

TOWN OF LYNDEBOROUGH
PLANNING BOARD
Zoning & Fee Subcommittee Minutes
October 11, 2022
Draft 1

7:12 PM Call to Order

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

Members Not Present: Ray Humphreys

Others Present: Tom & Ginny Chrisenton

Minutes:

Minutes from September 8, 2022 were approved on a motion by Humphreys, second by Chamberlain, Shultz abstained.

Zoning Amendment Discussion

Chamberlain presented his proposed motions, including technical revision, definitions, Tables of Use and Table of Dimension Requirements. Rogers thought tables were fine but the uses and dimensions should also remain in the individual zone descriptions. Chamberlain expressed concern about duplicate information not being updated, and that the Subcommittee had discussed combining the Rural Lands descriptions, since only the leading paragraph, uses and dimensions were different. Shultz questioned the height definition, Chamberlain explaining the need to keep building heights with reach of Fire Department ladders.

the changes to section 1000.00 Wetland District, including source of data and adding wetland buffer. There were minor comments to the language. All agreed that the Conservation Commission needs to lead the public outreach on this article.

Minkarah brought information on Detached Accessory Dwelling Units. He presented a list of towns and their ADU zoning status, as well as sample regulations from three towns. Detached ADUs have resulted in several ZBA cases recently. It was agreed that if we couldn't get an article in for this year, that one should be written for next year and also given to the Master Plan Subcommittee.

Ginny Chrisenton pointed out a typo on the Table of Uses.

Action Items

Jay to revise wetland district language and send to Conservation Commission for their Oct. 13 meeting.

Presentation of recommendations to full Planning Board on Oct. 20.

8:04 PM Meeting Adjourned