

**Lyme Planning Board Minutes
March/22/2018**

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Rusty Keith, Select Board Representative; Vicki Smith, Member; Amber Boland Alternate; David Roby, Jr. Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Eric Furstenberg, Member;

Members of the Public Present: Kevin Sahr, Select Board Member.

Item 1: Election of Officers.

John appointed David Roby Jr. to sit as a regular member.

Vicki moved to elect John Stadler as the Chair and Tim Cook as the Vice-Chair.

Rusty seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Acceptance of minutes from February/22/2018

Vicki moved to approve the minutes as amended.

John seconded the motion.

John called for a vote and the motion passed unanimously.

Item 3: Master Plan, Housing Chapter.

John asked the Board if the Master Plan Housing Chapter and the Senior Housing Zoning Section were still top priorities with the Board. The Board members confirmed that they wished to continue working on both.

The Board started discussions as to the process they would use going forward to create the new chapter. This led to the Board expressing concerns about the Lyme Community Development Committee (LCDC). Based on the presentation at Town Meeting and the video of the meeting on March 14th, 2018, Board members felt that the LCDC is continuing to try to take over functions of the Planning Board that are assigned to the Board by Statute. The Board was also concerned with derogatory remarks about the Planning Board made by a Select Board Member at that meeting. It was also noted that the members of the public at that same meeting were concerned with the direction that committee was taking.

Rusty stated that he had not seen the video but felt that the work of the LCDC was important. He also noted that the committee charge had changed and the make-up of the LCDC now included a Planning Board Member. John responded that even though the

charge had changed, no one had contacted the Planning Board about it. Vicki noted that she would like to attend the meetings, but worked on the nights they meet.

There was ongoing concern that even though the charge had been modified, the committee was still continuing in the same direction.

Other than Rusty, the Board expressed concern with the committee's continued insistence on leading a Vision for the Town. The Board noted that focusing only on the revenue side rather than on net impact of development results in unbalanced information and a continued bias towards development. They felt that while this bias may reflect one point of view, it's only one view. The Visioning process for the Town needs to be as neutral as possible.

Vicki and John both expressed concern that the Chairman of the Committee was pushing for the use of the Arnett Group as their consultant, at least until the members of the public at the 3-14-18 meeting insisted that a steering sub-committee be created to draft an RFP and solicit bids. The Planning and Zoning Administrator noted that the Arnett Group had provided testimony at the Zoning Board and Planning Board hearings for the Pinnacle Project, and questioned if they may have a conflict of interest.

Kevin Sahr, the new Select Board member stated that he felt that there was some friction and would be willing to act as a facilitator to help discover if there might be common ground between the Board and the LCDC. He believed that the LCDC was putting a lot of time and effort into their work, but if there was not enough buy-in from the Town or other boards their work would be wasted.

Kevin asked the Board to come up with ideas that would allow the Planning Board to work with the LCDC. He would write them on the white board and then they could rank the issues to determine which were most important. The Board unanimously said it wanted to work with the LCDC.

The Board ranked the following ideas as the most important:

1. Eliminate redundancy with Visioning which shall remain within PB
2. LCDC provides research and input into Master Plan via SB & PB
3. LCDC needs more scoping and definition by SB and PB
4. Acknowledge charge as described in #3, understand clearer roles and responsibilities
5. LCDC and PB should conduct joint meetings on regular schedule
6. LCDC shouldn't be schedule driven

Kevin felt that the Select Board needed to review the Planning Boards concerns and solutions and help repair the process the Select Board set in motion. He and Rusty will bring this new information back to the Select Board.

Vicki passed around an outline of the sections of the new Housing chapter that she is currently working on. She wanted to make sure that it would be acceptable to the rest of the board. The Board reviewed her outline, made suggestions and recommended that she continue moving forward.

Item 4: Senior Housing Article.

Other than to confirm that this is a priority, the Board did not address the article at this time.

Item 5: New Business

In response to the Select Board's request to review the locally important Agricultural Soils protected under the Agricultural Soils Conservation District, Vicki had contacted Ray Lobdell. Mr. Lobdell provided her with a proposal to review the soil classifications, write a report and attend a Planning Board meeting to present the report. The cost would be just over \$700.

Vicki noted that Mr. Lobdell had worked on the original soil survey for Grafton County and was one of the most knowledgeable soil scientists in regards to the soils in the county. The consensus of the Board was that the report would be very helpful and that they would like to go forward with Mr. Lobdell's proposal.

John noted that the Select Board would need to provide funding. Vicki gave the proposal to Rusty so that he could present it to the Select Board for funding.

During the Board's discussions, it was noted that the Energy Chapter of the Master Plan was most likely out of date and should be reviewed for updates. John suggested that the Board meet with the Energy Committee to see if they would be willing to help update the chapter.

The meeting adjourned at 9:37 pm.

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