

Lyme Planning Board Minutes
January 10, 2008

Board Members & Staff: Present: Jack Elliott, Chair; Stephanie Clark, Vice-Chair; Dick Jones, Selectboard Representative; John Billings, Member; David Roby, Alternate; John Stadler, Alternate, and Francesca Latawiec, Planning & Zoning Administrator Absent: None
Public: Simon Carr, Selectman, Luc Beaubien, applicant

Item 1: Approval of Minutes: Dick Jones made a motion to approve the December 6, 2007 meeting minutes with the addition of comments from the Conservation Commission. John Billings seconded the motion, and unanimous agreement followed.

Item 2: Luc Beaubien, Applicant, And Permit Application 2007-094 (Tax Map 408, Lot 47.1): Luc Beaubien of Finowen, representing Peter and Janice Treadwell presented a proposal for a conditional use approval for an existing telecommunications tower with a 30 foot extension at 36 Horton Lane in Lyme. A public hearing was held, during which the Planning Board reviewed the proposal relative to Article XII, Section 12.20 entitled Conditional Use Approvals. For the purpose of the hearing, David Roby was appointed to sit for Stephanie Clark and John Billings was appointed to sit for Jack Elliott, as these members were not present for previous deliberations. The Board considered each item 1 – 14 under A and 1 – 9 under B individually and determined that the proposal met the requirements for a conditional use approval. Following the hearing Dick Jones made a motion to grant the conditional use approval, subject to all necessary approvals from the Zoning Board of Adjustment. He also conditioned the approval upon the concerns of the conservation commission that the tower not extends beyond the tree line. The motion was seconded by David Roby. The board voted in the affirmative and instructed Mr. Beaubien to proceed to the Zoning Board of Adjustment for approval.

Item 3: Public Hearing on Proposed Zoning Amendments:

Chairman Jack Elliott opened the public hearing on the proposed zoning amendments at 7:32 PM. Francesca Latawiec distributed copies of the proposed amendments to those present. The board reviewed the proposal and made the following changes:

1. Amendment 1. Under the definition of LOT, in the first sentence, the board agreed to strike the bold print “**or buildings**” so that it reads “A parcel of land occupied or to be occupied by a principal building and the accessory buildings or uses customarily incidental to it.” In the last sentence, the reference to section 4.47 was identified as a typo and corrected to read **4.57**. A motion was made by Dick Jones to approve the amendment with the proposed changes. This was seconded by John Billings. The motion passed unanimously. This amendment establishes a procedure for demerging certain lots in common ownership that were merged prior to March 31, 2007.
2. Amendment 2 John Billings made a motion to approve the proposed amendment as presented. This was seconded by Stephanie Clark. The motion passed unanimously. This amendment will include wetlands as shown on the National Wetlands Inventory Maps as information provided on the Town’s maps.

3. Amendment 3. Stephanie Clark made a motion to approve the proposed amendment as presented. This was seconded by David Roby. The motion passed unanimously. This amendment changes conditional use approvals to site plan review approvals.
4. Amendment 4. John Billings made a motion to approve the proposed amendment with the correction of a typographical error in section 4 to read A **“preferable development area” would be one where the and driveway would be less intrusive to conservation districts and open space than a development area and driveway meeting the restrictions in A.6. above.** This was seconded by Stephanie Clark. The motion passed unanimously.
5. Amendment 5. John Billings made a motion to approve the proposed amendment as presented. This was seconded by Jack Elliott. The motion passed. This amendment will allow fire protection structures as permitted uses in section 4.62 A the Steep Slopes Conservation District, section 4.64, the Agricultural Soils Conservation District, and section 4.66 the Ridgeline and Hillside Conservation District.
6. Amendment 6. John Billings made a motion to approve the proposed amendment to delete all but the Dowd’s Inn well on the map for the 400’ protection zone in section 5.13E.2 and Appendix E. This was seconded by Stephanie Clark. The motion passed unanimously. Jack Elliott abstained from this vote.
7. Amendment 7. John Billings made a motion to approve the proposed amendment to delete section 7.26 that requires a special exception for joint parking. This can be handled by the planning board through Site Plan Review. This was seconded by Stephanie Clark. The motion passed unanimously.
8. Amendment 8. John Billings made a motion to approve the proposed amendment to add **“This approval may be a condition of a ZBA approval.”** to section 10.40 A, number 12 . This was seconded by Stephanie Clark. The motion passed unanimously.
9. Amendment 9. After discussion, the board reached a consensus that the proposed amendment was not necessary. John Billings made a motion to delete it from the Planning Board’s proposed amendments for March 2008 Town Meeting. This was seconded by Stephanie Clark. The motion passed unanimously.

Chairman Elliott closed the Public Hearing at 8:05 PM.

Item 4: Upcoming Changes in Chairmanship Jack Elliott announced his intention to resign at the end of this year of his current term. He has accepted new responsibilities in his current job that will not allow him to invest the time that he feels is necessary to fulfill his responsibilities as chairman. It is his intention to have his position be open for election at 2008 town meeting.

Item 5: Other Business: There was discussion of future efforts to update the Master Plan and Capital Improvements Program.

Francesca Latawiec will check on the status of the USGS Geology maps for the Town of Lyme to see if they will be able for public viewing at March Town Meeting.

The meeting adjourned at 8:25 pm.

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

PLANNING BOARD AGENDA

JANUARY 24, 2008

The Lyme Planning Board will meet on **Thursday, January 24, 2008** at **7:00 PM** at the Lyme Fire Station at 44 High Street to consider the following items:

1. 7:00 – 7:15 Approval of minutes of December 20, 2007.
2. 7:15 – 7:45 Design Review/Completed Application, possible public hearing. Geoffrey Thornton Architect, representing Tony and Pat Pippin relative to a proposal to renovate and reconstruct the existing Lyme Inn at their property at 1 Market Street in Lyme, New Hampshire.
3. 7:45 Conceptual consultation/informal review. Mark and Ursula Bolinger wish to discuss a potential 2 lot subdivision on their property on North Thetford Road in Lyme, New Hampshire.
4. Following item 3. Conceptual consultation/informal review. Arend Tensen wishes to discuss a potential land use change on his property in Lyme, New Hampshire.
5. Public Hearing on proposed zoning amendments.
6. Other Business