

**Lyme Planning Board Minutes**  
**September/8/2016**  
Draft

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

Board Members Absent: Freda Swan, Alternate

Members of the Public Present: None.

**Item 1: Revocation of subdivision approval-** David Russ and Kevin Sahr have requested that the Planning Board revoke an approved lot line adjustment between Mr. Russ and Mr. Sahr. (Approved on January 26<sup>th</sup>, 2012)

Before starting discussions, John stated that he was a friend of one of the applicants and that he would be willing to step down if any of the Board members had concerns that he had a conflict of interest. No issues were raised.

The Board reviewed RSA 676:4-a Revocation of a Recorded Approval. John asked if any of the Board members were inclined to hold a public hearing. The Board concluded that because this was essentially a reversal of a lot line adjustment that swapped equal amounts of property and did not create any new lots, that the revocation would not have any negative effects on the properties or the Town. Additionally, the RSA provided for notification of all the abutters which would ensure that any potential concerns could be addressed.

Vicki made a motion to revoke the approval noting that the Board would not require a hearing and that the reason for the revocation was because it had been requested by the landowners who had originally made the lot line adjustment.

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

In accordance with RSA 676:4-a John asked the Planning and Zoning Administrator to give notice as required by RSA 676:4-a II, including the Board's reason for the revocation.

**Item 2: Acceptance of minutes from Aug/25/2016**

Vicki moved to approve the minutes as submitted.  
John seconded the motion and called for a vote.  
The motion passed unanimously.

**Item 3: Zoning Ordinance Changes**

### **Agritourism**

John noted that agritourism has been newly addressed under state law and is allowed in all districts. He felt that these changes could be addressed in the Zoning Ordinance.

The Board discussed the State Law and concluded that agritourism was a good thing and should be subject to Site Plan Review, as to address issues such as parking, among others. The Board decided to:

Add the following definition to Article II

Agritourism: which means attracting visitors to a farm to attend events and activities that are accessory uses to the primary farm operation, including, but not limited to, eating a meal, making overnight stays, enjoyment of the farm environment, education about farm operations, or active involvement in the activity of the farm.

Amend section 4.51 as follows:

#### **4.51 Agricultural Use:**

- A. The Right to Farm. The right to farm is a traditional right of fundamental importance to the Town of Lyme to those who are now farming in the Town and to those who may want to farm in the future. In order to safeguard and protect these basic interests, the right to farm, comprising all generally accepted agricultural practices, is expressly recognized and allowed as a permitted use, excepting any practices which utilize, process, or dispose of toxic quantities of substances which may pose a threat to groundwater quality, which shall be prohibited.
- B. Agritourism; Existing Agricultural Uses Any new establishment, re-establishment after disuse, or significant expansion of a farm stand, retail operation, or other use involving on-site transactions with the public, including agritourism as defined in RSA 21:34-a, shall be subject to Site Plan Review.

Amend table 4.1 by adding a third row under agriculture for Agritourism that allows Agritourism in all districts subject to Site Plan Review.

### **Item 4: Workforce Housing and Inventory and Report.**

John noted that Eric and he needed to meet in order to finalize the housing counts.

### **Item 5: Lyme Common Review.**

John noted that Eric Tim and he would try to collect septic information from the files in the Town Office starting sometime in October.

The meeting adjourned at 7:55 pm.

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