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**Town of Lyme  
Planning Board****Comments on Question 1: What are Lyme's  
Greatest Assets**

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Every asset was circled -- therefore none was input	2 - 23
No kids, who cares	2 - 117
Socio economic diversity and proximity to employment centers - Lebanon, Hanover.	2 - 199
Reasonable driving distance to employment, hospitals etc.	2 - 273
Also Farms & Forests	2 - 307
employment opportunities @ DHMC. Schools with access to Hanover High	2 - 314
Also Personal/family safety, Traditional village areas	3 - 10
Also Beaver!!!	3 - 20
Can't choose	10 - 2
RESPONDENT AND PARTNER WANT THIS SURVEY TO COUNT TWICE. BOTH AGREE ON THE RESPONSES.	14 - 38

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**Town of Lyme  
Planning Board****Comments on Question 2: What are the Biggest  
Issues affecting Lyme**

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Not to forget how & by whom Lyme got where it is	2 - 66
Property taxes emphasized -- three times	2 - 143
Police: where are they -- speed a problem	2 - 196
Becoming a "country club/gated" community. Too many retirees, not enough working families	2 - 199
"Attractive" Development/Growth	2 - 209
also Schools, Police/Fire protection	2 - 237
Affordable Housing for families with incomes below \$50-60,000/yr	2 - 249
I believe we need cell phone coverage + internet access - but they wouldn't qualify as most important issues.	2 - 292
Also Maintain Lyme's rural character	2 - 297
Also Condition of Roads and Bridges	2 - 298
also Internet access	2 - 307
Lyme is fine now.	2 - 320
Lyme is fine now	2 - 336
Also property taxes	3 - 10
Slow reaction to upcoming problems	4 - 22
identify loss of Nichols Hardware; town offices, etc.	4 - 225
Need housing for all ages also	4 - 249
taxes driving property/estate sales - development	4 - 254
Schools - falling roles	4 - 301
Taxes too high. Axe the view tax.	7 - 26
You are pricing the old and the native out of here!	10 - 32

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## Town of Lyme Planning Board

## Comments on Question 4: Please Rate the Quality of Services in Lyme

Trash: Sunday only trash is completely inadequate	2 - 1
Town Government: not enough room	2 - 5
Town Government: Not very Friendly	2 - 6
Need more than one day per week to dispose of trash	2 - 19
Police often don't come when called after 5.00	2 - 26
Police: don't respond appropriately when indicated (assault at Record's) & over-react when not indicated (High speed chase through Lyme, SWAT team at innocent residents)	2 - 31
Elderly services: Lyme should work more closely with GCSCC - help is available Lyme does not access/ally what is available for needy seniors. Source of this statement: Roberta Bevner - Director GCSCC Trash dumping should be available at least one day in addition to Sunday	2 - 36
Trash: Sunday mornings not enough, no curbside, have to purchase garbage bags	2 - 37
School: would like to see more developed afterschool for k-8	2 - 43
Post Pond: current town policy regulating Post Pond water level is inappropriate	2 - 44
Trash/Recycling: 2-1/2 hrs Sunday a.m. is inadequate/wrong day	2 - 45
Police: Coverage is not like it was with Al Por(?) <Additional comment removed>	2 - 48
The road conditions are deteriorating and Highway management is very poor.	2 - 49
Police: <comment removed> Town Govt: need better offices.	2 - 70
Library: seems small - I have not really examined its operation. Town govt: Clerk need more flexible hours	2 - 72
Trash: too regulated for nit-picking reasons.	2 - 74
Police coverage is more than adequate. It will be imp. To have an emergency management plan in place and distributed to residents throughout the town.	2 - 78
Rods: Pot holes! Trash: Limited hours	2 - 83
Trash: only open on Sunday am. For heathens only!	2 - 84
Fire Dept: Equipment and training is designed for the center of town - they are forgetting the rural areas. Highway Dept: wasting money & energy plowing & sanding when not needed	2 - 87
Minimal childcare and elderly services.. Recycling/Trash - poor hours & expensive.	2 - 93
Roads are narrow and dangerous	2 - 96
Childcare - very limited options. Those that are in Lyme are not of top quality - bordering on poor quality.	2 - 97
Town Clerk: Staff are tops but they need more space. Trash: need more times/flexibility. Road Maint.: some roads are dangerous (Preston Hill e.g.) I know resources are tight but some rework in some areas might increase safety.	2 - 101
Trash: Do not like having to buy bags	2 - 102
Trash: should not have to buy specials bags	2 - 104
Post Pond(?) needs improving - must be attractive to all children's activities	2 - 107

