

**Lyme Planning Board Minutes**  
**7/25/2019**

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Kevin Sahr, Select Board Representative; Vicki Smith, Member; David Van Wie, Alternate; Rich Brown, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Eric Furstenberg, Member; David Roby, Jr., Alternate;

Members of the Public Present: None

**Item 1:** Continuation of Carola Lea - Minor Subdivision to divide the un-conserved portion of the lot containing the house from the conserved portion of the land on her property at 522 River Road, Tax map 404 Lot 16.

John opened the hearing. The Planning and Zoning Administrator stated that the applicant had requested the Board continue the hearing to August 8<sup>th</sup>, 2019 at 7pm. John moved to continue the hearing. Vicki seconded the motion. John called for a vote and the motion passed unanimously.

**Item 2: Acceptance of minutes from 7/11/2019**

John moved to approve the minutes as amended by Rich and Tim.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

**Item 3: Lyme Common Build Out.**

David Van Wie and Rich Brown expressed uncertainty about the process being used to determine each property's additional capacity. Rather than taking the time to detail the method in today's meeting, the board agreed the final report would describe the steps used to arrive at the build out results.

The Board continued their work on the build out of the Lyme Common District, completing their review of the individual properties. Chairman Stadler and the Zoning Administrator would work on tallying the counts and writing a summary.

**Item 4: Hazard Mitigation Plan Update – Planning Board Action Items.**

The Board discussed each item and have responded as noted below:

Item 0-8 Advise the public about local flood hazard insurance and flood protection measures via NFIP brochures. --The Planning and Zoning Administrator will obtain and make available the NFIP Brochures.

Item 0-9 Building in a flood zone. – Lyme has a flood plain development ordinance that prohibits building in the flood zone. New construction is monitored by the Planning and Zoning Administrator to ensure compliance.

Item 0-13. Water Resources for new structures. The Planning Board requires major subdivisions to provide water resources in the form of fire ponds and cisterns. The Board does not have the authority to require them for individual structures. The Planning and Zoning Administrator will continue to work with the Fire Dept. to add new fire ponds.

Item 0-16. Deforestation. Section 4.50 of the Zoning Ordinance addresses best management practices for forestry.

Item 1-3. Master Plan update. The Planning Board will review the Hazard Mitigation chapter of the Master Plan and the Hazard mitigation plan and consider related changes to the Master Plan.

Item 1-4 Building Inspector. The Board concluded that having a Building Inspector would fall under the jurisdiction of the Select Board and therefore should defer this issue to the Select Board.

Item 3-2 CIP to include hazard mitigation strategies. Under the direction of the Select Board, the Planning Board has not recently updated the CIP. The Board asked the Select Board representative if the current Select Board would like the Planning Board to update the CIP and add mitigation strategies to it. The representative stated that he would speak to the Select Board and report back.

#### **Item 5: New Business**

Pinnacle Project Appeal.

The Planning and Zoning Administrator noted that the Pinnacle Project had appealed the Board's decision to Grafton County Superior Court under RSA 677:15, concerning their subdivision approval. In addition the Board has been scheduled to meet with the Pinnacle Project and their attorney on August 22<sup>th</sup>, 2019 at 7:00pm. The Board was asked to meet with Town Counsel in a non-public meeting starting at 6:30.

The Meeting adjourned at 8:50 pm.

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