

**Lyme Planning Board Minutes
January/14/2010**

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; David Robbins Planning and Zoning Administrator

Board Members Absent: Freda Swan Alternate Member; Ben Kilham Alternate Member

Members of the Public Present: Liz Ryan Cole, Carola Lea

The chairman called the meeting to order at 7:05 pm.

Acceptance of minutes from November/12/2009

The Board Reviewed the minutes from the November 12th 2009 meeting. David and Dick both suggested some wording changes.

There was a short discussion on the wording in Lot Line Adjustment application in the subdivision regulations. (Appendix B section III.B) The application states that the following deed restriction be placed in the body of the deed or other instrument of transfer:

“The grantee(s) by virtue of acceptance of this deed agree(s) that the premises hereby conveyed shall not be deemed or considered a separate lot of record, but shall be regarded as merged into and made an integral part of the contiguous lot of land previously owned by the grantee(s) so that the same shall hereafter be one combined single lot of record.”

David felt that where it states “land previously owned by the grantee(s)” should state “land owned by the grantee(s)” and asked the board to consider this for future revisions of the Subdivision regulations.

Dick moved to approve the minutes as amended.

Paul seconded the motion.

The motion passed unanimously.

David decided to proceed to Other Business and then return to the Master Plan if time allowed.

Review of a letter from the Upper Valley Lake Sunapee Regional Planning Commission.

The UVLSRP sent a letter to the Planning Board offering assistance in amending Regulations or ordinances to address water quality issues.

Vicki indicated that this would be a good resource to be able to improve the storm water standards in the site plan review regulations.

Dick expressed a concern that the board still had the to finish the Master Plan and the CIP and that taking on more work at this point in time may be counter productive.

David made the suggestion, that the Planning and Zoning Administrator contact UVLSRP and ask if they have any model ordinance or regulation for storm water runoff that the Board could use to improve Lyme's regulations.

Liz Cole Ryan and Carola Lea requested to informally discuss with the Board a petitioned zoning amendment to extend the Lyme Common Zoning District to the North.

A public hearing has been set for January 28th 2010 to review a petitioned zoning amendment to extend the Lyme Common Zoning District, Liz asked David what her and Carola's role would be at the hearing. David responded that they would present their proposed amendment to the Board and public, and then answer any questions. David then stated that the Board, at the end of the hearing would vote to approve or disapprove of the petitioned amendment.

Dick added that the approval or disapproval would be noted on the ballot.

The Board continued with an informal discussion with Liz and Carola as to how the zoning regulations in the Lyme Common Zoning District would affect a development project on their property.

The Planning and Zoning Administrator asked the Board to review the Steep Slopes Conservation District Encroachment for a proposed septic system.

CLD Engineering has applied to the Lyme Zoning Board of Adjustment for approval to replace the septic system and drill a new well at 301 River Road, Map 403 Lot 16. In order to receive a Special Exception under section 8.24 of the Lyme Zoning Ordinance, the Planning Board must review the project for Steep Slope Conservation District Encroachment. The Planning and Zoning Administrator presented the Board with the information provided by the applicant. The Board determined that this information was insufficient for the purposes of their review. The Board tabled the review until the January 28th 2010 meeting so that more information including the state approved septic design could be presented.

At 9:03 pm Dick moved to adjourn the meeting.

Paul seconded the motion.

The Board voted unanimously to adjourn.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.