**LYMAN PLANNING BOARD MINUTES**

**February 1, 2023**

**Call to Order:** Chairman Todd Landry called the meeting to order at 6:04 pm.

**Roll Call:**

Members – Todd Landry, Sandy McKee, Paul Rayburn, Diana McGrath-PB Coordinator

Public: Todd Rainville

**Meeting Minutes:**

The minutes for January 4, 2023 were reviewed and approved. Rayburn motioned to accept the minutes as written, 2nd by McKee, all voted in favor.

**Correspondence**

NH Planning and Land Use Regulation 2022-2023 Edition

**New Business:**

Todd Rainville who owns 150 acres with current access via “right of way” off of Brook Road (Map 226, Lot 006) inquired on what needed to be done to sell a portion of his property by sub-dividing his property into two lots or sell his property as a “whole”. Chairman Landry informed Mr. Rainville that if he was interested in sub dividing, he should present to the board a sub division plan and the plan should properly address the accessibility to the properties. McKee suggested, a lot line adjustment with an abutting property owner whose property resides on a town road instead of sub-dividing may solve the accessibility issue. Chairman Landry also suggested that if he, were to purchase the property “as a whole”, he would insist that the landowner permission on the “right of way” be written in the deed. Mr. Rainville thanked the board for their time and suggestions.

**Public Hearing:**

Chairman Landry opened the public hearing to adopt changes pursuant to (HB) 1661to the Lyman Sub-division Regulations. These changes are required by new laws adopted by the New Hampshire State Legislature in 2022. The public hearing was noticed as required on the Lyman website, in the local newspaper and posted at the Town Hall. The summary of changes table handout was again reviewed by each board member. Chairman Landry asked if there were any questions or concerns, there were none. McKee motioned to adopt the changes into the Lyman sub-division regulations as written, 2nd by Rayburn, all voted in favor. McGrath will update the Lyman Sub-division regulations with the necessary changes.

Rayburn motioned to adjourn the meeting at 6:45pm, 2nd by Landry, all voted in favor.

**Next Regular Meeting Date:** March 1, 2023

**Approved Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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