

**Lyme Planning Board Minutes  
February/08/2018**

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 Roby, Jr. Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: None.

Members of the Public Present: Rich Brown, David Roby Sr.

**Item 1: Acceptance of minutes from January/18/2018**

John moved to approve the minutes as amended by the Board.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

**Item 2: Planning Goals for 2018.**

The board discussed what goals they wanted to set for themselves in 2018.

**Master Plan Housing Chapter and Senior Housing Article.**

After some discussion, the Board concluded that they would continue work on the housing chapter of the Master Plan and the senior housing article for the zoning ordinance.

John said that Community Care of Lyme had done two surveys that he was aware of. He asked the Planning and Zoning Administrator to request copies of the results. He thought the information might be useful for the housing chapter and the senior housing article.

Vicki suggested that in going forward with the housing chapter it would be helpful to start with an outline. Once the major points were identified, they could be expanded upon with the pertinent information.

While the funds would not be available until the budget was approved at Town Meeting the Board agreed the Planning and Zoning Administrator should contact the Upper Valley Lake Sunapee Regional Planning Commission to let them know that the Board intended to go forward with the proposed buildout analysis.

**Subdivision Regulations.**

Earlier in 2017, Vicki, had provided the Board with information on Hanover's design review process for their Subdivision Regulations. John suggested that the Board continue their considerations of this matter.

John reminded the Board that the change to the dwelling unit definition in the zoning ordinance passed at the 2017 Town Meeting. The Board could now go forward and make the same change in the Subdivision Regulations for consistency.

**Zoning Ordinance.**

He noted that Rusty Keith and Sue Mackenzie had inquired about the possibility of relaxing the zoning regulations for areas containing locally recognized agricultural soils. He thought the Board should look into it. Vicki said she would contact people with expertise in this area that could provide feedback.

**Site Plan Review.**

Earlier in 2017, Vicki had submitted some sample lighting regulations. The Board had started reviewing them to see if any made sense for Lyme and would continue to do so.

**New Business: Letter to the Lyme Community Development Committee.**

After meeting with the LCDC at the previous meeting, the Board had said they would reflect on what had been discussed and get back to them with the Board's thoughts, especially concerning the Master Plan and the Visioning process. The consensus of the Board is that RSA 674:1-4 assigns this task to the Planning Board and that it is inappropriate for the LCDC to either assume that role or unreasonably impose on it.

Most of the members had worked on draft letters to the LCDC, John wrote a version that attempted to express a consensus of the Board. The Board suggested changes to that letter. John took the edits and would make the changes and then send the final letter to the Planning and Zoning Administrator to be sent to the Chair of the LCDC.

**The meeting adjourned at 8:47 pm.**

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