

**Lyme Planning Board Minutes
October 23, 2008**

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

Board Members Absent: John Billings, Chair; John Stadler, member.

The meeting was called to order by David Roby, as Acting Chair, in John Billings's absence at 7:03 PM.

Item 1: Conceptual Consultation: Wheeler, Minor Subdivision of 1 lot into 2 at 162 Goose Pond Road. David Roby exercised his discretion as Acting Chair and asked the Planning Board to consider the aforementioned application as the first item of business, as a courtesy to the applicant. Francesca Latawiec explained that the Wheelers have 2 existing dwellings on one lot. Each dwelling has its own approved septic system and well. The applicant wants to subdivide the lot into 2 lots of approximately equal size, one for each dwelling. A variance to do this was granted by the ZBA on 7/20/2005. The applicant was before the board to discuss their intention to submit an application for a minor subdivision. It was a consensus of the board that a boundary survey, prepared by a licensed surveyor, with the locations of the wells, septic systems and driveways would be necessary. Harry Burgess is their surveyor. They would also need to submit a completed application for a minor subdivision. Dick Jones explained that by subdividing the lots that there would be an impact on the property assessment for each lot. Becky Wheeler will work with Francesca Latawiec in preparing the application.

Discussion of Minutes of October 25, 2008: made a motion to approve the minutes as amended. Upon a second by, the motion passed unanimously.

Item 2: Discussion of Minutes of September 25, 2008: Dick Jones made a motion to approve the minutes, as amended. Upon a second by Paul Mayo the motion passed unanimously.

Item 3: Zoning Ordinance Amendment Discussion: Francesca Latawiec presented two proposed amendments to the zoning ordinance to place on the warrant for March, 2009 Town Meeting. (See Attached) One was to amend the Shoreland Conservation District (Section 3.27.3) and the other the Driveway (Section 4.53, A, 1). After much discussion it was the consensus of the Board to address the shoreland issue by adding language to Section 1.35, to indicate that if there is a conflict between the requirements of the Town of Lyme Zoning ordinance and any other local, state and federal ordinance or regulation, the provision which imposes the greater restriction or higher standard shall govern. The issue of the conflict between the slope requirements in the zoning ordinance, the subdivision regulations and the technical standards in regularly available data will remain on the table for discussion with a full board present.

Item 4: Master Plan Discussion: Dick Jones presented the revised draft Economic Development chapter of the Master Plan. There was discussion about the areas of town that the public favored for economic development between the 1985 and the most recent Community Attitude Survey. The public responded in favor of the Route 10 area in 1985. However, since development has occurred in the Route 10 area, the more recent respondents indicated that they favored commercial development in the village districts more. Dick Jones agreed to work on this issue to provide more clarification.

Other Business: Dick Jones made a motion to schedule a public hearing on the CIP for the November 13, 2008 Planning Board meeting. Upon a second by David Roby, the motion passed unanimously. Francesca Latawiec will put the CIP on the Town Website.

The meeting adjourned at 8:20 PM.

Respectfully Submitted

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

Proposed Amendments to Zoning Ordinance – 2009

Amendment 1: Amend Section 3.27.3 Shoreland Conservation District. To add the following: Any activity within the shoreland conservation district shall comply with the state Comprehensive Shoreland Protection Act RSA 483-B and NH Code of administrative rules Env-Wq 1400, Shoreland Protection.

This amendment will provide consistency with the state statute, which took effect on July 1, 2008.

Amendment 2: Amend Section 4.53 Driveway, A. 1. to read: The grade does not exceed 15% for any 100 foot segment.

This amendment will provide consistency with the soil series that are mapped by the United States Department of Agriculture and will enable applicants for local approvals to use existing data as a preliminary tool for general planning purposes. The applicant would still have the option to provide more site specific soil or topographic information to more determine the location of the slope in the field.