

**Lyme Planning Board Minutes
November/18th/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 Member

Board Members Absent: Sam Greene Alternate; Freda Swan Alternate; Ben Kilham Alternate

Members of the Public Present: Judith Brotman Liz Cole Ryan, Carola Lea, Rich Brown, Jay Kelly, Robert White, Stuart White, Margaret Caudill-Slosberg, Matt Brown,

Item 1: Acceptance of minutes from November 11th /2010

Dick made a motion to approve the minutes as amended, Paul seconded. The minutes were approved as amended with Vicki abstaining.

Item 2: Pinnacle Project Zoning Amendment Review.

Rich Brown asked for technical help with improvement of their current draft zoning amendment and thanked the Board for all their input to date. Chairman Roby did not want the Board to re-draft the amendment because there is too little time for the Planning Board to take on this responsibility; the Pinnacle Project has a qualified attorney who could well do this work; and if the Board did a re-draft it would appear that Planning Board endorsed the zoning amendment. Dick suggested calling the development proposed something other than “Rural Planned Development” as it may be confused with the existing “Planned Development”.

David Roby noted that four versions have been submitted; each submission has been different. Comments submitted by Tom Morrissey, Judith Brotman, and Matt Brown were briefly discussed.

Dick would like to hold a single public hearing for the Planning Boards amendments and the petitioned amendment.

The schedule for submission of petitioned articles and zoning amendment hearings was discussed. December 8th is the legal deadline for submission of petitioned articles for the 2011 Town Meeting.

Item 3: Discussion of other Zoning Amendments

Small Wind Energy Ordinance

Mark Bolinger’s comments were reviewed.

-The Board thought that the Ordinance clearly stated that MET towers are regulated.

- Height- Reduce tower height to 75 feet on (page 7 line 18)

-Other changes on page 1

Line 4 Wind Energy Systems Ordinance

Line 10 after Zoning Ordinance add “including in particular the Conservation Districts.”

-Page 4 Line 9 Change Building Permit to Zoning Permit.

On a motion Dick moved to bring the amended Small Wind Energy Systems Ordinance to public hearing, there was a second offered by John. The motion was unanimously approved.

Definitions of Expansion and Expanded

Dick made a motion to bring to public hearing the addition of the definitions of Expansion and Expanded to the Zoning Ordinance. John seconded the motion. The motion passed unanimously.

Maximum Road Setback for structures.

The Board decided the best way to address this is to delete section 4.53 B 4 so that the change would serve to protect an un-fragmented forest and reduce the risk associated with providing emergency response to remote structures. Structures cannot be located more than 1000 feet from a class V or better road.

Dick made a motion to bring to public hearing an amended Section 4.53, deleting section 4.53 B 4. John seconded the motion. The motion passed unanimously.

The meeting was adjourned at 8:28 PM.

Respectfully Submitted

Vicki Smith