

**Lyme Planning Board Minutes**  
**July 24, 2008**

**Board Members & Staff:** Present: Dick Jones, Selectboard Representative; John Stadler, member; David Roby, member; Paul Mayo, alternate and, Francesca Latawiec, Planning & Zoning Administrator.

**Absent:** Stephanie Clark, Chair; and John Billings, Vice Chair.

**Public:** Liz Ryan Cole.

The meeting was called to order by Dick Jones, who was appointed by the board to chair the meeting, at 7:04 PM.

**Item 1: Discussion of Minutes of July 10, 2008:** John Stadler made a motion to approve the minutes as written. Upon a second by David Roby, the motion passed unanimously.

**Item 2: Master Plan Discussion:** The board began with a discussion of the draft Historic and Cultural Resources chapter that was prepared by Dick Jones. Mr. Jones explained that the approach that he took to rewriting that chapter was to focus upon the critical historic and cultural resources of Lyme that have and should be protected. The previous plan focused on the general planning process as opposed to being specific to Lyme's priorities. He included electronic links in the draft to where additional information about these resources could be found.

The focus is on the leadership of Lyme in the barn easement program, the historic districts and features such as the Smart's Mountain Lookout Tower.

There was discussion about the recommendation that the zoning ordinance be amended to allow special exceptions for requirements that would distract from the historical character of structures listed on either the National or NH Register of Historic Places.

Further discussion was on the Transportation chapter of the plan. The information presented in this chapter is largely factual and in graph and tabular format. The emphasis is on not significantly upgrading the existing road systems, conserving energy and considering improvements to the intersections at Route 10 and East Thetford Road and the new town offices.

There was significant discussion of the relationships between land use and traffic issues.

The issues of a potential bike path and public transportation were discussed.

Dick Jones will work a bit more to explain what DOT's "redlist" means by such terms as "functionally obsolete" for Lyme Roads and on the pedestrian/bike path and public transportation sections.

**Item 3: Review of Possible Zoning Amendments:**

There was discussion about the need to have consistency between state and local requirements for shoreland protection and technical and design standards.

A new addition to the discussion came up as a result of Francesca's interaction with an applicant for a local approval. The issue is as follows:

The definition of "LOT COVERAGE: The area of a lot occupied by structures and improvements, not including subsurface septic systems, wells, and fire protection structures. Driveways do not apply in calculating lot coverage in the Rural, East Lyme and Mountain and Forest Conservation Districts

although commercial parking areas do apply.” This implies that driveways do apply to lot calculations in the Lyme Common and Lyme Center Districts.

Conversely, in sections 8.22, 8.23, 8.24 & 8.25 driveways are excluded in the calculations in the Lyme Common and Lyme Center Districts. The board discussed whether or not this is a conflict that needs to be addressed or if the issue can be handled on a case by case basis.

The meeting adjourned at 8:50 pm.

Respectfully Submitted

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