

Lyme Planning Board Minutes
March/26/2015

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; C Jay Smith, Select Board Representative; Vicki Smith, Member; Ursula Slate, Member; Eric Furstenberg, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Freda Swan, Alternate

Members of the Public Present: None

Item 3: Acceptance of minutes from March 12th, 2015

John moved to accept the minutes from March 12th, 2015 with corrections.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Zoning Amendments.

John listed several known issues that the Board should address, including

1. Don Elders concerns with the conversion language of section 8.28 “Relocation of an existing non-conforming structure”
2. Development on Agricultural Soils.
3. Correcting the wording of the existing draft for the relocation within a setback.

John summarized Senate Bill 146, which deals with the regulation of accessory dwelling units. The Board discussed possible implications to the Zoning Ordinance, but decided to wait to see the bill’s final form, if and when it is passed, to determine how to proceed.

Agricultural Soils Conservation District.

The Planning and Zoning Administrator proposed a new method to calculate the amount of Agricultural Soils that may be developed by Special Exception under section 4.64 B. The new method would use the maximum lot coverage allowed as a building envelope. The Board discussed the merits of the proposal and issues that needed to be addresses.

Vicki suggested that the Board invite Shirley Tullar to meet with the Board to discuss issues surrounding developing Agricultural Soils and trying to farm fields that have development on them.

John asked if the Board wanted to create subcommittees to work on the potential subdivision and site plan review updates in order to speed up the process. The Board ultimately decided to work on these issues during regular meetings.

Item 3: Rules of Procedure

The Planning and Zoning Administrator handed out copies of the rules of procedure for both the Planning and Zoning Boards and suggested that the members read both and decide if any changes need to be made.

Item 4: New Business

The Planning and Zoning Administrator handed out the agenda for the OEP Spring Planning and Zoning Conference. He told the members that if they wished to attend any of the sessions, they should let him know which ones and he would register them.

The meeting adjourned at 8:50 pm.

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