

**Lyme Planning Board Minutes
September /13/2012**

Board Members and Staff Present: David Roby, Chair; John Stadler, Vice Chair; Simon Carr, Select Board Representative; Vicki Smith, Member; Tim Cook, Member; David Robbins, Planning and Zoning Administrator

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

Members of the Public Present: Colin Robinson, Avery Sargent, Peter Mulvihill, John Campbell, Kathleen Sherrieb, Michael Whitman
Chairman Roby opened the meeting at 7:00 pm.

Item 1: Acceptance of minutes from September/6/2012

Vicki moved to accept the minutes as corrected by John.
Simon seconded the motion.
The motion passed unanimously.

Item 2: Lot Line Adjustment between, Peter and Ellen Mulvihill at 24 Pinnacle Hill Rd (Tax map 407 Lot 135) and Avery B. Sargent at 43 Masa Morey Ln (Tax map 407 Lot 131).

Colin Robinson presented the Lot Line Adjustment plan between the Mulvihill and the Sargent properties. He noted that the plan presented to the Board had the areas to be exchanged shaded. The final signed mylar plan would not have the shading, Because the Grafton County Registrar will not accept plats that have shading.

Colin asked the Board to waive the requirement for a full perimeter survey due to the cost of having both large parcels surveyed.

Vicki moved to waive the requirement for a perimeter survey.
Simon seconded the motion.
Chairman Roby called for a vote and the motion passed unanimously.

Vicki moved to accept the application as complete.
Simon seconded the motion.
Chairman Roby called for a vote and the motion passed unanimously.

Vicki moved to approve the application
Simon seconded the motion.
Chairman Roby called for a vote and the motion passed unanimously.

Item 3: Master Plan

John Campbell and Kathleen Sherrieb had attended the meeting with questions about the Master Plan.

John C. asked about the Master Plan's regulatory authority. The Board responded that the plan is an advisory document and it has no regulatory authority, but is used as a guide to make changes to the Subdivision Regulations, Site Plan Review Regulations and to propose Zoning Ordinance changes to be voted on at Town Meeting.

John C. also asked what the plan was based on. The Board explained that the Community Attitude Survey was used as a starting point. In addition, feedback from the public, from the hearings and from individuals sending in their opinions is factored in also, the Board is following up with three forums to discuss the three major areas of concern (Agriculture, Housing, and Commercial Development along Rt 10) that came out of the original public hearings.

The discussion then turned to the age of the community attitude survey. The Board acknowledged that the survey is outdated but that starting a new survey would delay a new master plan too long. Simon stated that the Board had taken a vote to determine if they should invest the time in a new survey before completing the Master Plan. In the vote 2 members, Simon and Tim, were in favor of a new survey while the remaining three members were opposed.

Vicki made a suggestion, that the Planning Board create a Community Attitude Survey subcommittee, made up of members of the Lyme Community and one of the Boards members to liaison between the subcommittee and the Board. The subcommittee could work on a new survey while the Planning Board continues work on the Master Plan. Once the new survey was completed and the results analyzed the new information could be incorporated into the Master Plan.

Chairman Roby asked the Board's opinion about having a public hearing on Chapters 1 and 2. The Board discussed the possibilities but felt that with the fall forums already planned that this could not be done until January. The Board did feel that the revised editions of chapters 1 and 2 should be released as soon as the edits were done. This way the members of the public would be able to reference the new chapters at the fall forums. The Planning and Zoning Administrator and the Board members would work to try to have the edits on chapters 1 and 2 done by Friday September 21, 2012.

The Board then started working on the review of the proposed changes to chapters 6,7,8 and 9.

Simon reported that the Energy Committee was reviewing Chapter 10 (Energy), and would be submitting some recommended changes to the Planning Board.

The Board reviewed the upcoming fall schedule:

September 24th: Agricultural forum.

October 4th, Final Review of Chapters 1& 2 before public release

October 11th, Cases and if time permitting Master Plan work.

October 25th, Housing Forum

November 1st, Master Plan

November 8, Cases and if time permitting Master Plan work.

November 19th Commercial development along Rt 10

December 6th, Master Plan

December 13th, Cases and if time permitting Master Plan work.

January 24th, 2013 Public hearing on chapters 1 and 2

At 9:08 pm John moved to adjourn the meeting

Simon seconded the motion

Chairman Roby called for a vote and the motion passed unanimously.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.