

**TOWN OF LYNDEBOROUGH**  
**PLANNING BOARD**  
**Zoning & Fee Subcommittee Minutes**  
**November 10, 2022**  
Approved December 7, 2023

**7:22 PM      Call to Order**

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

**Members Not Present:** Bob Rogers, Mark Schultz

**Others Present:** None

**Minutes:** None reviewed

**Zoning Amendment Discussion**

Minkarah brought a handout of proposed changes the Planning Board had approved at the October 16 meeting for the Public Hearing on November 17.

The members present attended the Conservation Commission meeting immediately prior to this meeting, where the Wetland buffer was discussed. It was decided that the language was acceptable as is and would move forward.

had revised the Tables of Uses as requested by the full Planning Board. The school and daycare use for zones RL1 & RL2 were changed to Special Exception instead of the original Conditional Use Permit because there is currently no language in the ordinance authorizing CUPs. Also, they are currently SE in the Village district. Discussion about language to be added under 703.00 & 803.00 to add the special exceptions as (c). A 50 foot buffer to residential uses was discussed.

Chamberlain explained his proposal to add 1401.00 to provide for the expiration of variances and special exceptions prior to August 19, 2013 as permitted by RSA 674:33, I-a. He also presented the required public notice to be posted for a year after the amendment is passed.

Humphreys reviewed his list of changes to add consistency to the ordinance, including defining frontage as 'continuous frontage' in all zones.

A revision to 200.26 Setback definition proposed last year was agreed upon.

A revision to the Fences definition was deferred to next year, as was a correction to 1400.00, Board of Adjustment.

It was agreed the subcommittee would not meet again until after Town Meeting.

### **Action Items**

Subcommittee to present additional item to the Planning Board on November 17.

**8:36 PM     Meeting Adjourned**