

**Lyme Planning Board Minutes**  
**August 27<sup>th</sup> 2010**

Board Members and Staff Present: David Roby Chair; John Stadler Co-Vice Chair; Dick Jones Select Board Representative; Vicki Smith Board member; Sam Greene Alternate Member; David Robbins Planning and Zoning Administrator

Board Members Absent: Paul Mayo Co-Vice Chair; Freda Swan Alternate Member; Ben Kilham Alternate Member

Members of the Public Present: None

David Roby opened the meeting at 705pm  
Sam Greene was appointed to sit for Paul Mayo.

**Item 1: Master Plan discussions**

David asked the Board how they wished to proceed with work on the master plan.

Dick recommended that the Board concentrate their efforts on the recommendations. Once they were acceptable to the Board members could then review the text to ensure that the recommendations were supported.

John pointed out that if time was short the board should consider scheduling extra working sessions in order to complete a draft for public review by the end of September.

The Board decided to continue a review of the chapters during the current meeting. An effort would be made to add all the current edits to the electronic version of the Master Plan and redistribute the majority of the Plan to the Board members by September 1<sup>st</sup>, giving the member's time to review and make comments for the September 9<sup>th</sup> Meeting.

The Board then finished the review of Chapter 1 that was started during the August 12<sup>th</sup> meeting. They then proceeded to review chapters 10, 8, 9, 5, 3, 4 and 7.

**Item 2: Acceptance of minutes from August 12<sup>th</sup> 2010**

Dick made a motion to accept the minutes with minor edits. John seconded the motion.

David called for a vote, four members voted to approve. David abstained because he did not attend the August 12<sup>th</sup> meeting.

**Item 3: Joint Meeting with the Zoning Board Discussions**

The Board discussed the need to have a joint meeting with the Zoning Board about the definition of the term "Expansion" as it pertains to article VIII of the Zoning Ordinance. It was decided that a joint meeting was not necessary, but that the term "Expansion" should be defined in the ordinance.

During the discussions the subject changed to modifications to the Zoning Ordinance and John brought to the Board's attention the need to address Small Wind Energy Systems.

The board had a short discussion on what types of issues should be addressed in the Zoning Ordinance, then tabled the discussions until the Board takes up zoning amendment changes later in the year.

The Planning and Zoning Administrator added that the Zoning Board, due to a recent variance application to allow a greater square footage of sign area, requested that the Planning Board review the sign regulations to see if they should be modified to allow a greater area for lots that have multiple businesses.

Respectfully Submitted  
David A. Robbins  
Lyme Planning and Zoning Administrator.