

**Lyme Planning Board Minutes
October/23/2014**

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

Board Members Absent: Jack Elliott, Vice Chair;

Members of the Public Present: David Roby

John opened the meeting at 7:00 pm and welcomed former Board Member and Chair David Roby to the meeting.

John appointed Freda to sit in place of regular member Elliott, who was unable to attend,

Item 1: Acceptance of minutes from October/9th/2014

Item 2: Zoning amendment discussions.

Tim noted that under the definition of "Lot Size" on page 9, there was a reference to section 3.25.4. Section 3.25 refers to the Skiway District and has no .4 section under it. The reference should refer to the Agricultural Soils district which is 3.27.4. The other members agreed to add this to the proposed changes.

Section 4.64 Agricultural Soils Conservation District

David Roby suggested that rather than using a percentage of the Agricultural Soils on a lot that a set amount of acreage be used. The Board discussed the possibility of using a set acreage such as 1,3 or 5 acres. Even though this would simplify the ordinance in ways consistent with the primary objective of the Agricultural Soils Conservation District, the Board wanted to better understand its implications. John asked the Planning and Zoning Administrator to use the GIS data to compare total Agricultural Soils on each lot with the total area of each lot to determine if a set acreage would be more or less restrictive.

Also discussed were the allowance of Clinics and Lodging Accommodations as special exceptions on Agricultural Soils. The Board decided that these two uses were not consistent with the objectives of the district and decided to remove them from the proposed new language of section 4.64.B.

Proposed 8.29

8.29 Relocation of an existing structure in a conservation district.

The relocation of an existing structure in a conservation district to a different location within a conservation district may be permitted as a special exception subject to the provisions of section 10.40 and the following requirement:

The relocation shall not result in any additional disturbance in the conservation district either during construction or considering the area proposed area proposed for the relocated structure.

A relocated structure shall not qualify for conversion under section 4.46 until five years after the completed relocation.

The Board discussed the disturbance requirement and changed the wording as follows:

The relocation shall better serve the purposes of the Conservation District.

In addition the Board changed the wording of “A relocated structure shall not qualify for conversion under section 4.46 until five years after the completed relocation” to “**A relocated structure shall not be eligible for conversion under section 4.46 until five years after the completed relocation**”.

The Board also decided to add a second requirement stating: “**The original area of disturbance will be restored to satisfy the purposes of the conservation district as determined by the Zoning Board of Adjustment.**”

Section 8.34

The Board discussed how to change the wording to express the Boards desire to prevent the use of this section to create non-conforming lots. The Board noted that the current wording does not work and a variance is required in order to subdivide in this situation. The Board decided that the best resolution would be to delete this section. A variance would still be required to give relief in this situation but there would be no un-intended consequences from vague language.

John suggested holding a forum to encourage participation and feedback from the town insofar as public attendance at Board Meetings has been very low. There was general agreement, but it was suggested the Board wait until some upcoming Town events were done, so as not to over-schedule.

Due to the late hour the Board decided to place the following three items on the agenda for the November 13th, 2014 meeting

Review Goals for 2014
Subdivision regulation amendments.
Workforce Housing inventory

The meeting adjourned at 9:12 pm.

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