

**Lyme Planning Board Minutes**  
**5/27/2021**

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

Board Members Absent: Ben Kilham, Select Board Representative;

Members of the Public Present: None.

**Item 1: Acceptance of minutes from 5/13/2021**

John asked if there were any amendments to the minutes from 05/13/21.

Tim suggested a minor change for clarification to Item 3.

John moved to approve the minutes as amended by Tim.

Vicki seconded the motion.

John called for a rollcall vote.

The motion passed unanimously with Vicki abstaining as she had not attended the meeting.

**Item 2: Energy Chapter – Master Plan.**

The Board continued their review of the chapter by going over the recommendations and answers from Jim Nourse, Energy Committee Chair, in regards to the Boards previous questions. They reviewed the recommendations and suggested that some of the additional information provided by Mr. Nourse be added to the body of the chapter. John stated that he would communicate back to Mr. Nourse.

**Item 3: Discussion of solar energy generation as a principle and accessory use.**

The Board discussed the two types of installations that they believe need to be addressed by the ordinance: roof mounted and ground mounted systems. They also discussed the use of the systems. Electricity generation as an accessory use to the property versus generation as a primary use. The Board had a short discussion as to where the individual members believed it was appropriate to locate systems.

**Item 4: Lyme Commercial District Buildout.**

John noted that many of the members met on May 20<sup>th</sup>, 2021 for a visit to the Commercial District. He felt it was helpful to be able to see for himself the areas shown on the maps provided by the Zoning Administrator. The Zoning Administrator asked what were the next steps the Board wished to take for the analysis. Rich Menge asked what was the goal of the analysis. John replied that the Board had been asked by members of the public to look at other areas of the Town to try to determine the viability of Senior Housing in other zoning districts.

The Board concluded that determining the number of new units that could be created was the next step. The Planning and Zoning Administrator asked the Board what they felt

would be appropriate sizes for units. As it was getting late, John suggested that the members consider the question of unit sizes and resume discussion at the next meeting.

At 8:54 pm John moved to adjourn. Vicki seconded to motion. The Board voted by rollcall to unanimously to approve the motion.

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