

**TOWN OF LYNDEBOROUGH  
PLANNING BOARD MINUTES  
January 19, 2017  
*Final***

**7:30 PM Call to Order & Roll Call**

Chairman Bob Rogers, Vice Chair Tom Chrisenton, Larry Larouche, Bret Mader, Alternate Paul Best, Alternate Julie Zebuhr and Selectmen's Rep. Mark Schultz were present.

**NEW BUSINESS:**

**THERIAULT, 1526 Center Road, Lyndeborough**

Mr. Theriault showed the plot plan and septic plan to the Board which was discussed. Item 5 of 703-00a Item was discussed.

He is looking for approval for an assessory apartment.

**VOTE: Tom Chrisenton made a motion to approve the apartment. Mark Schultz seconded. Motion was unanimously approved.**

**Sarah Chadzynski – School Home Business on Pinnacle Road - Informal**

The applicant did not show up.

It was noted that schools are not addressed in Lyndeborough's zoning. This applicant would need to go to the ZBA for a variance.

Larry Larouche questioned if there is a certain number of students or a model to affect a "school zone". He felt a school could have a serious ramification to abutters and wanted to ensure that abutters are noticed. If it came before the Planning Board the application would be noticed. The different between a home business or a school was discussed.

**DISCUSSION ON HOME BUSINESS ORDINANCE:**

Chairman Rogers sent the proposed Home Business Ordinance to the Selectmen for review. It was reported that Town Attorney Drescher reviewed the document and recommended the Board rewrite the home business ordinance and maybe separate out home business from home occupation. Currently, Home Occupation does not need approval from Planning Board.

The Selectmen voted to put this on the Town Warrant providing the Planning Board can hold a public hearing in time.

The Board agreed there are parts of the current ordinance that does not make sense or is contradictory. One goal for this year is to improve the ordinance and define things better.

Chairman Rogers asked if three Planning Board members could research Home Business/Home Occupation Ordinances from other towns and to gather information from NRPC and then write a new ordinance.

**INTENT TO CUT**

Tracy & Paul Turner on Purgatory Road filed an Intent to Cut permit which was approved by the Selectmen.

Mark Schultz and Tom Chrisenton will work out a wetland meeting between the Planning Board and the Selectmen.

**VOTE: Larry Larouche moved, Paul Best seconded to adjourn at 7:58pm. Motion passed unanimously.**

Respectively Submitted,

Kathleen Humphreys