Senior Housing”.

We should discuss:

Appendix A Parking Standards. Do we want to add a special parking requirement for Senior Housing that would be less than the stated spaces for residential units by type? Most senior developments require fewer spaces. But, in that this amendment presumes an independent senior population who would be auto dependent (since there are not organized shuttle bus runs to the grocery store) it is probably best to leave the parking requirements as is.

Tim and Eric also noted that Section 3.2 and Article IV should be amended to include references to Senior Housing.

Item 5: Master Plan Energy Chapter.

Rich Brown stated that the Energy Committee had a draft chapter and he would forward it to the Administrator to be forwarded to the Board members for review.

The meeting adjourned at 8:23 pm.

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.