## Town of Lyme Planning Board

## Comments on Question 4: Please Rate the Quality of Services in Lyme

I feel like I'm in a technological black hole with no cell phone coverage and no high speed internet access	2 - 109
Post pond has been nasty for years (e. coli)	2 - 116
You could care less about providing aid to the elderly	2 - 117
Cost too much money for what we get in return	2 - 119
If I were less of a recluse my opinions may be more informed	2 - 127
Trash: Sunday dump time is very limited time. Especially recycling	2 - 134
No Elderly services. Trash Disposal poor setup. Clerk's hours.	2 - 142
Green trash bag idea beyond irritating	2 - 143
Zoning - not acceptable -- should not have to be costly and very timely to sell a piece of property. Trash -- having to buy town bags.	2 - 144
Conservation Areas: too much 39%! Roads: reactive maintenance - remove stones & debris before washouts. Stop widening roads with grader. Trash: limited access time on Sunday am	2 - 146
Childcare: not a town govt. service. Trash: dislike the new "town bag" rules -- switched to private pick-up	2 - 147
Police: wrong priority, this is not Harlem. No place for ??? To go if not at home	2 - 148
Trash only on Sunday morning?	2 - 150
Pond Issue (at beaver dam) Water lever has caused property damage, community division and I am sure raised the cost to repair damages. Need more hours at dump.	2 - 151
Elderly- state sys weak. Town size limits capability. Trash bag's fee. System needs review - too costly for fix income and young families	2 - 153
Recycling center needs to be open more than 1 day/week + longer hours	2 - 160
Recycling: No pickup	2 - 165
Low hours for trash/recycle.	2 - 167
Reasons are too obvious to detail (Hopefully they're obvious to town leaders)	2 - 173
Trash disposal should be free. Recycling too cumbersome	2 - 176
all marked need to be improved. Intelligence has missed in terms of administration of each.	2 - 177
No elderly housing/support	2 - 178
Trash: Bag system a joke. Recycling should be open much more often	2 - 181
Childcare is poor. Lyme nursery school + 1 other licensed facility	2 - 182
Roads need a little more care of. Including brush cutting, grading more general maintenance.	2 - 184
Roads: N Thetford Rd. is a disgrace & has been for the past 11 years. There are others where huge potholes frost heaves create hazardous driving.	2 - 185
Trash disposal should be more than 1 day a week	2 - 186
I don't trust the fire department could get to a rural area quickly enough to put out a house fire	2 - 189
Scholl: more after school program for children needed	2 - 192
Road Crew is excellent	2 - 195

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**Town of Lyme  
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Town should take responsibility for North Thetford Road. Negotiate with the state to make a one-time payment to rebuild the road and then it becomes our responsibility	2 - 198
School need library on site in its building, not across the street.	2 - 199
Recycling: What do I do with things the recycle will not take i.e. TV receivers	2 - 204
Would be nice to have more sitters (although not a town concern)	2 - 207
Need some flexibility for disposing trash besides Sun/weekend	2 - 209
Beaver dam is an issue at Post Pond - high water, unsanitary beach, water & lawn	2 - 211
I just bought my home	2 - 216
Not enough access to recycle center. Taxes too high for level of service	2 - 220
There are not enough childcare options for working parents	2 - 222
Trash: Pay as you throw is great , but we should do away with mandatory bags.	2 - 223
Not enough childcare	2 - 225
Recycling & Trash disposal hours are limited - @x per week or open recycling would be great for full-time workers	2 - 228
Schools need higher academic standards	2 - 235
School needs to hold the bar higher - high expectation.	2 - 236
The Lyme Police have not responded nor followed up, in any instance I know of - whether it was called for service or someone I know. This includes an attempted break-in, car accident in front of my house.	2 - 238
This is not a city which could very have Fire Dept facilities/??? As such	2 - 239
Police: called once - took very long time to arrive here. Trash: 2-1/2hrs on Sun is too few hrs, wrong day.	2 - 245
Elderly service does not	2 - 247
Police Dept. too intrusive for small town - not community minded as past.	2 - 248
Am unsure of elderly services/housing available but assume, as I've heard nothing about them that Lyme's service fall into nil to marginal area.	2 - 249
Town Clerk's offices hardly ever open & available.	2 - 251
Town Offices: Lack of Parking. Transfer Station: Sunday is God's day. The rest of the transfer station is fine.	2 - 255
Recycling/Disposal should be open more hours or different hours. Very difficult to get to church on time.	2 - 260
Give additional day at Transfer Station.	2 - 261

