

Lyme Planning Board Minutes
October/28/2010

Board Members and Staff Present: David Roby Chair; John Stadler Co-Vice Chair; Paul Mayo 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: Freda Swan Alternate Member; Ben Kilham Alternate Member

Members of the Public Present: Hailey Estes, Carola Lea, Rich Brown, Bob White, Jay Kelly, Liz Ryan Cole Philip Hastings

David opened the meeting at 7:02pm

Item 1 Acceptance of minutes from October/14/2010

Dick moved to accept the minutes as submitted.

Vicki seconded the motion.

David Called for a vote and the motion passed unanimously.

Item 2 Additional meetings.

The Board regularly scheduled meeting on November 25th falls on Thanksgiving; The Board members decided that they needed did not want to miss a meeting so they rescheduled the meeting for November 18th.

Item 3 Master Plan

The Board had a short discussion pertaining to the status of Appendix A and the land use tables. Carola Lea asked about the Energy chapter and if comments from her and the other Energy Committee members should be sent to the Board. David responded that the Planning Board would be very happy to have the comments from the Energy Committee. He asked her to submit all comments to the Planning and Zoning Administrator and he would forward them to the Board members.

Item 4 Proposed Co-housing petitioned zoning amendment

Philip Hastings and Liz Cole Ryan came to discuss changes that they had made to their petitioned zoning amendment for Co-housing. Liz and Philip outlined the changes that they had made based on the discussions from the Planning Board meeting on October 24 2010. The Board was still concerned that the dimensional controls would allow too much development as compared with what is allowed in the rest of the Ordinance. The Board was also troubled that the Conservation District overlays are ignored.

John commented that the Board must look at the proposed amendment's broader impact on the entire town. The amendment would allow for more development then the one project that the applicants are proposing. John stated that he was concerned that this

change to the ordinance could lead to growth that the town is not prepared for and that this issue was, being repeatedly overlooked.

Item 5 Changes to the zoning ordinance.

David had reviewed the model Small Wind Energy ordinance provided by the Office of Energy and Planning. He felt that it would be beneficial for the Town to adopt a Small Wind Energy ordinance and that it should go before the Town at Town Meeting in March 2011. The Board discussed some minor changes to model.

David asked the Planning and Zoning Administrator to contact OEP and find out the rationale for the 100KW limit in the model ordinance and to send copies of RSA 362-A:9 as referenced in RSA 674:62 definition of "Small Wind Energy System"

The meeting adjourned at 9:20pm

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