

**Lyme Planning Board Minutes
October/24/2013**

Board Members and Staff Present: John Stadler, Chair; Jack Elliott, Vice Chair; C Jay Smith, Select Board Representative; Vicki Smith, Member; Tim Cook, Member; David Robbins, Planning and Zoning Administrator

Board Members Absent: Freda Swan, Alternate; Ben Kilham, Alternate; Sam Greene, Alternate

Members of the Public Present: None

Item 1: Public Hearing on Chapters 6, 7, 8, 9, 10 and 11 of the Lyme Master Plan.

John opened the public hearing at 7:05 Pm. There were no members of the public present. At 7:30 pm John closed the public hearing on a motion from Vicki and a unanimous vote of the Board and opened the Planning Board's regular meeting.

John moved to accept chapters 6,7,8,9,10 and 11 as written.

Jack seconded the motion

John called for a vote.

The Board voted unanimously to pass the motion.

Item 2: Acceptance of minutes from October/10/2013

Tim moved to approve the minutes as amended with minor corrections.

John seconded the motion

The Board voted unanimously to approve the amended minutes.

Item 3: 2014 Zoning Amendment Changes

The Board continued discussing possible changes to the Zoning Ordinance for Town meeting in March 2014.

The Board is considering changes to "on premises parking", to try to help the parking situation in the Lyme Common District
Section 4.64 B Agricultural Soils, The Board is discussing clarifying the requirements for special exceptions.

New zoning district(s) for properties on Reservoir Pond and Canaan Ledge Lane. Vicki was still working on a draft for Canaan Ledge Lane. The Board decided that a new district between Dorchester Road and Reservoir Pond would not aid the property owners because all the properties are within the Shoreland Conservation District and any changes will still require ZBA approval.

Tim and John agreed to work together to draft language for changes to the ordinance as outlined in the recommendations of Chapter 10 of the newly adopted master plan. Those recommendations are as follows:

- The Town should amend the Lyme Zoning Ordinance to allow by special exception the waiver of those requirements of the Ordinance that, if applied, would detract from the historical character of (1) any structure wherever located in the Town that is more than 100 years old and (2) any structure listed on the National Register of Historic Places (individually or as a “contributing structure” in an historic district) or on the New Hampshire State Register of Historic Places.
- The Town should amend the Lyme Zoning Ordinance to deny any special exception to change any structure listed on the National Register of Historic Places (individually or as a “contributing structure in an historic district”) or on the New Hampshire State Register of Historic Places, where such changes would have a material negative effect on the historic resource.
- The Town should consider amending the Lyme Zoning Ordinance to require that any new structure or any alteration of any existing structure located either in the Lyme Common or the Lyme Center Historic District be in keeping with the character of the buildings located in the district.

Item 4: New Business

There was no new business.

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