

**Lyme Planning Board Minutes**  
**5/13/2021**  
Draft

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Eric Furstenberg, Member; Rich Brown, Alternate; Rich Menge, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Ben Kilham, Select Board Representative; Vicki Smith, Member; David Van Wie, Alternate;

Members of the Public Present: None.

**Item 1: Acceptance of minutes from 4/22/2021**

John appointed Rich Brown to sit as a regular member for the approval of the minutes.

John asked if there were any corrections. Eric had minor corrections.

John moved to approve the minutes as amended by Eric.

Rich Brown seconded the motion.

The minutes were approved unanimously by a roll call vote.

**Item 2:** Zoning Board Chair, Frank Bowles, request to appoint Helena Witte as an alternate to the Zoning Board.

John appointed Rich Menge to sit as a regular member.

John asked if there was any discussion, noting that the Zoning Board Chair had recommended her. Tim noted that he had met her and believed she would be a good addition to the Board. The Planning and Zoning Administrator stated that he had worked with her on a new barn she was constructing and also felt that she would be a good member of the Zoning Board.

There was no further discussion.

John moved to appoint Helena Witte for a 3-year term on the Zoning Board of Adjustment.

Eric seconded the motion.

The nomination was approved unanimously by a roll call vote.

**Item 3: Master Plan Energy Chapter Review.**

The Board discussed the recommendations and wanted to ensure that the recommendations were actionable and had Board support. There were several recommendations that the Board had questions about. John volunteered to send those question back to the Energy Committee through their chairperson.

**Item 4: Discussion of Amendments to Zoning to make it easier for property owners to construct solar energy systems.**

Vicki Smith had provided the Board with proposed language and discussion items to talk about how the Board could propose changes to the Zoning Ordinance to define solar energy as a use. During the discussions, the Board identified the following issues that they felt needed to be addressed:

Height restrictions of roof mounted systems.  
Construction of systems in the setbacks.  
Ground mounted systems in Conservation Districts.  
Electricity generation from solar as a principle use on the property.

**Item 5: Lyme Commercial District Build Out Analysis.**

John asked if the Board had any questions about the data provided at the previous meeting. There were none, but Tim noted that it may be helpful for the Board members to walk along Rt 10 and familiarize themselves with the area.

The Board decided to meet at the old Maxfield's parking lot on Thursday May 20, 2021 at 5:30 pm to look at the district from Rt 10.

John asked if anyone had any new business. There being none, he accepted and seconded a motion from Rich Brown to adjourn. The meeting ended at 8:26 pm.

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