

**Lyme Planning Board Minutes
September/10/2015**

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; C Jay Smith, Select Board Representative; Vicki Smith, Member; Ursula Slate, Member; Eric Furstenberg, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Freda Swan, Alternate

Members of the Public Present: None.

Item 1: Acceptance of minutes from August/27/2015

Vicki moved to accept the minutes as amended
Tim seconded the motion and it passed unanimously.

Item 2: Zoning Amendments for 2016 Town Meeting.

The Planning and Zoning Administrator passed out a list of the pending changes to the Zoning Ordinance. The Board review was as follows:

4.64 Agricultural Soils Conservation District.

The Board had a short discussion about changes to section 4.64 Agricultural Soils Conservation District. The Planning and Zoning Administrator noted that in his research he had found around six properties that currently fall under the ten year clause. In his opinion it was not worth the time needed to re-write the section for such a small number of properties. He also noted that these properties would be outside of the ten year window within a few years. John noted that as long as the Planning Board takes care of these issues during subdivision hearings, then no new issues will be created. The Board decided to table this topic and work with the subdivision regulations in 2016 to prevent future problems.

3.27.1 Wetlands Conservation District

The Board discussed adding an objective to the district definition since all the other Conservation Districts had stated objectives. The following will be added to section 3.27.1:

The primary objective of the wetlands conservation district is to protect the Town's wetlands from despoliation or unregulated alteration and thereby to preserve the integrity of these areas, optimizing the following: 1) proper drainage, 2) flood control, 3) water quality, 4) wildlife, flora and fauna, 5) recreation, 6) and aesthetics, all for the purpose of the public good.

The section will now read (Changes bold):

3.27.1 Wetlands Conservation District. The Wetlands Conservation District is hereby defined as any area that is inundated or saturated by surface or ground water at a frequency and duration to support, and that under normal conditions does support, a predominance of vegetation typically adapted for life in saturated soil conditions, together with a 100 foot buffer zone around such areas.

Wetlands include but are not limited to swamps, marshes, bogs, and similar areas. Wetlands shall be delineated on the basis of hydrophilic vegetation, hydric soils, and wetlands hydrology in accordance with the current New Hampshire Department of Environmental Services Wetlands Bureau Code of Administrative Rules. One hundred percent (100%) of such wetland areas and 80% of the 100 foot buffer zone shall be excluded in the calculation of lot size. Wetlands less than 2,500 square feet in size are excluded from the provisions of the Wetlands Conservation District, although State regulations may apply. The map available in the Town offices at the time of application will provide the Natural Resources Conservation Service (NRCS) hydric soils and National Wetlands Inventory which may be used as preliminary guidance for wetlands delineation. **The primary objective of the wetlands conservation district is to protect the Town's wetlands from despoliation or unregulated alteration and thereby to preserve the integrity of these areas, optimizing the following: 1) proper drainage, 2) flood control, 3) water quality, 4) wildlife, flora and fauna, 5) recreation, 6) and aesthetics, all for the purpose of the public good.**

Vicki moved to send the amendment to a public hearing at a date to be determined.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Solar Uses: The Board decided to table the use of solar energy generation to 2016.

Dwelling Unit Definition:

John had previously noted that there are two different definitions of dwelling unit, one in the Zoning Ordinance and another in the Subdivision Regulations. The Board decided there should be the same language in both documents. The following definition of Dwelling Unit will be proposed:

“DWELLING UNIT- A room or rooms arranged for use as a separate, housekeeping unit that provides complete and independent living facilities for one or more persons, and includes permanent provisions for cooking and sanitation and is established for regular occupancy.”

Vicki moved to send the amendment to a public hearing at a date to be determined.

Ursula seconded the motion.

John called for a vote and the motion passed unanimously.

Driveway Definition.

The Board discussed changing the two lot restriction per driveway and considered changing the definition to only two dwelling units instead. More than two dwelling units would require a private road. The Board discussed adding language to reference the private road standards in the subdivision regulations as well as adding language to the conversion section (4.46.C) for conversions that contain over two dwelling units.

The Board decided to table the driveway discussions until the next meeting (September 24, 2015). John asked that changing the Variance criteria to match the RSA, and a review of the conversion language that was included in section 8.29 be considered at that meeting, too.

Tim asked John about a CIP. John stated that it is the responsibility of the Planning Board and that this should be discussed at the September 25, 2015 meeting, as well. John mentioned several past CIP projects and some of the issues associated with them.

The Meeting adjourned at 8:30 pm.

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