

Lyme Planning Board Minutes
September/23/2010

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; Sam Greene Alternate Member.

Members of the Public Present: None

David Roby opened the meeting at 702 pm

The Board directly entered discussions of the master plan and considered the following items:

Appendix A

The Board discussed how best to present the findings of the Community Attitude Survey and the Neighborhood Meetings in Appendix A.

Chapter 1

The Board discussed the Vision Statement and ways to ensure that the Vision Statement is reinforced by the information presented in the chapter.

Chapter 2

Dick updated the Board on his progress in updating the charts in chapter 2. It was determined that some work needed to be done to incorporate the information in the charts into the text of the chapter. David and Dick decided to work together to make these changes.

David felt that the recommendations section of the chapter was weak and needed more work. The discussions centered on how to recommend changes to the Zoning Ordinance to maintain the level of development that was expressed in the Community Attitude Survey and the Neighborhood Meetings. The Board talked about the tightening up the current 1000 foot restriction of structures from class V or better roads.

David asked the Planning and Zoning Administrator, using his GIS software to look at the current buildings in town and determine how many are in a 1000 foot buffer of the roads, a 500 foot buffer and a 250 foot buffer.

Paul and Vicki (were) volunteered to write new draft recommendations for Chapter 2.

Dick brought to the Board's attention that the current draft contained references the use of sidewalks. He felt that due to maintenance issues, additional sidewalks should not be recommended.

Vicki asked the Board if they felt that subdivision roads should be addressed in the Master Plan. This led to a short discussion of the controls that were already in place in the subdivision regulations that control subdivision roads. It was determined that no additional controls were needed.

Paul updated the board with his experiences as an alternate to the Zoning Board of Adjustment. This discussion evolved to a consensus that the Planning Board needs a written procedure for the review of projects that are proposed in the Steeps Slopes Conservation District. David asked the Planning and Zoning Administrator to write a draft set of procedures for Steep Slopes Review.

Dick brought to the Boards attention that if the Board wished to present changes, to the Zoning Ordinance at the March 2011 Town Meeting, work would need to start now. David asked the Planning and Zoning Administrator to send a list of possible changes to the Board members. He also requested a time line for the requirements to propose a change to the Ordinance at Town Meeting

The Board had short discussion on a petitioned amendment for Co-housing.

At 9:33 Pm David made a motion that the discussions be tabled and the meeting be continued to Thursday September 30th at 7:00pm.

Vicki seconded the motion, David called for a vote and the motion passed unanimously.

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