

Lyme Planning Board Minutes
9/14/2023

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; Nat Niles, Alternate David Robbins, Planning and Zoning Administrator.

Board Members Absent:

Members of the Public Present:

Item 1: Acceptance of minutes from 8/24/2023.

John Stadler moved to approve the minutes as amended by John Stadler and David Kahn. Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Review of letter to Zoning Board of Adjustment for the steep slope review of 19 Maple Lane.

The Board reviewed the letter to the Zoning Board and had no changes.

Item 3: Discussion of Solar Energy Systems within the Zoning Conservation Districts.

The Board discussed each of conservation district in section 3.20 in relation to Solar Energy Systems.

Wetlands Conservation District.

The consensus of the Board was that Solar Energy Systems should not be placed within the Wetlands Conservation District, including the Wetlands Buffer with the exception that it should be allowed to run underground electrical connections along an approved access way as defined in Section 4.53 Driveways.

Steep Slopes.

The Board agreed that large systems should not be allowed but under certain circumstances systems with very small footprints could be allowed where the impacts would not be great.

The Board considered adding an additional size class of Micro to describe Solar Energy systems that have a small footprint such as tracker systems.

Shoreland.

The Board unanimously agreed that systems should not be allowed within the Shoreland Conservation District.

Agricultural Soils.

The Board considered that adding a system such as a tracker that had a limited footprint could be allowed under limited circumstances. The Board thought about adding Solar Energy Systems as an additional Special Exception under section 4.64 B.

Flood Prone.

The Board concluded that systems should not be located in this district.

Ridgeline and Hillside District.

The Planning and Zoning Administrator suggested adding Solar Energy Systems to Table 4.1. This would allow the systems in the underlying districts subject to the rules of the Ridgeline and Hillside District.

Item 4: New Business.

Hebe Quinton asked about adding the following to their discussions: storage units, short term rentals and EV Charging Station. John Stadler stated that these items could be added to the agenda for the next meeting.

The meeting adjourned at 8:52pm.
Respectfully Submitted,
David A. Robbins
Lyme Planning and Zoning Administrator.