

Lyme Planning Board Minutes
November 13, 2008

Board Members & Staff Present: John Billings, Chair, Dick Jones, Selectboard Representative; John Stadler, member, Paul Mayo, member and, Francesca Latawicz, Planning & Zoning Administrator.

Board Members Absent: David Roby, Vice Chair.

The meeting was called to order by John Billings, Chair at 7:05 PM.

Item 1: Public Hearing on Capital Improvements Program (CIP). Upon a motion by Dick Jones, second by John Stadler, the Board by unanimous vote, opened the public hearing on the Capital Improvement Program. No members of the public were present to provide testimony.

Dick noted that the vehicle line item on page B-4 should be \$270,300 instead of \$270,000. With no further discussion, upon a motion by Dick Jones; second by John Stadler, the Board unanimously voted to approve the Capital Improvement Program with the amended item.

Item 2: Approval of the minutes of October 23, 2008. Upon a motion by Dick Jones, seconded by Paul Mayo, the Planning Board approved the minutes as presented. John Billings and John Stadler abstained from the vote.

Item 3: Zoning Ordinance Amendment Discussion: The discussion on the two potential amendments to the zoning ordinance for March Town Meeting 2009 that began at the meeting of October 23, 2008 was continued. After much discussion it was the consensus of the Board to forego highlighting the shoreland issue for this Town Meeting. More inclusive language will be proposed to the Zoning Ordinance in the next re-write to clearly 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 also be addressed in the re-write of the zoning ordinance following adoption of the Master Plan update. Dick Jones noted that the DOT recommends that road grades be no steeper than 15% for residential development and 8% for commercial development. He also noted that requiring less switch backs for road construction would result in less of an impact on environmental quality.

Item 4: Master Plan Discussion: Dick Jones presented the next revised draft Economic Development chapter of the Master Plan. There was further discussion about the areas of town that the public favors for economic development. The more recent community data indicates that the public responded in favor of commercial development in the village district areas. Dick Jones presented a draft Land Use map and discussed future land use areas. The public has indicated in the community attitude survey that a significant amount of the responding public wants commercial development. The Planning Board will need to work more on directing where these land uses should occur.

Other Business: HB 310: There was discussion of the legislation from this session that allows municipalities to regulate small wind energy systems and requires the municipal building inspector to notify abutters of a building permit issued to construct a small wind energy system. It states that installation of solar, wind or renewable energy systems... shall not be unreasonably limited by use of municipal zoning powers or by the unreasonable interpretation of such powers... OEP has developed a technical bulletin and model ordinance for wind energy systems, which can be used by municipalities to address this issue. Francesca will email these to board members for consideration as a potential future zoning amendment.

SB 342-FN-LOCAL was also discussed. This legislation, which takes effect on July 1, 2009, requires municipalities that exercise the power to adopt land use ordinances to provide opportunities for the development of work force housing and establishes a mechanism for expediting relief from municipal actions which deny, impede, or delay qualified proposal for workforce housing.

The Planning Board reviewed Article XI of the Zoning Ordinance, entitled Affordable Housing, relative to the requirements of the new statute. It was a consensus of the Planning Board that the relaxation of the requirements for dimensional controls and the Agricultural Soils Conservation District and the provision of a density bonus for an affordable housing organization would allow opportunities for affordable housing in Lyme.

The meeting adjourned at 8:20 PM.

Respectfully Submitted

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