

**TOWN OF LYMAN  
PLANNING BOARD MEETING MINUTES  
December 1, 2021**

**Note: These are summary minutes. A recording of the meeting is on file at the Lyman Town Hall and are posted on the Town's webpage. Minutes are not verbatim and may be paraphrased for clarity. Minutes are drafts until approved by the Planning Board.**

**CALL TO ORDER:** Chairman Roderick Tetu called the meeting to order at 7:00 p.m., noting attendance of, Donald Herson, Joseph Wagner, Cecile Dupuis, Paul Boucher and Kelly Demers. Also attending, Patti McKenna, Code Enforcement Officer

**APPOINTMENTS:**

**7:00 PM START:** There were no appointments for this evening's meeting.

**NEW BUSINESS - None**

**MINUTES**

Mr. Boucher made the motion to accept the November 17, 2021 meeting minutes as written. Mrs. Dupuis seconded. The motion passed with all in favor.

**OLD BUSINESS**

The Board continued the discussion regarding section 6.3 of the zoning ordinance.

Ms. McKenna asked to speak. She pointed out that in theory the shoreland zoning ordinance should be the most restrictive but in fact in some ways is the least restrictive when it comes to lot coverage and the number of principal and accessory structures allowed per lot. In the shoreland zone there can be two dwellings on one lot if the lot size is double the minimum size and double the shore frontage. Also, there is no limitation on the number of accessory structures except there is a 20% lot coverage requirement. The Residential zone allows one principal structure and one accessory structure per lot with a max lot coverage of 15%.

Mr. Demers pointed out that in doing research on other towns, he found a town in New Hampshire where their lot coverage is on a scale, smaller lots are able to allow more lot coverage, and larger lots allow less lot coverage.

The Board agreed that it makes sense if 20% lot coverage is permitted in the shoreland zone that 20% lot coverage in other zones in town should be allowed.

Mr. Herson asks why the residential district says one principal building or one principal use? It sounds like you need to choose one or the other.

The Board discussed wording section 6.3.1 General Requirements as follows:

6.3.1 A: In the Residential district one principal building along with accessory buildings is allowed per lot, with the size of the lot to be determined by section 6.2 Everyone was in agreement of proposing this change.

The Board then discussed section 6.3.1 B as follows. The Board agreed to keep the same wording as in the residential district. One principal building with accessory buildings is allowed with the size of the lot

to be determined by section 6.2.

The Board agrees that 6.3.1 C is fine but wants to add the reference to section 6.2 as in the prior to sections which points to lot size and maximum lot coverage.

Mrs. Dupuis states that in section 6.2.3 for the commercial district where it speaks about lots #1 and lot #2 is confusing. Those two different lot requirements were put into place when the town adopted the commercial zone which required a service road that ran along both sides of Route 111 to keep the entrance cuts onto that road to a minimum. The town soon after took out the requirement for a service road but didn't take out the reference to lots in either side of the service road. The Board decided to remove the references to those lots and renumber the section accordingly.

There are conflicts with the land use table and the permitted used listed in section 5. For example: boat and RV sales in the land use table states not permitted in the residential district. Yet, in section 5 it states it is permitted with site plan review. The same thing for business office and campgrounds.

There was further discussion regarding the land use table. Agriculture 1 and 2 and Farming are all similar. The Board will research better wording to distinguish each from the other, or possibly combine.

Mr. Hernon brought up that there is Bed and Breakfast Inn 1 and 2 in the land use table, but the definitions do not include a 1 and 2.

Mrs. Dupuis brings up Commercial facilities 1 and 2. There is a limit to the size in Commercial 1. Mrs. Dupuis states that in the ordinance it states that if the use is not listed it's prohibited. There was discussion on this topic with no suggested changes. This is where we will pick up from at the next meeting.

#### SET NEXT AGENDA

The next meeting will be on December 15. Mr. Tetu suggests that if there are no appointments the Board will continue to work on amending the zoning ordinance

#### ADJOURNMENT

Mr. Tetu made the motion to adjourn at 8:30 p.m. Mr. Wagner seconded. The motion passed with all in favor.


APPROVED DATE 12/15/2021

  
Roderick Tetu, Chairman

  
Don Hernon, Vice Chairman

  
Cecile Dupuis

  
Joseph Wagner

  
Paul Boucher

  
Kelly Demers