

Lyme Planning Board Minutes
9/23/2021

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

Alternate member Rich Menge joined via phone.

Board Members Absent: Ben Kilham, Select Board Representative;

John noted that since it was the Select Board representative who was absent, he could not appoint an alternate to sit for him.

Members of the Public Present: Jacob Burgess.

Item 1: Minor Subdivision Hearing -- Robert Seelig, 145 Acorn Hill tax map 408 lot 67.

Surveyor Jacob Burgess represented Mr. Seelig for the hearing. He gave the Board an overview of the subdivision. The applicant wanted to subdivide a single 7.59-acre lot leaving the parent lot with approximately 60 acres.

Tim worked through the checklist. The Board made the following waivers and corrections:

Lot 48.1 on tax map 408 had sold recently and the owner information needs to be updated. The Planning and Zoning Administrator noted that the Notice Letter was sent to the correct address.

The Board waived the full perimeter survey as it was clear that the remainder lot had plenty of road frontage and acreage remaining to be a conforming lot.

The Board noted that the plan did not include a proposed driveway, test pits or show the water drainage.

Mr. Burgess is a licensed septic designer and stated that he believed, based on the soil type, the intended location of the residence was in an area that would perc. The soil type was included in the Agricultural Soils Conservation District and development would require approval from the Zoning Board of Adjustment.

The Board asked for a note to be placed on the plan stating that a state approved septic system and Zoning Board of Adjustment approval for development on Agricultural soils would be required before the lot could be developed for residential use.

The plans shall be modified to include the proposed driveway and show the existing and proposed drainage.

John moved to accept the application as complete with the above corrections and waivers.
Eric seconded the motion.
John called for a vote and the motion passed unanimously.
John asked if there was any discussion on the application.

Rich Menge noted that he was uncomfortable with approving the plan without the driveway location and the drainage plan. He was concerned that construction of the driveway and house could alter the surface water flow and create issues with the road.

The Board decided that the applicant must receive a Curb Cut permit from the Town Road Agent and the plans shall be modified to include the proposed driveway and show the existing and any proposed drainage ways.

Item 2: New Business.

John noted that David Van Wie had resigned from the Board. Mr. Van Wie felt that he did not have enough time to dedicate to the Board. The Board accepted his resignation with regret.

Item 3: Acceptance of minutes from 8/26/21 and 9/9/2021

John moved to approve the minutes of 08/26/21 as amended by the Board.
Vicki seconded the motion.
John called for a vote and the motion passed unanimously.

John moved to approve the minutes of 09/09/21 as submitted.
Eric seconded the motion.
John called for a vote and the motion passed with Vicki abstaining.

Item 4: Proposed amendments to the Zoning Ordinance for Solar Energy Systems.

The Board continued their discussions. John noted that they only had four meetings left this year. Due to the complexity of the issues, he felt that the Board may need to add some working meetings.

John had the Zoning Administrator forward some definitions for the Board to consider. John suggested that the Board use these as a starting point for their discussion, in particular the one for on-site systems

John noted that currently solar energy systems are treated as structures and there had been only one unusual instance where the zoning had prevented a property owner from installing a system. He submitted an outline to the Board to consider and hoped they could submit an amendment to the Town for a vote at Town Meeting, including definitions for solar energy and methodology for calculating system footprint. In 2022 the Board could tackle the more difficult issues of large-scale systems.

There was general agreement that the Board should propose definitions for solar energy to the ordinance. The Board discussed footprint and lot coverage issues. Rich Brown

proposed permitting an array sized to provide the amount of energy that is used on the property. While there was general agreement that providing enough energy for one's own lot was an excellent goal, there were reservation as to how this could be practically implemented, given that energy usage is not a fixed number.

The Board did not make any final decisions.

The meeting adjourned at 9:06 pm.

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