

Lyme Planning Board Minutes
11/10/2022

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; Hebe Quinton, Alternate David Robbins, Planning and Zoning Administrator.

Board Members Absent:

Members of the Public Present: Sam Feigenbaum, Scott and Lisa Bailey.

John opened the hearing at 7:00 pm.

John reviewed comments from Town Counsel stating that two of the requirements of the Site Plan Review changes (Sections 11.1.4 and 12.2) were regulatory and not procedural and should be in the zoning ordinance, not the site plan review regs.

The Board decided to move the two items to the Zoning Ordinance.

John noted that this change would require a new public hearing to be scheduled at a later date.

John asked the Board if they had any more questions or comments. There being none, John asked the members of the public if they had any questions or comments.

Sam Feigenbaum, representing Kearsarge Energy, a company that installs solar energy systems, presented a proposal for a much larger system than allowed under the proposed ordinance. He stated that they were currently working on a proposed system that would be capable of producing 1 megawatt of electricity on land owned by Scott and Lisa Bailey, but would require a total area of 200,000 square feet or between four and five acres, ten times larger than the proposed 20,000 square feet limit of the ordinance.

He presented a proposal to allow the Board to approve systems larger than 20,000 square feet if they met certain conditions, such as selling their net metering credits to either public entities or low to moderate income properties or residents.

The Board discussed the possibilities of increasing the size limit of large solar energy systems and noted several difficulties, including that the proposed language had consistently had the 20,000 square foot limitation and changing it with little or no public feedback may not be acceptable to the Town. It was also very late to try to make such a major change as the Board had only a few meetings before they would have to send the proposed amendment to Town Meeting for a vote.

The Board believed that they should review the issue and determine if they want to amend the proposed language. They decided to add an extra meeting on Thursday December 1st at 7:00 pm to discuss the matter further.

The hearing closed at 8:32 pm.

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