

**Lyme Planning Board Minutes
December/11/2014**

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: Vicki Smith, Member; Jack Elliott, Vice Chair; Freda Swan, Alternate

Members of the Public Present: None

John opened the meeting at 7:00 pm.

Item 1: Acceptance of minutes from November/13/2014

John moved to accept the minutes of November 13th, 2014 as amended by Tim.

Jay seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Proposed Zoning Amendments.

Section 4.64. Agricultural Soils.

The Board discussed the proposed changes and decided they were not ready to be sent to the Town for a vote.

John moved and Tim seconded a motion to hold a public hearing on the proposed new section 8.28. John called for a vote and the motion passed unanimously.

8.28 Relocation of an existing non-conforming structure.

The relocation of an existing non-conforming structure that is non-conforming because of its location within a setback to a different location within a setback may be permitted as a special exception subject to the provisions of section 10.40 and the following requirements:

- A. The relocated structure shall not result in a new or increased non-conformity.
- B. A relocated structure shall not qualify for conversion under section 4.46 until five years after the completed relocation.

John moved and Jay seconded a motion to hold a public hearing on the proposed new section 8.29. John called for a vote and the motion passed unanimously.

8.29 Relocation of an existing structure in a Conservation District.

The relocation of an existing structure in a Conservation District to a different location within a conservation district may be permitted as a special exception subject to the provisions of section 10.40 and the following requirement:

- A. The relocation shall better serve the objectives of the Conservation Districts.
- B. A relocated structure shall not be eligible for conversion under section 4.46 until five years after the completed relocation.
- C. The original area of disturbance shall be restored to satisfy the objectives of the Conservation District as determined by the Zoning Board of Adjustment.

John moved and Jay seconded a motion to hold a public hearing deleting in its entirety section 8.34. John called for a vote and the motion passed unanimously. The Board feels that the existing wording of this section makes it impossible to meet the requirements and therefore an applicant would need a variance. By deleting the section an applicant will still need a variance to subdivide such lots but it will remove confusion unworkable language.

John moved and Tim seconded a motion to hold a public hearing on updating table 4.1 to change allowing new restaurants in the Commercial District with no review to allowing new restaurants in the Commercial District with a Site Plan Review. John called for a vote and the motion passed unanimously.

Note: full table at the end of the minutes

John moved and Tim seconded a motion to hold the public hearing for the above proposed zoning amendments on January 8th, 2015 at 7:00 pm.

The Board passed the motion unanimously.

John Noted that there would be no meeting on December 25th,2014 to allow the Board members to observe the holiday.

Item 3: Sub Division Regulations Amendments.

The Board is still reviewing the document from Vicki. John still would like to have the same definition of dwelling unit in both the Zoning Ordinance and the Subdivision Regulations.

Item 4: Workforce Housing Inventory

John moved and Tim seconded a motion to add to the minutes that the Board has reviewed the Workforce Housing Inventory and Report that was prepared for the Board and is satisfied that the Town is in compliance with RSA 674:59

The Board passed the motion unanimously.

Item 5: Review of 2014 Goals.

1) Review the zoning of the RT 10 corridor and determine if the Town still feels that it is appropriate.

This goal was not full met.

2) Review the Commercial District Zoning.

This goal was not met.

3) Create a workforce housing inventory.

This goal was met to the Boards satisfaction. (see item 4)

4) Continue working with the Agriculture group and Aging in Place group.

John has been meeting with both groups during the year.

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.

There was very little movement in this process this year. The Board determined that there were not changes to the ordinance that would benefit this process.

6) Update the zoning maps in the ordinance to include several smaller maps, detailing the smaller districts.

The Board decided not to add new maps to the Ordinance because they would be difficult to read.

For 2015 the board decided to add a review of the subdivision regulations to their goals.

The meeting adjourned at 8:13 pm

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.

TABLE 4.1

Table 4.1

	Lyme Center	Lyme Common	Commercial District	Rural District	East Lyme	Skiway	Mountain & Forest	Holt's Ledge
AGRICULTURE								
Agriculture	Y	Y	Y	Y	Y	Y	Y	Y
Forestry	Y	Y	Y	Y	Y	Y	Y	Y
RESIDENTIAL								
Single Dwelling	Y	Y	Y	Y	Y	N	Y	Y
Multi-Dwelling Conversion	SPR	SPR	SPR	SPR	N	N	N	N
Affordable Housing	SEE ARTICLE XI							
Lot Size Averaging	Y	Y	Y	Y	Y	N	Y	Y
INSTITUTIONAL								
Government Use	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR
Institution	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR
BUSINESS								
Clinic	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR
Cottage Industry	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR
Day Care	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR
Excavation	N	N	Y	Y	Y	Y	Y	N
Home Occupation	Y	Y	Y	Y	Y	N	Y	Y
Light Manufacturing or Processing	N	N	SPR	N	N	N	N	N
Lodging Accommodations	SPR	SPR	SPR	SPR	N	N	N	N
Office Building, New	N	N	SPR	N	N	N	N	N
Office/Studio/Restaurant Conversion	SPR	SPR	SPR	SPR	SPR	N	SPR	N
Outdoor Recreation Activities	Y	Y	Y	Y	Y	Y	Y	Y
Planned Development	N	SPR	SPR	N	N	N	N	N
Restaurant	N	N	SPR	N	N	N	N	N
Retail Use	SPR	SPR	SPR	N ¹	N ¹	N ¹	N ¹	N
Sawmill	N	N	N	SPR	SPR	SPR	SPR	SPR
Service Use	SPR	SPR	SPR	N	N	N	N	N
Skiing Facilities	N	N	N	N	SPR	SPR	N	SPR

Y - Use permitted by right, provided that all other requirements of Federal, State, and Town laws, rules, ordinances, and regulations have been met. A permit is not required for agricultural, forestry, or home occupation uses.

SPR - Use permitted by Site Plan Review provided that all other requirements of Federal, State, and Town laws, rules, ordinance, and regulations have been met and approval has been granted by the Planning Board.

N - Use not permitted.

¹ The retail sales of products resulting from accessory use are permitted in these districts.