

Lyme Planning Board Minutes
April/27/2017

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

Board Members Absent: Vicki Smith, Member; Freda Swan, Alternate

Members of the Public Present: None

John asked Amber and David to sit as regular members as Vicki and Eric were not present.

Item 1: Acceptance of minutes from April/13/2017

John moved to accept the minutes as amended by Tim.

Tim seconded the motion.

Four members voted to approve the amended minutes with Amber abstaining as she did not attend the meeting.

Eric joined the meeting.

Item 2: Adam Patridge, voluntary merger of lots 50 and 50.1 on tax map 201.

The Planning and Zoning Administrator showed the Board a tax map showing both parcels. It was noted that:

Only one parcel had a residence.

The parcels were in two different zoning districts.

Lot 50 was non-conforming as it has no road frontage.

The planning and Zoning Administrator had discussed with the applicant that future subdivision of the lots would not be allowed under the current zoning.

John asked if the Board had any issues with the merger, there were none.

John moved to approve the merger.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Item 3: Zoning Amendments.

The Board discussed zoning issues with solar installations and developed a list of issues that should be addressed.

Commercial Use vs. Accessory Use:

If the energy created by a solar installation does not get used on the same lot as it is generated and is sold to the utility then it may be considered a commercial use and not be allowed in many of the zoning districts.

Conservation Districts:

Allowing ground mounted solar system in conservation districts. The solar panels and the mounting systems are considered structures under the ordinance and may be restricted within the conservation districts.

Coverage:

How to determine the footprint of a solar system. Just the footprint of the mounting system in the ground? The area of the panels? The area of the ground covered by the panels based on the angle of the panels?

Item 4: New Business.

Master Plan Housing Chapter.

The Board had a short discussion on writing the new housing chapter for the Master Plan. John volunteered to write a draft document that the Board could use as a starting point.

The meeting adjourned at 7:55 pm.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.