

**WARRANT FOR THE ANNUAL TOWN MEETING
STATE OF NEW HAMPSHIRE**

GRAFTON, SS

TOWN OF LYME

To the inhabitants of the Town of Lyme, New Hampshire, who are qualified to vote in Town affairs:

You are hereby notified that the annual Town Meeting of the Town of Lyme, New Hampshire, will be held at the Lyme Community Gymnasium in the Lyme School on Tuesday, March 12th, 2019, at 7:00 AM, to act upon the following subjects:

Polls will open for voting by ballot on Articles 1 and 2 on Tuesday, March 12th, 2019, at 7:00 AM and will close at 7:00 PM, unless the Town votes to keep the polls open to a later hour. The business portion of the meeting will convene at 9:00 AM that same day, when all of the other Articles will be considered.

Articles 2, 3, 4, and 5 Polls shall remain open and ballots shall be accepted by the moderator on each such article, for a period of not less than one hour following the completion of discussion on each respective article. A separate ballot box shall be provided for each purchase article to be voted upon pursuant to this section.

ELECTION OF OFFICERS

ARTICLE 1. To vote by non-partisan ballot for the following Town Officer:

- 1 Selectman for 3 years
- 1 Selectman for 1 year
- 1 Overseer of Public Welfare for 1 year
- 3 Budget Committee members for 3 years
- 1 Cemetery Trustee for 3 years
- 3 Library Trustees for 3 years
- 2 Planning Board members for 3 years
- 1 Tax Collector for 3 years
- 1 Town Treasurer for 3 years
- 1 Trustee of the Trust Funds for 3 years

AMENDMENT TO ZONING ORDINANCES

ARTICLE 2. Are you in favor of the adoption of Amendment #1 as proposed by the Lyme Planning Board for amending the Lot Size Averaging section 5.11 D 3 to allow the Planning Board to set lot sizes, frontage, and setbacks, lot width, building footprint, lot coverage and gross floor area, up to the stated maximums for lot size averaging subdivisions and to remove the special exception for maximum building footprint in section 5.14 D and maximum lot coverage in section 5.15 E for lot size averaging subdivision.

Changes are in bold

~~Deletions are struck through~~

5.11.D Lot Size Averaging

3. Lot sizes, frontage, ~~and~~ setbacks, **lot width, building footprint, lot coverage and gross floor area** shall be determined by the Planning Board based on the character of the land and neighborhood; the adequacy of the soils to support on-site wastewater disposal and wells; safety of access and traffic circulation; and other issues relating to the future use and enjoyment of the property. The setbacks from abutting properties, not part of the application, shall not be reduced. **Using the same criteria, the Planning Board may allow the following in the Rural, East Lyme and Mountain and Forest Districts:**

Maximum building footprint of up to 2,500 s.f.

Maximum lot coverage of up to 4,500 s.f.

Maximum gross floor area of up to 3,000 s.f.

Road setbacks may be reduced only when on an internal subdivision road approved by the Planning Board as part of the subdivision application. When frontage requirements are reduced, the Planning Board may require shared driveways.

5.14 Building Footprint. The maximum building footprint shall be a percentage of lot size as provided in Table 5.1, or as follows, whichever is smaller:

- A. shall not exceed 4,500 square feet in Lyme Center and Lyme Common, except for the Lyme Public school;
- B. shall not exceed 7,000 square feet in the other districts, other than buildings in the Commercial District and those used in conjunction with Skiing Facilities in the Skiway District;
- C. agricultural structures in the Rural, East Lyme and Mountain & Forest Districts shall not exceed 10,000 square feet except as otherwise permitted as a special exception (section 10.40) and in connection with Section 4.64 B; and
- D. except as otherwise permitted by special exception in connection ~~with lot size averaging subdivisions (Section 5.11)~~; planned development (Section 4.49); and expansion of any lawful non-conforming structure in existence when this ordinance was passed (section 8.25).

5.15 Maximum Lot Coverage. The maximum lot coverage shall be a percentage of lot size as provided in Table 5.1, or as follows, whichever is smaller:

- A. shall not exceed 6,000 square feet in Lyme Center and Lyme Common, except for the Lyme Public School;
 - B. shall not exceed 26,000 square feet per lot size averaged lot in the Commercial District;
 - C. shall not exceed 26,000 square feet in the other districts. Driveways do not apply in calculating lot coverage in the Rural, East Lyme and Mountain & Forest Districts;
 - D. lot coverage limitations shall not apply to Skiing Facilities Use in the Skiway District;
 - E. except as otherwise permitted by special exception for ~~lot size averaging subdivisions (section 5.11-D)~~; planned developments (section 4.49); and expansion of any lawful non-conforming structure in existence when this ordinance was passed (section 8.25); and
 - F. except as otherwise permitted by waiver under NH RSA 674:32 a-c for agricultural structures.
- (Recommended by the Planning Board by a vote of 4-1) (Recommended by the Select Board by a vote of 2-1)

