

**Lyme Planning Board Minutes  
January/09/2014**

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

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

Members of the Public Present: David Roby

**Item 1: Public hearing on proposed zoning amendments.**

Mr. Roby came to the hearing to discuss the proposed Holt's district. The Board finalized the changes for Holts Ledge District. Because there were substantive changes the Board scheduled a second hearing for January 23<sup>rd</sup>, 2014.

Mr. Roby recommended that because the zoning district map will need to be updated the new map should include the dimensions of the districts on the new map, The Board agreed that in addition to the zoning map showing all the districts, Appendix F should be expanded to include separate maps for the Lyme Common, East Lyme, Lyme Center, Holt's Ledge, Skiway and the Commercial districts.

The Board voted to send the following amendments to the Town for approval at the 2014 town meeting.

Zoning Amendment #1

Delete section 4.57 Demerger of Contiguous Parcels of Land in Common Ownership.

Zoning Amendment #2

Delete section 5.23 Road Frontage.

**Item 2: Acceptance of minutes from December/12/2013**

Jack moved to accept the minutes with minor corrections.

John seconded the motion.

All members with the exception of Sam Greene, who abstained, voted to approve the motion.

**Item 3: New Business.**

Workforce housing inventory

John reported on his work to create a workforce housing inventory. The Planning and Zoning Administrator had provided a list of all properties having a dwelling and an assessed value of \$244.00 or less. Sam agreed to research rental properties in Lyme to see how many fit the parameters in the workforce housing RSA.

Goal setting

The Board set the following goals for 2014.

- 1) Review the zoning of the RT 10 corridor and determine if the Town still feels that it is appropriate.
- 2) Review the Commercial District Zoning.
- 3) Create a workforce housing inventory.
- 4) Continue working with the Agriculture group and Aging in Place group.
- 5) Monitor the ongoing process to provide high speed internet to the entire Town (Fast roads) to ensure that the Zoning can accommodate this goal.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.