

**Town of Lyme
Planning Board
1 High Street, P.O. Box 126
Lyme, NH 03768
Telephone: 795-2661 Fax: 795-4637**

**PLANNING BOARD AGENDA
Thursday, January 10, 2019**

The Lyme Planning Board will meet on Thursday, January 10, 2019 at **7:00 PM** at the Municipal Offices at 1 High Street to consider the following items:

Item 1) Public hearing to discuss a proposed zoning amendment for the 2019 Town meeting.

Item 2) Approve the minutes from December 27th, 2018

Item 3) Appointment to the Lyme Zoning Board of Adjustment.

Item 4) New Business.

Respectfully Submitted,

David A Robbins
Planning and Zoning Administrator

Lot Size Averaging Draft Zoning Amendment:

5.11.D

3. Lot sizes, frontage, setbacks, **lot width, building footprint, lot coverage and floor area** shall be determined by the Planning Board based on the character of the land and neighborhood; the adequacy of the soils to support on-site wastewater disposal and wells; safety of access and traffic circulation; and other issues relating to the future use and enjoyment of the property. The setbacks from abutting properties, not part of the application, shall not be reduced. **Using the same criteria, the Planning Board may allow the following in the Rural, East Lyme and Mountain and Forest Districts:**

Maximum building footprint of up to 2,500 s.f.

Maximum lot coverage of up to 4,500 s.f.

Maximum gross floor area of up to 3,000 s.f.

Road setbacks may be reduced only when on an internal subdivision road approved by the Planning Board as part of the subdivision application. When frontage requirements are reduced, the Planning Board may require shared driveways.

5.14 Building Footprint. The maximum building footprint shall be a percentage of lot size as provided in Table 5.1, or as follows, whichever is smaller:

- A. shall not exceed 4,500 square feet in Lyme Center and Lyme Common, except for the Lyme Public school;
- B. shall not exceed 7,000 square feet in the other districts, other than buildings in the Commercial District and those used in conjunction with Skiing Facilities in the Skiway District;
- C. agricultural structures in the Rural, East Lyme and Mountain & Forest Districts shall not exceed 10,000 square feet except as otherwise permitted as a special exception (section 10.40) and in connection with Section 4.64 B; and
- D. except as otherwise permitted by special exception in connection with ~~lot size averaging subdivisions (Section 5.11);~~ planned development (Section 4.49); and expansion of any lawful non-conforming structure in existence when this ordinance was passed (section 8.25).

5.15 Maximum Lot Coverage. The maximum lot coverage shall be a percentage of lot size as provided in Table 5.1, or as follows, whichever is smaller:

- A. shall not exceed 6,000 square feet in Lyme Center and Lyme Common, except for the Lyme Public School;
- B. shall not exceed 26,000 square feet per lot size averaged lot in the Commercial District;
- C. shall not exceed 26,000 square feet in the other districts. Driveways do not apply in calculating lot coverage in the Rural, East Lyme and Mountain & Forest Districts;
- D. lot coverage limitations shall not apply to Skiing Facilities Use in the Skiway District;
- E. except as otherwise permitted by special exception for ~~lot size averaging subdivisions (section 5.11 D)~~; planned developments (section 4.49); and expansion of any lawful non-conforming structure in existence when this ordinance was passed (section 8.25); and
- F. except as otherwise permitted by waiver under NH RSA 674:32 a-c for agricultural structures.