

Lyme Planning Board Minutes
8/24/2023

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

Board Members Absent:

Members of the Public Present: Laurie Wadsworth, Gregg Hartman, Ray Clark. Lenore Bolton.

Members of the public on Zoom: David Lutz.

Item 1: Acceptance of minutes from 8/10/2023

John Stadler moved to approve the minutes as submitted.

Tim Cook seconded the motion.

John called for a vote and the motion passed unanimously with Vicki Smith abstaining as she was not present at the meeting.

Item 2: Steep Slopes Review, 19 maple Lane.

Gregg Hartman and David Lutz discussed the proposed location of the solar trackers versus the other possible locations, noting that the other locations would not only produce less power but also require greater trenching distances requiring trees to be cut. In addition, the alternate locations would require larger, more expensive wire size to reduce the power loss between the trackers and the utility connection. The proposed location could be reached by an excavator to dig the footing holes and to carry the pre-cast concrete bases to the site.

The Board discussed the impacts to the slopes in respect to the primary objectives of the Steep Slopes Conservation District as described in section 3.27.2 of the Zoning Ordinance. Most of the Board members had visited the site where, the owner had staked the locations of the trackers and the trench. The Boards consensus was that given the already disturbed area of the site and that the alternatives would require longer trenches and greater disturbance as well as lower power generation potential the proposed area was preferable. The Board also recommended that an erosion control plan be developed and followed. The applicant stated that they were currently working with E. J. Prescott from Concord NH to develop a plan for the entire slope.

John Stadler volunteered to write the letter to the Zoning Board. He would have it ready for the Board to review at the September 14th, 2023 meeting.

Vicki noted that Solar Energy is not a permitted use under the ordinance and is only allowed as a "Customary Accessory use" under section 4.42. She suggested that the

Board review the uses and add Solar as an allowed use. She also recommended that the Board discuss solar uses within the individual Conservation Districts.

Item 3: Condo Subdivision 14 on the Common.

The Board reviewed the Minor Subdivision Checklist to ensure that the application was complete. It was noted that many of the items on the checklist were submitted and approved by the Board during Site Plan Review and therefore many of the requirements were waived as the Board already had the information.

John moved to deem the application complete.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

John moved to approve the Condominium subdivision with the following findings:

Findings

1. No new lots would be created.
2. The boundaries of the condominiums are defined in the Condominium Declaration in article 2, Item 4 A-D.
3. The common areas are defined in article 2 Item 5.
4. Two of the units were constructed under Article XIII Senior Housing of the Lyme Zoning Ordinance. On July 1st 2023 RSA, 674:17 IV took effect and invoked Item J of Article XIII, terminating the Senior Housing article. Without the article the provisions are no longer enforceable.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

Item 4) Solar survey discussions.

The Board made some final changes to the survey and asked to have a return envelope added to increase returns.

The Board added a meeting on Monday September 25th, 2023 in order to tally the returned surveys.

The meeting adjourned at 8:13 pm.

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.