## Town of Lyme Planning Board

## Comments on Question 4: Please Rate the Quality of Services in Lyme

The condition of Chase Beach in mid-June was atrocious and possibly extremely unhealthy for young children, primarily because of the high water level. The beach area had numerous pools of stagnant water, the grass had not been cut all year, the grill was surrounded by standing water and, of course, there was little to no beach. The town, as a Post Pond abutter, should take more proactive action in lowering the pond level (consistent with CC and State guidelines) well before it becomes a problem. The town road maintenance crew does a good job of regularly inspecting the roads after heavy rains and likewise someone should inspect the pond in early spring and regularly during the summer to ensure the lowest water level allowed in the pond.	2 - 262
Town Govt. is increasingly bureaucratic and distant. The Clerk's office is excellent.	2 - 264
Elderly Services: would be nice to have a town bus or transportation available. Road Maintenance: seems hard to keep roads & bridges in "good" shape. Town office -- too many people, too small a space.	2 - 267
Sunday Dump is a pain. Poor time/day.	2 - 269
Road Maintenance: Frost heaves on N. Thetford Road are terrible. Transfer station should be open twice per week (once mid-week)	2 - 271
Trash/Recycling: Would prefer a weeknight option. Sunday mornings/weekends are family time.	2 - 272
Recycling: Also need a weekday. Sun is many times a "convention center" No respect when busy. Trash: takes 4 to 6 weeks to fill a 15gal bag so freeze garbage - should have a third size, like the co-op bags.	2 - 273
Library has too few books and short hours.	2 - 278
Police: <comment removed> Public transportation is non-existent which is appalling.	2 - 283
Hours of recycling & trash are limited and could be better but this is not crucial.	2 - 285
Police coverage is spotty at some hours	2 - 288
It is ludicrous that, in a family town, the only time to get rid of your garbage or do recycling is a small window on a Sunday morning. This affects everything from Church & Sunday morning family time to weekends away & smelly garbage piling up in the summer! Ridiculous. As far as schools - a better job needs to be done to accommodate all children & all needs & eliminate bullying etc. Too many kids have left the Lyme school for negative reasons.	2 - 292
1: Childcare -- not sure who does childcare. 2: Post Pond -- was once drier and beautiful. Many women (& men) put energy in to making a real beach at Post Pond. 3: Town Govt -- in a basement? 4: Trash disposal -- More/other days offered. Ridiculous when no other hours offered around Christmas.	2 - 294
Trash: Too restrictive in hours open and the manner it is run.	2 - 295
The new trash disposal system is worse than the previous one.	2 - 296
Trash: One day during the week (1-4hr) would help for trash/recycle. Library: I don't like using the library when school children are present. I have a Hanover library card.	2 - 301
Insufficient or no elderly housing/transport	2 - 302
Post Pond: Water level too high, beach is no longer usable. Recycling & trash system constitutes extra tax. Trash bags are sometimes not available at Country store. The cost of trash bags a burden on those with fixed incomes.	2 - 310
Trash: I don't like the green garbage bags & would like additional dump hours. Post Pond: the beaver situation at the pond is ridiculous! People should have more lights in this town than beavers.	2 - 311

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Planning Board****Comments on Question 4: Please Rate the  
Quality of Services in Lyme**

