

Lyme Planning Board Minutes
08/24/2017

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 Robbins, Planning and Zoning Administrator.

Board Members Absent: Amber Boland Alternate;

Members of the Public Present:

Item 1: Acceptance of minutes from August/10/2017.

John moved to approve the minutes as amended by Tim.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Fall forums.

John asked Vicki if she had received call backs from the people she has asked to host the fall forums. She said that no one had called her back. As it was getting close to the first of the forums she suggested that she ask Steve Schneider, Executive Director of the Upper Valley Lake Sunapee Regional Planning Commission if he would host the first forum. The rest of the Board agreed. Vicki said she would contact him.

Item 3: Site Plan Review Regulations.

The Board discussed changes to the exterior lighting regulations. Vicki has provided a document with proposed language. The Board decided to add the following two definitions:

Fully Shielded

A fully shielded luminaire is a luminaire constructed or shielded in such a manner that all light emitted by the luminaire, either directly from the lamp or indirectly from the luminaire, is projected below an angle of 80° below the horizontal plane through the luminaire's lowest light-emitting part as determined by photometric test or certified by the manufacturer. A fully shielded luminaire will perform as a full cut-off light.

Up-lighting

Any light source that distributes illumination above a ninety-degree horizontal plane.

The Board also decided to include the proposed regulations for exterior lighting from Vicki's document. The Planning and Zoning Administrator said that he would incorporate the additions to section 11 for the Boards review before the next meeting.

Item 4: Subdivision Regulations.

Agricultural Soils:

The Board discussed changes to section 4.64 of the zoning ordinance and changes to the subdivision regulations to try to make it clear to applicants and to future Boards that building envelopes need to be established at the time of subdivision whenever building on agricultural soils is the only option. The Board felt that there should be a separation of duties between the Planning Board and the Zoning Board of Adjustment when dealing with agricultural soils. The Zoning Board should deal with existing lots and the Planning Board should deal with lots that are being subdivided. The Board decided to take out the following from section 4.64 B: “is being subdivided or” because the Board felt that the agricultural soils should be addressed during the subdivision process.

The Board then discussed ways of modifying the subdivision regulations so that the Planning Board can address agricultural soils at the time of subdivision. The Board made no decisions.

The Board changed the 15 day submission requirement in the applications to 21 days as required by the State.

Vicki had suggested that the Board add a design review to the subdivision regulations. The Board had not had the opportunity to fully discuss this. John asked the Planning and Zoning Administrator to email a copy of Vicki’s proposal to the Board members so that they could have it as a discussion item on the agenda for the September 14th, 2017 meeting.

Item 5: Zoning Ordinance Changes.

Section 5.21 A. states:

The greatest height of any point on the structure shall not exceed 35 feet from the finished grade except as permitted below or within the Telecommunications Facilities Ordinance. A special exception may be granted by the ZBA if recommended by the Fire Chief due to specific site conditions which allow adequate fire protection.

John proposed to add the word “average” before the word “finished grade” to make the section constant with the “Height” definition. In addition he was troubled with the special exception language. He felt that this could lead to problems.

Item 6: New Business.

Vicki stated that the sign at Latham Tavern had been relit and the new lighting did not meet the Site Plan Review Regulations. The Planning and Zoning Administrator said that he would look into this matter.

The meeting adjourned at 8:32 pm

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