

TOWN OF LYNDEBOROUGH

PLANNING BOARD

Zoning & Fee Subcommittee Minutes

September 8, 2022

Approved October 12, 2022

7:30 PM Call to Order

Members Present: Ray Humphreys, Selectmen's Rep. Mark Chamberlain

Members Not Present: Bob Rogers, and Mark Schultz (excused), NRPC Circuit Rider Jay Minkarah (excused)

Others Present: Planning Board Chair Charlie Post

Minutes:

Minutes from August 16, 2022 were postponed to the October meeting.

Wetlands Buffer

Those present attended the Conservation Commission meeting prior to this meeting. Discussion regarding the timing of finalizing the language for presentation to the full Planning Board, public outreach by the Conservation Commission, and the public hearing for the zoning amendment. It was agreed that the warrant article language and presentation material from NRPC should be available in October.

Zoning Amendment Discussion

Humphreys emphasized that the priority is now to prepare the warrant articles for presentation to the full Board and scheduling a public hearing to avoid a repeat of last year's deadline issues.

Elderly housing was discussed. Chamberlain & Humphreys had looked at Salem zoning, which has an extensive section. Both agreed it was a complicated subject that should be looked at next year.

It was generally agreed that a limited form of detached ADU should be added, however public input and further research is needed. Allowing garage apartments, units within a radius of the main dwelling and structural attachment to the house such as a covered porch were options discussed. It's another a subject for next year's zoning review. A request was made to the Master Plan Subcommittee to engage the public on this subject

Chamberlain suggested language for a definition of height to be added. Typical small-town ordinances use 2-12 stories / 35 ft., which is accessible by fire department manual ladders. Humphreys and Post agreed it made sense.

Post stated that the Master Plan subcommittee had met and he asked if this subcommittee had specific sections of the Master Plan it thought were a higher priority. It was agreed that housing, in particular elderly and workforce housing, and detached accessory dwelling units should be addressed. Chamberlain said solar and wind energy should be a topic for public input to see what zoning controls the townspeople would prefer. The town is behind on these subjects and there is a push for them, especially with the current high energy costs.

Action Items

Chamberlain to discuss draft warrant articles with Minkarah.

8:30 PM Meeting Adjourned

Next meeting scheduled for Tuesday, Oct. 18 at 7 PM.