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We should have a senior center	2 - 313
Trash: rated 3 for recycling and trash due to limited hours service is provided. Town office rated 3 because of limited space for storage of records which are constantly stored above and around the employees. As a result employees are exposed to potential injury if any of the overloaded storage units were to fail. Employees do not have adequate workspace.	2 - 314
Roads: need to let elected agent maintain roads - improve culverts and bridges - guardrails	2 - 315
Trash: need more than one day for trash disposal possibly weekday -evening hours. Town offices need to be more accessible to public. I.e. open to the public longer.	2 - 316
Police: <comment removed>	2 - 317
Trash: I don't feel that we should have to buy bags and pay for trash removal, that is what we pay taxes to the town for.	2 - 318
Expand library into a community center/coffee house, after town offices move.	2 - 321
New residents: have no experience to rate fairly	2 - 326
School: After school programs could be better. Trash: transfer Station hours are too restrictive.	2 - 329
Trash: costly!	2 - 334
Town offices too small - give credit to the folks who have to work under those conditions.	2 - 338
Childcare: limited. Trash disposal (should be) 2x week	2 - 341
Hours for town clerk not adequate - perhaps one could work 12-8 or 11-7 (for people after work)	3 - 1
no assisted living for elderly	3 - 2
Trash: limited hours	3 - 3
It would be nice to have transfer station open one weekday afternoon/evening	3 - 4
Trash: much improved congratulations	3 - 5
No elderly care/ no senior citizens center. All for youth & yuppies from south of NH	3 - 8
Lyme does very well. There are not enough elderly services anywhere in the USA. Would like to see trash/recycling available more than 1 day per week. One weekday as well as 1 weekend day would be a great improvement.	3 - 10
Trash: would be nice to have another day. It is getting too expensive/LCS runs out of tickets & bags often	3 - 12
We're new property owners	3 - 16
Garbage: not enough collection time - no notice of unavailability or policy on holidays - no alternatives - it's gotten worse despite paying for the bags.	3 - 19
Transfer station needs more hours and days. Town clerk needs more days.	3 - 20
Need more forever protected open space.	4 - 8
childcare that is priced for a moderate income people	4 - 9
road repair is spotty and in some places poor; trash disposal and recycling difficult	4 - 12
Too many people, not enough hours.	4 - 14
Have not kept up on routine road maintenance. Would be helpful to have access to trash disposal/recycling for more than three hours per week.	4 - 16

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Planning Board****Comments on Question 4: Please Rate the  
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Road conditions are unusual.	4 - 20
Finally, the problem is addressed, also the town needs a professional advisor for improving roads on a cost/benefit basis!	4 - 22
transfer station needs to be better landscaped/made more aesthetically pleasing or moved.	4 - 25
Need town offices open at least one evening, ex. 4:30 - 6:00 pm.	4 - 27
Post Pond needs new recreation/swimming equipment and boat launch needs to be cleaned up.	4 - 29
Hours of operation	4 - 31
Post Pond is wonderful, but suffering recently especially with respect to flooding/beaver dam issue.	4 - 33
The town government needs a backbone.	4 - 34
Schools: rather too fancy	4 - 37
Town Govt: employees OK, site poor	4 - 38
Town govt hours and transfer station hours are rather limited.	4 - 39
Trash disposal and zoning are too restrictive.	4 - 42
Not enough trash drop-off flexibility. Zoning way too restrictive, especially Hillside/Ridgeline.	4 - 53
People should not be in such a hurry through town around common.	4 - 59
Why do we need our own police force? The town trash is wholly inadequate.	4 - 67
Police - too much	4 - 68
Lack of town beach.	4 - 73
Ambulance/FAST: Need better, faster coverage Elderly: Nee more services	4 - 74
Need road work; more area and parking	4 - 75
Plowing Dorchester Road in winter, though I'm told that's State maintained--very poor job.	4 - 76
Planning Board -- too cumbersome. Transfer Station -- recycling not comprehensive enough.	4 - 80
North Thetford Road is awful. Needs major work. Resolve dispute between state and town. Probably "bite the bullet" and take it over. Trash disposal is difficult for larger items.	4 - 81
Police: <comment removed> Police never around when needed; trash is a joke, why do we keep paying?	4 - 84
Questionable coverage - Sunday dump not desirable given two officers and vehicles	4 - 85
Trash - Need a day mid-week	4 - 89
trash disposal - needs to have broader hours.	4 - 90
Childcare: too high of prices, can't afford Schools: more funding for sports	4 - 93
There is no childcare for the working mom and dad.	4 - 96
Should stone and chip roads.	4 - 101

