

Lyme Planning Board Minutes
8/11/2022

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

Board Members Absent: Vicki Smith, Member; Tim Cook, Vice Chair;

Members of the Public Present: Hebe Quinton

Item 1: Acceptance of minutes from 7/28/2022.

John moved to approve the minutes as submitted.

Rich Menge seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Solar Energy Systems Zoning Amendment.

The Board reviewed the draft amendment with changes from the July 28th, 2022 meeting and discussed the following:

The Board removed the acronym SES in favor of writing out Solar Energy Systems.

The Planning and Zoning Administrator suggested moving items e and f to section 5.14 and renaming Section 5.14 from “Building Footprint” to just “Footprint”. Both items are footprint requirements and not definitions.

Section D iii does not allow Solar Energy Systems in the space between buildings and a public road in the Lyme Common and the Lyme Center Districts. The Board wanted to continue discussions of the language. The members felt that the wording was still lacking in cases of corner lots where the building has frontage on both roads.

The Board discussed the wording for the size requirements for large solar energy systems; to ensure the amendment is clear that systems over 20,000 square feet would not be allowed.

Conditional Use Permits. It was noted that Vicki had suggested using the application submission requirements from the Site Plan Review Regulations as a start for the application requirements for Conditional Use Permits. The Board members would each read through the requirements and be prepared to discuss which requirements would be appropriate for Solar Energy Systems.

After some discussion the Board concluded, that for clarity and ease of use, it may be better to place the requirements all together in its own, new section of the Ordinance. John volunteered to write an outline for a new section for the Board's consideration at their next meeting.

John suggested that the Board reference the abandonment section from the Small Wind Energy Systems as a starting point for the abandonment of the Solar Energy Systems.

John noted that both the telecommunications and small wind energy systems are separate documents. He suggested that the Board consider writing an amendment to merge them into the Zoning Ordinance document.

The meeting adjourned at 8:22 pm.

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