

**Lyme Planning Board Minutes  
January 8, 2015**

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

Board Members Absent: Jack Elliott, Vice Chair; Freda Swan, Alternate;

Members of the Public Present: None

John opened the meeting at 7:00 pm. There were no members of the public present. John decided to approve the minutes from December 11<sup>th</sup>, 2014 in case somebody was running late.

**Item 1: Acceptance of minutes from December 11<sup>th</sup>, 2014**

Vicki moved to accept the minutes with edits from Tim and John.

Tim seconded the motion and it passed unanimously.

**Item 2: Public hearing to discuss proposed zoning amendments for the 2015 Town meeting.**

John opened the public hearing at 7:08pm.

The Board reviewed the amendment to add section 8.28 as follows:

**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 requirement:**

- 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.**

Vicki moved and Tim seconded a motion to place this amendment on the ballot for the 2015 Town Meeting.

John called for a vote and it passed unanimously.

The Board reviewed the amendment to add section 8.29 as follows

**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 purposes of the Conservation District.**
- 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 will be restored to satisfy the purposes of the conservation district as determined by the Zoning Board of Adjustment.**

Vicki noted that the title of section 8.20 should also be revised to reflect the additional language allowing for the relocation of structures and suggested adding “or Relocation” to the end of the title. The title to section 8.20 would now read:

**8.20 NON-CONFORMING STRUCTURES AND BUILDINGS AND  
STRUCTURES AND BUILDINGS WHICH WOULD BE RENDERED NON-  
CONFORMING BY EXPANSION OR RELOCATION**

Vicki move to hold a second Public Hearing on January 22, 2015 for this amendment.

Tim seconded the motion  
John called for a vote and it passed unanimously.

The Board reviewed the amendment to update table 4.1 to change the allowance of new restaurants in the Commercial District with no review to allowing new restaurants in the Commercial District with a Site Plan Review.

John moved and Vicki seconded a motion to place this amendment on the ballot for the 2015 Town Meeting.

John called for a vote and it passed unanimously.

John closed the public hearing at 7:25pm.

The Board had a brief discussion about membership.

The meeting adjourned at 7:40 pm.

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