## Town of Lyme Planning Board

## Comments on Question 4: Please Rate the Quality of Services in Lyme

Transfer Station - There should be an alternate trash & recycling time other than church time on Sunday. Town Offices - More open time.	4 - 104
Transfer Station & Hazardous Waste: limited availability, inconvenient Police: feels confrontational for a small town	4 - 107
Within Lyme, most senior services are family provided, not provided by the town as a "service."	4 - 109
Are not able to contact Lyme Police directly--all calls forwarded through Hanover. Road Maintenance is suffering greatly; no routine upkeep is being done, i.e. ditch cleaning of trees and debris, patching bad sealing of tarred roads.	4 - 111
Police is adequate, but often "over the top" for a small rural community. They act like we're in a city.	4 - 112
Don't know enough to rate Childcare and Elderly Services--They seem to be OK, especially now that we have a Health Ministry. Those Guys have also been a tremendous voluntary asset.	4 - 113
Police services - slow response at night Roads - too slow to fix. Trash - only on Sundays.	4 - 114
Limited after-school options.	4 - 118
Recycling and trash are not well-advertised and not easy enough to encourage use.	4 - 120
Police: <comment removed> Elderly services are few and mostly private (churches).	4 - 122
Maintenance of North Thetford Road in winter is bad. I know it's a State road, but Lyme people suffer.	4 - 128
Should be better before- and after-school options.	4 - 129
Not visible enough. (not clear what referencing.)	4 - 132
Add additional times for trash disposal.	4 - 134
recreation facilities at the pond need an upgrade. Library is too small and transfer station needs additional hours.	4 - 135
New books; selection is poor at library.	4 - 137
Library needs to be expanded.	4 - 141
Town Clerk's Office - Need more hours, can't make it during present open hours. <comment removed> Trash & Recycling - Great except restricted times. Road maintenance - roads in terrible condition by frost heaves, need better drainage or more frequent paving.	4 - 142
Have never needed fire or ambulance at my house, but unsure they would arrive on time (River Road).	4 - 144
I'd like more child care choices. I'd like a wider variety of recyclables, e.g. aseptic packaging.	4 - 147
Trash Disposal - one day a week for a minimal number of hours is inadequate for a town this size.	4 - 148
Local police are never there when you need them.	4 - 151
Need more help for the elderly. Town office needs more hours opened. More efficient, less expensive trash removal.	4 - 152

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**Town of Lyme  
Planning Board**

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**Comments on Question 4: Please Rate the  
Quality of Services in Lyme**

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As far as I know, all elderly services are from private groups.	4 - 154
Childcare - Need full day daycare until 5:00.	4 - 155
Conservation - Need more	
Trash - should have pick-up or more hours.	
transfer station - would like to be open more often.	4 - 156
Town Clerk: friendliness in office could improve; current 8-2ish hours 3 days a week are impossible for people in certain jobs.	4 - 157
Trash/Recycling: Pick up option would be nice or extended hours, or some option other than Sunday mornings (say Wednesday evenings) would be great. Also, included trash fees in the past were great!	
Transfer Station: <comment removed>	4 - 166
Police - Too much policing! Cut back!	4 - 168
Roads - We should pave more, e.g. 1/2 mile a year, see 5A.	
I would never leave my child in the care of anyone in Lyme.	4 - 170
Elderly services are nonexistent.	
The road I live on is a joke.	
The school is run by the rich and bullying is allowed.	
Trash - Bags should be bio-degradable.	4 - 174
Trash - place to drop trash mid-week	4 - 178
Library - too small	4 - 181
No one cares about the elderly!	4 - 182
Town Government: Excellent people, space inadequate.	4 - 195
The police department is too large and too expensive.	4 - 199
[Post Pond??] The buildings and tower are really ugly--particularly the picnic shelter. We need more trees.	4 - 200
Carole tries to be helpful. Selectboard non-existent to public other than Wed. 8 am.	4 - 206
ZBA - too liberal with no follow-up.	
Chase Beach - swimming area needs upgrades particularly if population increases	4 - 208
Many roads in town are a source of sedimentation of our streams, rivers, and lakes due to inadequate water control measures. May of the ditches and culverts empty directly into streams and brooks.	4 - 209
Police - There is no attempt to control the speed of trucks and cars.	4 - 210
Transfer Station - The fact that the dump is open 1 day a week for 2-1/2 hours is appalling, especially despite the huge property taxes we pay.	4 - 211
Town government/clerk's office could be larger.	4 - 213
Trash - I agree with all the new policies, but the limited hours of Sunday morning only are too limited!! How about a mid-week afternoon?	4 - 216
Need trash more than once/week; road could be better!	4 - 217
Recycling could be open more hours.	4 - 218
Elderly - NH should have more care/help available for elderly/handicapped.	4 - 222

