

Lyme Planning Board Minutes
8/25/2022

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:

Members of the Public Present: Hebe Quinton via Zoom.

Item 1: Acceptance of minutes from 8/11/2022

Rich Menge moved to approve the minutes as submitted.
Rich Brown seconded the motion.
John called for a vote and the motion passes unanimously.

Item 2: Solar Energy Systems Zoning Amendment.

The Board reviewed and made changes to a first draft of the zoning amendment that would bring all the Solar Energy Systems information, to the greatest extent possible, under one section.

John asked the Board members to review Conditional Use Permit Requirements for Solar Energy Systems and application submission requirements to address those requirements.

Item 3: Other Business

The Board had a discussion about the separate ordinances such as the Telecommunications and Small Wind Energy Systems ordinances and how the Board could merge all the separate ordinances into the zoning ordinance.
The Board concluded that at this time it would be easier to publish all the ordinances in a single book without alterations.

John noted House Bill 1661 states “Beginning July 1, 2023, incentives established for housing for older persons shall be deemed applicable to workforce housing development.”. John explained and Town Counsel confirmed, that this clause will invoke the Sunset clause in Lyme’s senior housing Zoning Article. John stated even though he is a proponent of workforce housing in Lyme, the wording of the new state law was too broad and could promote larger housing developments in places that cannot currently support an increase in residential units. He asked the Board if they wished to propose to the Town to remove the Sunset clause and let the incentives apply to workforce housing or leave it alone and see if the state clarifies or changes the law. The Board chose to wait and look at the Senior Housing Article again next year.

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