

**Lyme Planning Board Minutes
November/11/2013**

Board Members and Staff Present: John Stadler, Chair; C Jay Smith, Select Board Representative; Vicki Smith, Member; Tim Cook, Member; David Robbins, Planning and Zoning Administrator

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

Members of the Public Present: Donna St. Peter, Lynn Vaughan, Richard Vaughan

Item 1: Donna St. Peter, 33 at Pinnacle Road (Tax map 407 Lot 94) has applied to the Lyme Planning Board to have the Board sign a new copy of the survey plat for the subdivision of her property that had been approved by the Planning Board on December 11th, 1987.

The Board reviewed the mylar copy of the plat and compared it to the paper copy that was on file in the town offices. Seeing no differences John made a motion that the Board approve the signing of the plat. All four members voted in favor of the motion.

John signed the plat and Donna was instructed to bring the Plat to the Grafton County Registry of Deeds to be recorded.

Item 2: Acceptance of minutes from October/24th/2013

Tim moved to accept the minutes as amended.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

Item 3: Zoning amendments for the 2014 Town Meeting

The Board continued discussing possible changes to the Zoning Ordinance for Town meeting in March 2014.

The Board considered changes to the “on premises parking” requirement, in order to ease the parking situation in the Lyme Common District.

Vicki was still working on a draft for a new zoning district for properties on Canaan Ledge Lane,

Tim and John had reviewed possible changes to the ordinance as outlined in the recommendations of Chapter 10 of the newly adopted master plan. They reported had gone over the first recommendation and concluded that there is no regulation in the Zoning Ordinance that “would detract from the historical character” with the possible

exception of the 35 foot height restriction. They recommended the Board not make any changes. The attending Board members agreed.

The Board decided not to implement the remaining two recommendations at this time, but suggested that the Heritage Commission write a draft amendment giving the Zoning Board the authority to request Heritage Commission review of projects that involve historically important structures. The Planning Board could then review the draft language and consider presenting the amendment to the Town.

Item 4) New Business

a) Smoke from wood burning devices.

The Board discussed an anonymously submitted complaint regarding smoke from wood burning devices. The Board considered some issues with trying to regulate wood burning devices. The consensus of the Board was that it would be very difficult to regulate and not something the Planning Board should be regulating.

b) Town material storage area.

Jay discussed the intent of the Town to purchase and use a property off of Bliss Lane to store materials such as tree stumps, brush and soil removed from roadside ditches.

The Meeting adjourned at 8:50 pm.

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