## Town of Lyme Planning Board

## Comments on Question 4: Please Rate the Quality of Services in Lyme

There are no services I know of. The Chief of Police should live in town. Too many mistakes, too much talk with no action.	4 - 226
No elderly housing!	4 - 228
Roads - Road drainage/excessive salt, property damage	4 - 229
Depends on who you are regarding getting permits through zoning.	4 - 230
Never around when you need them.	4 - 231
Recreation - Need more fields for soccer, etc.	4 - 233
Roads - Grafton Turnpike not maintained often enough.	4 - 234
Ask the right question. All services are excessive!	4 - 235
Trash - need trash more than once a week/or on a non-weekend day.	4 - 236
Town Govt - Town Clerk's hours not for the 8-5 working population; now use out of town trash collector.	4 - 238
Elderly - population aging with no family near for many; not enough services to care for them in home/community.	4 - 241
Trash - Need two days.	4 - 244
Trash - need two days/week	4 - 245
School is complacent Trash - inconvenient Rec. Area - needs refurbishing	4 - 247
School - no all-day Kindergarten; no after-school Elderly - no elder care respite	4 - 248
Elderly - need more ways to stay in Lyme Police - too officious, not friendly	4 - 249
Trash - The dump is much too restrictive, too many rules, too adversarial--too many for example, kids not allowed in fenced-in area, come on! We need to let people take stuff out of the dumpsters and retrieve treasures. Don't charge to deposit furniture, etc.	4 - 253
Trash & Recycling - Need a weekday time; program excellent, time inadequate; screening w/trees and plants to screen off those areas on High St. terribly inadequate	4 - 256
Recycling times do not fit into a modern schedule.	4 - 258
Trash - having trash/recycling open more than 2-1/2 hours on a Sunday morning would be nice.	4 - 265
Recycling should be open 2-3 times a week.	4 - 267
Trash - limited time could result in several weeks without access if need to travel on weekends.	4 - 268
Trash - Can't take stuff from dump--the ultimate recycling	4 - 276
Trash - Sunday is not the best day to do the trash/recycling--a different or additional day would be more helpful.	4 - 284
Have not had to use ambulance/fire dept., but assume they'd be good. Childcare for people who work full-time jobs is non-existent in Lyme. Trash - disposal system is good, but we need a mid-week opportunity as well as Sunday.	4 - 285

