

Lyme Planning Board Minutes
April/13/2017

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

Board Members Absent: Amber Boland Alternate;

Members of the Public Present: John and Brenda Gallagher, Mark Bolinger, Mary Callahan, Rusty Keith

Item 1: David Roby on behalf of John D. Gallagher, Brenda G. Gallagher and Jennifer W. Roby has applied to the Lyme Planning Board for a lot line adjustment to annex 15.83 acres of land from the Gallagher's property at 289 Goose Pond Rd (Tax map 411 Lot 1) to Jennifer Roby's property at 7 Bliss Ln (Tax map 410 Lot 41).

Eric was running late, so John asked if David Roby Jr. would sit as a regular member. Vicki noted that if he felt that he had a conflict of interest that he could withdraw. He stated that he had no stake in the lot line adjustment and could be impartial.

John read through the checklist to ensure that the application was complete. At this time Eric joined the meeting and relieved Mr. Roby Jr.. It was found that Zoning district boundaries and a full perimeter survey were not included on the plat. Vicki noted that in this application, both lots were in the Rural Zoning District and that having a full survey would not provide any additional useful information. She moved that the application be deemed complete with both requirements waived. Eric seconded the motion.

John called for a vote and the motion passed unanimously.

John asked if there was any discussion or questions from the Board. Having none, John asked the members of the public if they had any questions or comments. There were also none.

John then moved to approve the application for lot line adjustment. Vicki seconded the motion, John called for a vote and the motion passed unanimously.

Item 2) Preliminary Subdivision Hearing - Thomas Smith on Behalf of Robert Wetzel to discuss a minor subdivision of Lot 15 of Map 406 which is owned by Thomas Green.

Mr. Smith was unable to attend and rescheduled for the April 27th meeting,

Item 3) Voluntary merger of lots 21 and 22 both on tax map 413 owned by Curtis Cote and Tara McGovern.

The Board reviewed the merger of lots 21 and 22 on tax map 413. It was noted that lot 21 was approximately 5 acres and has no development. Lot 22 has a residence with approximately 1.9 acres. Both lots were in the Holts Ledge zoning district, having minimum lot size of 2 acres. The Board deemed that the merger would create a lot that was conforming under the ordinance.

Vicki moved to approve the merger of the two lots.

John seconded the motion and called for a vote.

The Board unanimously approved the motion.

Item 4) Re-appointment of Frank Bowles to the Zoning Board of Adjustment.

John asked the Board if anyone had any comment or questions concerning the Re-appointment of Frank Bowles for a three year term on the Lyme Zoning Board of Adjustment. There being none John moved to appoint Frank Bowles to the Lyme Zoning Board of Adjustment for a term of three years.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

Item 5) Review of proposed solar panel installation on the Town Office Building under RSA 67:54.

Mark Bolinger, the chair of the energy committee, gave the Board a quick overview of the project, noting that there had already been two public hearings and the funds had been approved at the March 2017 Town meeting.

John asked the Board if they felt an additional public hearing would be necessary. The consensus was that this had been discussed in depth and there was no need to hold any additional hearings.

Vicki noted that the Board should address solar installations in the Zoning Ordinance. In particular she would like to address the issue concerning whether the power that is generated on a lot is used on a different lot or just added to the power distribution grid.

Item 6) New Business.

Mary Callahan was not on the agenda but was invited to discuss what was on her mind. She wished to purchase a piece of property in Lyme but the Zoning does not permit her to build where she wants to due to the site being in the Agricultural Soils Conservation District. She asked if the Board could provide any relief. John noted that the Planning Board by State Statute is unable to grant relief from the ordinance. The Zoning Board is the only Board that may grant relief from the ordinance and only under certain circumstances. Ms. Callahan felt that the Zoning Ordinance was too restrictive and it made it impossible for people to build in Lyme. Vicki noted that it was not impossible to build on the lot, but that she could not build exactly where she wanted. Vicki suggested

that if she felt relief was needed, she would have to apply to the Zoning Board of Adjustment.

Item 7: Acceptance of minutes from March/23/2017

John asked if there was any comment or corrections. There being none, Vicki moved to approve the minutes as submitted. John seconded the motion and called for a vote. The motion passed unanimously.

The meeting adjourned at 9:07pm.

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