

**Lyme Planning Board Minutes**  
**June/8th/2017**

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

Board Members Absent: Amber Boland Alternate; C. Jay Smith, Select Board Representative.

Members of the Public Present: Barbara Wilson

Mr. Smith was not in attendance, so John appointed Rusty Keith to sit as the Select Board member. Mr. Furstenberg had not arrived so John appointed David Roby Jr. to sit in his place until he arrived.

**Item 1:** Steep Slope Review of a proposed replacement septic system for Joseph Miller and Barbara Wilson at 28 Shoestrap Road, Tax map 402 Lot 28. (As required by section 8.24 of the Lyme Zoning Ordinance).

Vicki noted that the septic plan that was submitted did not include enough information for the Board to be able to determine the impact to the Steep Slopes Conservation District. She also did not want to add cost or delay the project, as the system was starting to fail, by requiring additional information to be added to the plan. Overall she was in support of the plan and felt that the location was appropriate. She noted that gravity fed systems are preferred over pumped systems as they have fewer points of failures. She noted that trying to create a pumped system to a field above the house was not a better option.

She suggested the applicant require that the contractor use straw instead of hay for mulch to cover the excavated areas. Straw has less potential for bringing in invasive species of plants. She also suggested the applicant form a plan with the contractor as to where and how they would be bringing in materials for the leach field. This would prevent additional damage to their property. She also requested that the Board recommend to the Zoning Board that Best Management Practices for Erosion Control be a condition of the Zoning Board approval.

John asked if anyone else had any questions. There were none so he asked Vicki if she would like to make a motion to recommend the project.

Vicki moved that the Planning Board recommend that the project go forward as submitted with a request that the Zoning Board set a condition that Best Management Practices for Erosion Control be used.

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

At this point Eric Furstenberg arrived and took his place as a regular member.

**Item 2: Acceptance of minutes from May/25/2017**

Tim and Eric made some minor edits to the minutes.

Tim moved to approve the minutes as amended.

John, Tim and Eric voted to approve the minutes. The rest of the Board abstained as they were not present at the meeting.

**Item 3: Master Plan—Housing Chapter.**

The Board discussed the use of forums to gather data about housing in Lyme. The Board decided on three topics:

Housing issues for seniors.

Housing issues for millennials.

Housing Issues for families.

Within those topics the Board will include affordable housing and multi-family housing.

John suggested that the Board schedule rough dates for the forums.

The Board concluded that they would hold the forums in the fall. Housing issues for seniors will be held in September. Vicki will be contacting Twin Pines Housing Trust to ask if they would be willing to provide a short program on housing for seniors and then open the forum up to questions and concerns from the public

Housing issues for millennials will be held in October and Housing Issues for families will be held in November. The Board will continue to find organizations or individuals to act as facilitators for these forums.

**Item 4: Zoning Ordinance Changes**

The Board discussed changes to section 8.27 to require Site Plan Review before a building containing a non-conforming business use is replaced.

The current section is as follows:

**8.27 Replacement of a Non-conforming Structure.** Nothing herein shall prevent the replacement of a non-conforming structure so long as the replacement does not result in a new or increased violation.

The proposed language is as follows:

**8.27 Replacement of a Non-conforming Structure.** Any non-residential replacement requires Site Plan Review prior to the issuance of a Zoning Permit. Otherwise nothing herein shall prevent the replacement of a non-conforming structure so long as the replacement does not result in a new or increased violation.

The meeting adjourned at 9:03pm

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.