

Lyme Planning Board Minutes
July 10, 2008

Board Members & Staff: Present: Stephanie Clark, Chair; Dick Jones, Selectboard Representative; John Stadler, member and, Francesca Latawiec, Planning & Zoning Administrator.

Absent: John Billings, Vice Chair; and David Roby, member.

Public: Paul Mayo; and Liz Ryan Cole.

The meeting was called to order by Stephanie Clark, Chair, at 7:04 PM. Formal discussion did not begin until 7:35 when Dick Jones arrived to make a quorum.

Item 1: Discussion of Minutes: Dick Jones made a motion to approve the minutes as written. Upon a second by John Stadler, the motion passed unanimously.

Item 2: Appointment of New Alternate: Dick Jones made a motion to appoint Paul Mayo as an alternate to the planning board. Upon a second by John Stadler, the motion passed unanimously.

Item 3: Master Plan Discussion: The planning board discussed their review of the 1985 Master Plan. It was a consensus of the board that the plan update needs to be prepared in a new format. The old plan was prepared prior to the adoption of zoning and was more of an educational document about planning for the town. They agreed that the update should be a concise, proactive planning tool that can be used to shape the future of Lyme and meet the needs of the community that were identified in the community attitude survey. The board also agreed that the plan should be a streamlined action plan and that there are current documents that can be incorporated into the plan by reference to support its recommendations.

After much discussion, and a review of the vision statement, the board agreed that each member present would begin to work on a chapter and present their progress at the next meeting.

Stephanie Clark will work on refining the vision statement, Dick Jones will work on the historic section and Francesca and John Stadler will start on the natural resources/land use section.

Item 4: Review of Possible Zoning Amendments: (See attached)

1. It was agreed that the board should consider changing the maximum gross floor area specifications to have 2 levels of square footage for each zoning district. One to accommodate agricultural buildings and one for other buildings.
2. It was the consensus of the board that the method of determining road setbacks in the Lyme Common and Lyme Center Districts should remain the same.
3. The board agreed that the separation distances between wells and septic systems should be changed to reflect the amendment to the zoning that reduced the number of wells in the Lyme Common Community Water System to one.
4. The board agreed that the percent slopes in the zoning should be changed to be consistent with the NRCS ranges and those used in Appendix B of the zoning ordinance. Meaning

14% would change to 15 % and 20% would change to 25%. (It is unclear where the 11% came from in the driveway requirements)

5. It was agreed that the shoreland protection district should be amended to be consistent with the new state shoreland protection requirements. Francesca will work on this.

The meeting adjourned at 9:00 pm.

Respectfully Submitted

Francesca Latawiec, CWS, CPSSc, PG
Planning & Zoning Administrator