

**Lyme Planning Board Minutes**  
**12/8/2022**

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: None

Members of the Public Present: Nat Niles, Sam Feigenbaum

**Item 1: Public hearing for changes to the Floodplain Ordinance.**

John opened the public hearing and asked the Board Members if they had any questions or comments. Vicki noted that the changes were recommendations from Office of Planning and Development, State Floodplain Management Program and FEMA. These changes were intended to make the language and definitions of the Ordinance match FEMA's Floodplain regulations and do not make the ordinance any stricter. John asked if there were any public questions or comments. There were none.

John moved to send the amendment to the Town for a vote at the 2023 March Town Meeting. Vicki seconded the motion. John called for a vote and the motion passed unanimously.

John then closed the public hearing.

**Item 2: Acceptance of minutes from 12/1/2022.**

John moved to approve the minutes with minor corrections from the Board.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

**Item 3: Solar Zoning Amendment discussions.**

Kearsarge Energy LP, a solar energy company out of Boston, proposed several changes to the draft ordinance that would in certain circumstances allow systems up to 1 megawatt to be constructed. (Approximately 100,000 square feet of solar panels.) This would enable Kearsarge to go ahead with a 4.6-acre project in Lyme that was only very recently brought to the Board's attention.

John noted that there was very little time available for the Board to consider changes of this magnitude to the proposed amendment. He asked the individual Board members for their thoughts on the matter. The consensus of the Board was that it was too late to make such significant changes to the proposed ordinance without more information. There was some concern that a significant change in maximum array size could lead to the proposed article being defeated at Town meeting because all previous discussions had capped it at 20,000 square feet. The Board decided to move forward with the original proposed

language. The two alternate members voiced the opinion that the Board should try to amend the language to provide for the larger systems.

The Board concluded that this issue should be reviewed in 2023 with more community input.

They then reviewed several concerns with the proposed language sent to the Board by David Roby and made several changes to the wording for clarification.

John moved to hold a public hearing on January 12<sup>th</sup>, 2022 at 7:00pm.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

**Item 4: New Business.**

Rich Brown had asked about how information should be passed between Board members.

John reiterated that all information should pass through the Planning and Zoning Administrator.

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.