

Lyme Planning Board Minutes
May/8th/2014

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

Board Members Absent: Jack Elliott, Vice Chair; Vicki Smith, Member; Freda Swan, Alternate; Sam Greene, Alternate;

Members of the Public Present: None

Item 1: Acceptance of minutes from April/10/2014

John Moved to accept the minutes with a minor correction from Tim.

Tim seconded the motion

John called for a vote and the motion passed unanimously.

Item 2: Zoning Amendment Discussions

Agricultural Soils easement calculation.

The Board discussed Section 4.64 to try to clarify the language.

Maximum building footprint in the Commercial District.

The Ordinance does not specify an upper limit on the size of a building footprint in the Commercial District. The Board reviewed the dimensional controls for the district and decided that lot coverage and gross floor area would effectively limit the size of any building in the district.

Move Building Zone to Agricultural soil definition

The Planning and Zoning Administrator suggested that the definition for Building Zone be moved to Section 3.27.4., the definition for the Agricultural Soils Conservation District. He expressed concern that it was something that could easily be missed in the definition section. The Board members present agreed and would like it brought to the full board for consideration.

Move Lot size reductions to section 5.11A

The Planning and Zoning Administrator suggested that the definition for Lot size reductions be moved to section 5.11A so that it would be clearer to the reader. The Board members present agreed and would like it brought to the full board for consideration.

Conservation Commission review of Shoreland and Wetlands encroachment

The Planning and Zoning Administrator is still concerned that the process of Conservation Commission review for certain small projects is too onerous and could

cause an applicant to lose a month of construction time if the Conservation Commission is unable to review a project between their meeting and the Zoning Board Hearing. The Board members understood the problem but felt that Conservation Commission review is important and asked the Planning and Zoning Administrator to work with the Commission to try to ensure that the process works smoothly.

Item 3: New Business

John presented the Board with a preliminary report on the workforce housing stock in Lyme. He requested that the members review the report and place it on the agenda for the May 22nd, 2014 meeting.

The meeting adjourned at 8:45 pm.

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