## Town of Lyme Planning Board

## Comments on Question 4: Please Rate the Quality of Services in Lyme

Elderly Services - Don't seem to be much.	4 - 286
Police - Not available, need to go through Hanover Dispatch.	
Post Pond - Excellent facility but we need to take care of beaver dam problem so it is not out of hand as it has been the last two years.	
Transfer Station: <comment removed>	4 - 287
Trash - I wish trash disposal was not on Sunday mornings!!	4 - 288
Child care - When my child was younger--it was difficult to find good, consistent child care if she was not "born" into that day care.	
Roads - Ditches too deep, trees leaning in roads.	4 - 293
Roads - ditches too deep	4 - 294
Road - maintenance has deteriorated in last few years.	4 - 300
Trash - Recycling/trash disposal one day a week availability is not enough.	4 - 308
Would help if dump open more than just Sunday.	4 - 309
Recycling - Need more plastics, i.e. #5	4 - 310
Would like more "dump" hours; would like to see a "dump store" where items can be left to be recycled to others.	4 - 312
Trash - Disagree with trash purchase requirement	4 - 315
Elderly Housing - Not aware of any affordable housing for elderly with fixed incomes	
Trash - But it would be nice to have dump open one day besides Sunday. It's hard to make it to the dump AND church.	4 - 319
Trash - Hours for trash...still OK	4 - 325
Police - lack of kindness in demeanor/manner;	4 - 327
Town Offices - not forward thinking	
Police: <comment removed>	4 - 330
Roads - have deteriorated	4 - 331
Trash - too inconvenient, time slot too small	
Trash - disposal marked low because open only 1 day a week	4 - 333
Police - spending too much on services	4 - 337
Town Govt - Building permit process is a "3"-inadequate. There must be a better way to improve the process. <comment removed> Town needs a computer generated approval process that relies less on planning board and ZBA hearings, special exceptions, waivers, etc. Town Selectboard should appoint and applicant-friendly ombudsman to facilitate this process.	4 - 340
Police - off hour service ends up being the State police; can't you page the Lyme police?	4 - 341
Childcare/preschool - options need to be affordable for all income levels.	4 - 342
Roads - conditions have been inconsistent recently; erosion and potholes seem to be more of a problem (could just be a factor of all the rain.)	
Police - do not monitor speed on town roads	4 - 352
Roads - maintenance great in winter, potholes are hard on cars in summer	
Cost of bags; disposal only on Sundays.	7 - 2
Childcare - lack of availability. Trash disposal - need additional times.	7 - 4

## Town of Lyme Planning Board

## Comments on Question 4: Please Rate the Quality of Services in Lyme

Transfer station needs more hours. Snow removal earlier in morning - I work at DHMC.	7 - 7
Wish town clerk had Sat. or evening hours - very inconvenient for working people to get there.	7 - 8
Little organized for after school care for elementary and middle school kids.	7 - 10
Recycling not enough hours.	7 - 11
Police: <comment removed>	7 - 14
Town clerk hours are inadequate for people who have to work for a living.	7 - 15
I have 2 children in the school and the standards are way too low.	7 - 17
Recycling/trash needs a second day.	7 - 21
Town clerks office hours make access unavailable to anyone who works during the day.	7 - 22
Buying bags and paying separately for other dump items is bad. Road maintenance is very slow.	7 - 31
Recycling and trash disposal used to be a pleasant Sunday event.	7 - 32
Lots of poor dropping through the cracks.	7 - 36
Education should be the highest priority. All trash can be annoying, but charming	9 - 2
Roads need preventative maintenance. Ditching was not done last fall. Potholes bad, but difficult in such a rainy year.	9 - 5
I am unaware of any elderly services.	9 - 6
Fire dep't access to River Road. Dump hrs are limited: Sat opening. More land should be in conservation.	9 - 7
Need more conservation land. Trash should not be only on Sunday. Need better town hall/offices	9 - 8
River Road is a mess.	9 - 12
I don't know about elderly	9 - 15
Cost of trash	9 - 21
Inconvenient hours	9 - 24
The roads in town are very poorly maintained - according to town report this Department is being paid well for the work that is being done - time for town of Lyme to take a handle of this Department and lets start seeing our money put to work.	9 - 25
Police <comment removed>; Post pond level is too high for recreation, bring it down to where I has been for 20 years.	10 - 4
Need more hours for trash/recycling Need transportation for the elderly	10 - 5
Hard to get (non emergency) response from fire dept.	10 - 6
Post Pond Rec area: currently inadequate because of the water level. I think the beaver thing is way out of hand and between the heavy rains and the beaver the flooding will make swimming there a misery. I also feel the fields need some work.	10 - 7
No daycare that I know of. No elderly services outside of churches. Library too limited for type of population.	10 - 9
Terrible time for trash disposal	10 - 12
We need to re think garbage and recycling... is it really worth doing? What is the net cost to the town? Does recycling really get used at the other end?	10 - 13

