

LYMAN PLANNING BOARD MINUTES

August 3, 2022

Call to Order: Chairman Todd Landry called the meeting to order at 6:00 pm.

Roll Call:

Members – Todd Landry, ex-officio Tom Smith, Paul Rayburn, Alphonse Aldrich,

Alternates – Sandy McKee

Absent – Donna Clark

ZBA Vice- Chairman – Greg Harville

Meeting Minutes:

The minutes for July 6, 2022 were reviewed and approved. Smith motioned to accept the minutes as written, 2nd by Rayburn, all voted in favor.

Correspondence:

Public Matters:

Alphonse Aldrich resigned but will remain on the board as an alternate. Smith motioned to appoint Sandy McKee as a fulltime board member, 2nd by Rayburn, all voted in favor.

Landry motioned to appoint Sandy McKee secretary, 2nd by Rayburn, all voted in favor.

New Business:

The Board was presented with a letter from the ZBA on revisions to the Lyman Ordinance concerning Mountain Meadows non-conforming lots.

Greg Harville explained that the ZBA has concerns about the frequency in which the ZBA sees applications from Mountain Meadows. The ZBA wants to know if it might be beneficial to add a zone that includes Mountain Meadows, since these lots were created prior to the zoning ordinance and lot size/ road frontage is an issue for the majority of the lots located in Mountain Meadows. Smith expressed concerns about giving Mountain Meadows special exception and not extending the same changes to the remaining properties located outside of Mountain Meadows.

Harville asked why the board felt differently about the side/rear setbacks verses lot size? Landry asked how many applications the ZBA has received for Mountain Meadows land- owners, to which Harville , responded that the ZBA has received three. Landry said that it would be nice to have more research done. The question of whether or not the Mountain Meadows Association should be invited to be involved was discussed. The board agreed that the Association shouldn't be involved with the modification to the Zoning Ordinance.

Smith suggested an addition to the Zoning Ordinance that states that lots created before the Town of Lyman adopted a Zoning Ordinance in 1972 and do not meet the lot size/road frontage may be approved if the State approves a septic plan.

Adjourn: Smith motioned to adjourn the meeting at 7:20 pm, 2nd by Landry, all voted in favor.

Next Regular Meeting Date: September 7, 2022

Approved Date: 9-7-22

	
	