

TOWN OF LYNDEBOROUGH
PLANNING BOARD
Zoning & Fee Subcommittee Minutes
August 16, 2022
Approved December 7, 2023

7:10 PM Call to Order

Members Present: Ray Humphreys, Selectmen's Rep. Mark Chamberlain, Bob Rogers, and Mark Schultz

Members Not Present: NRPC Circuit Rider Jay Minkarah

Others Present:

Minutes:

Minutes from April 14, 2022 were unanimously approved on a motion by Humphreys, second by Chamberlain

Minutes from May 12, 2022 were unanimously approved on a motion by Humphreys, second by Chamberlain

Minutes from June 9, 2022 were unanimously approved on a motion by Humphreys, second by Chamberlain

Minutes from July 14, 2022 were unanimously approved on a motion by Humphreys, second by Chamberlain

It was noted that Vice Chair Paul Best was resigning from the Planning Board and all agreed it was unfortunate, although understandable.

Zoning Amendment Discussion

Humphreys recapped the work done by the subcommittee to date, including the campground definition, wetlands definition referencing the Granit data, and combining the Rural Lands section using Tables of Use and Dimensions. Mention was made of the history of the Echo Valley campground on the Mont Vernon line.

Rogers and Humphreys expressed interest in adding a Detached Accessory Dwelling section. In June, Minkarah had recommended waiting to see what the State Legislature was going to do, as there were several housing related bills being discussed.

The Wetlands Buffer article needs to be written first, so that the Conservation Commission can do public outreach to gain support of the proposed wetland amendment.

Chamberlain suggested merging Sections 404.00 Exclusive Optional Method of Developing Large Tracts of Land and 404.10 Conservation Lands, as they are similar. It was generally agreed there was a lot of duplication. Humphreys mentioned that no further subdivision/lot line adjustments be included and that the 30-day approval restriction should be removed. Chamberlain will write a combined section for review at the next meeting.

Humphreys noted that there are incorrect references within the Ordinance, for example under 411.00, I the RSA is listed as 674:21, and should be 674:71. It was agreed all members should review the ordinance for reference errors.

Definitions for schools and daycare need to be added. Chamberlain has started putting them together, will have drafts by next meeting. Daycare may be able to simply reference RSA 170-E:2, IV and 170-e:25, II.

Chamberlain mentioned the changes HB1661 has imposed, including the changes to Planning Board extension past 65 days, and that elderly incentives will automatically apply to workforce housing after June 1, 2023. More research has to be done to explain impact on Lyndeborough zoning. Humphreys would like to see a relaxed standard for elderly housing so that it's possible for residents to remain in town when they need support.

Action Items

Ray to look at elderly options.

Mark to work on daycare & school definitions

Mark to write a draft section 404.

All members review the ordinance for errors.

Jay to write draft warrant articles, beginning with wetland buffer.

8:15 PM Meeting Adjourned