

Lyme Planning Board Minutes
August/14/2014

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

Board Members Absent: Jack Elliott, Vice Chair; Sam Greene, Alternate

Members of the Public Present: Chris Holsworth

Item 1: Informal Subdivision Review, 347 Baker Hill Road.

Chris Holsworth, on behalf of Tim Rockwood, presented a proposed minor subdivision of the property at 347 Baker Hill Road tax map 401 Lot 80. The Board discussed the layout of the lot lines and the calculated dimensional controls for the proposed lots. It was noted that the proposed undeveloped lot would be covered entirely by agricultural soils and would require a Special Exception in order to develop. A building area in a wooded area, proposed by Chris, showed existing access across the fields that he had hoped would minimize the impacts to the agricultural soils. The Board suggested that the applicant could move forward with the process.

Item 2: Acceptance of minutes from July/24/2014

Vicki moved to accept the minutes with changes.

Tim seconded the motion.

John called for a vote, with all members voting to approve the motion with the exception of Freda who abstained, because she had not attended that meeting.

Item 3: Zoning Amendment discussions

The Board continued discussions of section 8.34.B. They concluded that the original intent of the section was to allow the subdivision of lots that contained more than one residence. Section 8.34.B was to prevent non-conforming lots without existing residences from being created. The board decided to change the language of section 8.34.B to:

“Only lots with existing residences may be created” and to add a section F that will read “Subdivided lots must be able to support a residential well and septic system”.

Item 4: Subdivision regulations.

Vicki made a suggestion that the Board add a mandatory design review stage to the regulation for a major subdivision. The intent would be to have the Board and the applicant start working together at an earlier stage in the process. Vicki passed out copies of Hanover’s subdivision regulations that outlined a four step process. She asked that the Board members read Hanover’s process so that they could discuss a process for Lyme at the next meeting.

Still to be discussed is the definition of “Dwelling Unit” and whether the definition in the subdivision regulations should match the definition in the Zoning Ordinance.

Having no new business, the meeting adjourned at 8:15 pm

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.