

Lyme Planning Board Minutes
May/14/2015

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: David Celone

Item 1: David Celone - A Walking Community Plan.

David Celone came to the Planning Board to discuss whether any dedicated thought had been given or if a professional planner had been contacted to determine if the downtown area (around the common) could be made more pedestrian/ bicycle friendly. David was concerned that small decisions over time could lead to the common becoming less pedestrian/ bicycle friendly. He hoped the Planning Board had a detailed plan for the growth around the common.

John agreed that keeping the common area friendly to pedestrians/ bicycles was important but noted that the roads around the common are all state maintained and the Town has limited influence over the state's decisions.

Vicki suggested that David and the Board could look into the federal "Safe Route to School Program". She noted that this program could potentially supply finances to conduct a study of ways to make the common area a safer route for children going to and from the school at the south end of the common.

The Board agreed that this was something to further investigate. John asked the Planning and Zoning Administrator to add this topic to the agenda for the May, 28th, 2015 meeting.

Item 2: Acceptance of minutes from April 23rd, 2015

Vicki moved and Tim seconded to accept the minutes as amended by John. John called for a vote and the motion passed unanimously.

Item 3: Amendments to the Zoning Ordinance, Subdivision Regulations, and Site Plan review Regulations

The Board continued working on the Subdivision Regulations, specifically the definition of "Dwelling Unit". It was pointed out that under section 4.43 of the Zoning Ordinance, temporary dwelling structures are not allowed even in cases such as temporary living quarters used during reconstruction after a fire. John asked the Planning and Zoning Administrator to add to the list of proposed changes to the zoning ordinance the removal of the "Non-residential" wording from section 4.43. It was also noted that the Board should reword section 1.35 of the zoning ordinance to add the small wind energy systems ordinance and to add regulations to the second to last sentence.

Original Text:

1.35 Status of Other Land Use Ordinances, Regulations, and By-Laws. The Town of Lyme Subdivision Regulations, Regulations for Site Plan Review, Curb Cut Regulations, Excavation Regulations, Telecommunications Facilities Ordinance, and Floodplain Development Ordinance remain in effect. In the event of any conflict between the provisions of these ordinances and the Lyme Zoning Ordinance, the provisions which impose the greater restriction or the higher standard shall govern. Modifications of subdivision conditions, including but not limited to building envelopes, may be made by the Planning Board only.

Text to be proposed to the Town at the 2016 Town Meeting:

1.35 Status of Other Land Use Ordinances, Regulations, and By-Laws. The Town of Lyme Subdivision Regulations, Regulations for Site Plan Review, Curb Cut Regulations, Excavation Regulations, Telecommunications Facilities Ordinance, Floodplain Development Ordinance and Small Wind Energy Systems Ordinance remain in effect. In the event of any conflict between the provisions of these ordinances and Regulations and the Lyme Zoning Ordinance, the provisions which impose the greater restriction or the higher standard shall govern. Modifications of subdivision conditions, including but not limited to building envelopes, may be made by the Planning Board only.

The Board continued working on the definition of Dwelling Unit.

The Board then took up the discussion of including a design review for all major subdivisions. The intent would be to start working with an applicant earlier in the subdivision process. Vicki had given Board members a copy of language for design review and John asked them to review this document and be prepared to discuss how to integrate it into the Lyme subdivision regulations.

The meeting adjourned at 9:29 pm.

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