

Lyme Planning Board Minutes
November /10/2016

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

Board Members Absent: Eric Furstenberg, Member; Freda Swan, Alternate

Members of the Public Present: Harry Burges, John Nichols

Member Furstenberg was unable to attend so John appointed Amber to sit as a regular member.

Item 1: Continuance of Rich and Nichols Lot Line Adjustment to annex 3.67 acres from the Rich property at 50 Old Dorchester Rd (Tax map 421 to lot 18) to the Nichols Property at 622 Dorchester Rd (Tax map 420 lot 22).

Harry Burges reviewed the updated plans showing the corrected zoning district boundaries and area calculations for the districts.

In response to David Roby's question from the previous meeting the Planning and Zoning Administrator stated that he had reviewed the Towns GIS data to try to determine if the addition of the land from the lot line adjustment would increase the number of lots that could be created by subdivision. He noted that based on road frontage the maximum number would be three. Using the conservation district overlays he believed that the lot could be subdivided into at least two but if the wetlands were delineated by a wetlands/soil scientist there might be enough land for three.

John asked the Board if anyone had concerns with the new data. There being none John moved to approve the new plan for Lot Line Adjustment dated November 2016.

Vicki seconded the motion

John called for a vote and the motion passed unanimously.

Item 2: Acceptance of minutes from October/27/2016

Vicki moved to accept the minutes as submitted

John seconded the motion and called for a vote.

The motion passed unanimously.

Item 3: Discussion of zoning amendments

Agritourism (text of the proposed amendment is at the end of this document)

The Agritourism amendment had come back from legal review with no changes. John reviewed the text with the Board members to ensure everyone was satisfied with the

amendment. There being no changes Vicki moved to hold a public hearing on the amendment during the regularly scheduled meeting on December 8th, 2016.

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

Item 5: New Business

CIP:

At the end of the last meeting Amber had asked if the Board was currently working on or planning to work on a CIP. Continuing the discussion John said the Board was not currently working on it and asked the members if they wanted to undertake a new CIP. He also asked Jay if he felt it would help the Select Board in their budgeting process. Jay replied that the Select Board already employs a capital budgeting process that looks out 20 years to see what may be needed in the coming years. He felt that a second set of eyes looking at the Town's future needs is always helpful, but that it was not necessary. Vicki felt that the information the Select Board has was more than adequate. The general consensus of the Board was that there was no need to duplicate the work already done by the Select Board.

Zoning Amendment for Accessory Dwelling Units:

Vicki had drafted a proposal for amending the accessory dwelling unit language in the Zoning Ordinance. The Board reviewed the document and suggested changes. Vicki and others will update the document with the suggested changes and the Board will continue their discussions at the December 8th meeting.

The meeting adjourned at 8:46 pm.

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

Agritourism

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.