

**Lyme Planning Board Minutes  
January/24/2013**

Board Members and Staff Present: David Roby, Chair; John Stadler, Vice Chair; Simon Carr, Select Board Representative; Vicki Smith, Member; Tim Cook, Member; David Robbins, Planning and Zoning Administrator

Board Members Absent: Freda Swan, Alternate; Ben Kilham, Alternate; Sam Greene, Alternate; Jack Elliott, Alternate

Members of the Public Present: Walter Swift

Chairman Roby opened the public hearing at 7:00 pm.

The hearing on the zoning amendment to allow retail use as an accessory use was withdrawn and rescheduled for February 5<sup>th</sup> 2013.

**Item 1: Public hearing on proposed zoning amendments.**

There was no public present and no comments were submitted to the Planning and Zoning Administrator.

Vicki moved to approve the proposed amendment as written and send it to the Town Clerk to be placed on the ballot for Town Meeting.

Simon seconded the motion

Chairman Roby called for a vote

The motion passed unanimously.

Chairman Roby closed the public hearing and opened the public meeting.

**Item 2: Discussion of the wording for the amendment to allow retail use as an accessory use.**

The Board discussed the proposed wording from Town Counsel and changes suggested by Colin Robinson. Walter Swift, a member of the Lyme Zoning Board of Adjustment also provided comment.

The Board agreed to the following language:

Add the following footnote to table 4.1 to allow retail use as an accessory use in all districts.

The retail sales of products resulting from accessory use are permitted in these districts.

Change the definition of “accessory building, structure or use” to:

ACCESSORY BUILDING, STRUCTURE OR USE. A building, structure, or use subordinate and customarily incidental to the principal building on, or principal or permitted use of, the same lot. This will include telecommunication facilities.

### **Item 3: Acceptance of minutes from January 10<sup>th</sup>, 2013 and December 13, 2012**

Vicki moved to accept the minutes from January 10<sup>th</sup> with minor revisions.  
John seconded the motion.  
The motion passed unanimously.

Vicki moved to accept the minutes from December 13<sup>th</sup> with minor revisions.  
Simon seconded the motion.  
The motion passed unanimously.

### **Item 4: New Business**

John wrote a draft document stating the Boards position on the petitioned zoning amendment for “Conservation Neighborhoods” David Roby and John were appointed to a subcommittee to further revise this document. The Board will take up the discussions of the content at the February 5<sup>th</sup> meeting, after the Public Hearing closes.

The Board discussed holding a public hearing on the Master Plan before Town Meeting.

It was decided that due to turn over of Board members in March, it was not an appropriate time to try to approve the plan.

The February schedule was discussed and is tentatively set as follows:

February 5<sup>th</sup> 2013

- Public Hearing on the zoning amendment discussed in Item 2
- Discussion on the Boards position on Conservation Neighborhoods.

February 14<sup>th</sup>, 2013

- Dowd’s Inn Site Plan review, pending application

February 28<sup>th</sup>, 2013

- Discussion on the Boards position on Conservation Neighborhoods (if needed)
- Any new business

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