

TOWN OF LYNDEBOROUGH PLANNING BOARD Zoning & Fee Subcommittee Minutes June 9, 2022

Approved August 16, 2022

7:10 PM Call to Order

Members Present: Ray Humphreys, Selectmen's Rep. Mark Chamberlain, Bob Rogers, Mark Schultz, and NRPC Circuit Rider Jay Minkarah

Members Not Present:

Others Present: PB Chair Charlie Post

Zoning Amendment Discussion

Members Rogers and Shultz were informed of the ongoing discussions with the Conservation Commission regarding the wetlands regulations referring to the State definition and the proposed 50' building setback. Using the NWI layer available on NHGRANIT as the basis for the Wetlands Map, as it is readily available. Charlie Post advised the group that the missing Wetlands Map had been found. He will get copies and an electronic file made.

Public outreach to gain support of the proposed wetland buffer was discussed. NRPC can overlay the potential buffer over the town map to help people visualize the impacts to property. Having a 25' buffer instead of 50 within the Village district may be option, if the mapping shows a larger impact there. A public informational meeting is planned in the August/September timeframe. The overlay could be made available on the website for land owners to review.

Table Discussion

Selectman Chamberlain presented a Table of Permitted Uses, based upon the previous meeting's discussion and sourced from the relevant sections of the current zoning ordinance. The following changes were made:

Permit Houses of worship and Municipal, governmental or postal offices and facilities in all districts;

Add Auto service facilities in zones V, RL1 & RL2, based on existing business locations;

Add Two-Family (Duplex) in zones V & RL1, where this use already exists;

Discussion about including Multi-Family residences in table. R. Humphreys expressed his concern regarding the current push in Concord for workforce housing. It was decided that

the multi-family and workforce housing topics should start with the Master plan and was referred to that subcommittee (PB Chair Post is a member).

The differences in Airbnb and a bed & breakfast (B&B) were discussed.

B. Rogers stated that there had been a previous case before the Planning Board for an agricultural school and recommended adding Schools as a use. It was decided to add schools as a Conditional Use Permit (CUP) for zones V, RL1 & RL2.

Add Daycare as a Conditional Use Permit (CUP) for zones V, RL1 & RL2. Note to include reference to RSA.

Definitions for schools and daycare will need to be added.

Agri-business was discussed, possibly look at next year.

Utility – needs clarification. B. Rogers indicated that the intent was for electric and telecommunications facilities (TDS) when it was added.

Zoning Amendment Discussion

Discussion continued regarding combining the Rural Lands zones into a single section.

The Table of Contents needs to be moved to the beginning of the document.

An amendment list is desirable, with dates and descriptions of changes.

The Junkyards definition needs to be updated.

All references within the ordinance need to be checked for relevance and accuracy.

Action Items

Ray to modify Table of Dimensional Requirements.

Mark to modify Table of Permitted Uses.

Jay to review and edit Junkyard definition to comply with state statute and add references.

8:45 PM Meeting Adjourned