

**Lyme Planning Board Minutes**  
**10/14/2021**

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

Board Members Absent: Ben Kilham, Select Board Representative;

Members of the Public Present: None  
Richard Menge joined the meeting remotely.

Member Furstenberg had not arrived at the start of the meeting. John appointed Rich Brown to sit as a regular member.

**Item 1: Barry Schuster, Atty. Request to the Board to waive section 3.15 of the Lyme Subdivision Regulations (requiring plans be submitted for signature within 60 days of approval) for a lot line adjustment and a subdivision (2020-PB-62, 2020-PB-63) approved on October 8<sup>th</sup>, 2020.**

Atty. Schuster stated that they had difficulty getting personnel on site to dig test pits, due to winter weather and then Covid-19 restrictions.

John noted that the Board had done this for another subdivision. He then moved to waive the 60-day requirement under section 3.15.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

John signed the plan so Atty. Schuster could take it with him to have it recorded.

**Item 2: Acceptance of minutes from 9/23/2021**

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

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

**Item 3: Zoning Amendments for Solar Energy Systems.**

John noted that January 6<sup>th</sup>, 2022 is the last day to post and publish a notice for first hearing on proposed amendment of a zoning ordinance if a second hearing is anticipated. The Board must complete any amendment by this date.

The Board continued discussions of possible amendments to the Zoning Ordinance to clearly allow and define Solar Energy Systems.

There was general agreement that the Board should add a section under 4.42 including solar energy generation as an allowed accessory use.

The Board continued working on definitions and a methodology for determining the footprint of a solar energy system.

There was general agreement by the Board that roof mounted solar systems should not be counted as additional footprint as the building underneath already accounted for that area. Ground mounted systems where the collectors are fixed, should be measured at the drip edge of the collectors. Where the panels are not fixed, such as a system that tracks the sun, the footprint shall be calculated at 70% of the collector's area.

In all cases if other parts of the system create a larger footprint, the larger footprint shall be used.

The Board decided to continue discussions at their next meeting on October 28<sup>th</sup>, 2021.

The meeting adjourned at 8:48pm.

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