## Town of Lyme Planning Board

## Comments on Question 4: Please Rate the Quality of Services in Lyme

Need more social outlets for seniors. Town clerk hours not adequate for working people.	10 - 14
Fire insurance difficult	10 - 15
not enough elderly services, police not on duty enough.	10 - 18
Police: too many(3) full time never around. Recycling trash too expensive. Town clerk: need 1 evening open.	10 - 20
It is unreasonable to have trash only on Sundays 8-11. either extend hours or offer mid week option. The fields, beach area need to be improved/enlarged.	10 - 24
Town collection/recycling too short. Town offices not oriented toward service, particularly planning board. Post pond area should be gentrified.	10 - 25
Sunday am is borderline adequate (trash pickup).	10 - 26
Hard top crumbling - slow to repair	10 - 29
Post Pond needs funding for repair, Transfer station is inadequate.	10 - 30
Same old 3 making the rules, need town Mgr!	10 - 32
Town should pay for trash removal.	10 - 34
Police chief spends too much time in the office, not enough on patrol; too much expensive staff in town office	14 - 1
Elderly - housing and health services	14 - 3
library needs more Lyme history books in it for one thing	14 - 5
Rt. 10 from Orford to the Common is HORRIBLE. The current trash system made us look for alternative disposal options.	14 - 6
Road - workers too slow/not accountable; trash -costly (trash bag cost), budget or rescind	14 - 9
Another day for recycling in addition to Sunday	14 - 11
Police - we pay more than we should-	14 - 13
trash collection needs another time than Sunday for our churchgoers	14 - 15
roads are dangerous; need more hours at the transfer station	14 - 17
Not user friendly - should have an opportunity to recycle items that are reusable or still in good condition	14 - 19
Trash disposal once a week for a few hours is UNACCEPTABLE	14 - 20
should be full day program, all summer	14 - 21
Recycling open only one day a week	14 - 27
Post Pond water level is too high and needs to be controlled	14 - 31
Rape of all the forests for \$\$ exposed areas that should be left alone rather than exposing for over use.	14 - 33
Town really needs to take better care of equipment. They all look real bad - trucks, police cruisers. No pride taken in appearance	14 - 34
In 2006 the Post Pond area has been inundated with water	14 - 37
RESPONDENT ASKS THAT ALL ANSWERS BE COUNTED TWICE - HER PARTER AGREES WITH ALL HER RESPONSES	14 - 38

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**Town of Lyme  
Planning Board****Comments on Question 4: Please Rate the  
Quality of Services in Lyme**

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Inadequate control of work flow on and off existing roads	14 - 42
Lyme needs elderly housing; police never here when you need them; recycling, road maintenance, trash disposal "SUCK"	14 - 44
Police: <comment removed>; having to pay in taxes and for trash bags.	14 - 46
Elderly services - there are lots of good volunteer effort but little offered directly by the town and NO senior housing. Town Govt: needs new offices; Childcare - I think it's all very expensive.	14 - 47
substandard offices; trash costs too high	14 - 49

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**Town of Lyme  
Planning Board****Comments on Question 5: What Capital Projects  
Should Lyme undertake in the next 10 years**

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Transfer Station: just redo the one we have!	2 - 14
Playing Fields: The fields we have are fine so long as they aren't flooded by Post Pond	2 - 44
Playing fields should be upgraded	2 - 80
Attention to serving youth is never a waste	2 - 127
New Police station also selected	2 - 146
Should take care of water level in pond to preserve playing field already in existence	2 - 151
Transfer station is just fine.	2 - 165
Library could take over town offices when they are moved	2 - 166
Make the village more pedestrian friendly/crosswalks/sidewalks. Change the Rt10/East Thetford Rd intersection.	2 - 178
I think everything is excellent; Priorities - do not know extent of need.	2 - 195
Probably need more playing fields + improvement (drainage) at Post Pond	2 - 198
i.e. Town offices or commercial + FOOD	2 - 209
Combine Town Office with Fire station & Police Station.	2 - 237
Existing Facilities are adequate	2 - 246
Combine fire station & police station with town offices	2 - 247
Transfer Station in different location.	2 - 250
No to Library addition if Town Offices move. Include Police Station in fire Station.	2 - 263
Improved play equipment @ Post Pond	2 - 272
Ambulance/Fast Squad office within Combine Fire/Police Station	2 - 273
Have library where it is but on both floors. Possibly Fire/Police/Town offices in one building (Green Mtn. Building) Maybe Post Office there also?	2 - 274
Don't know -- whatever's needed to improve the situation.	2 - 292
Playing fields: or improved -- add dirt.	2 - 294
Could Fire Station, Police Station and Town offices be combined	2 - 297
also new police station as highest priority.	2 - 314
New fire station and police station in one building.	3 - 7
Do not think the town offices should be in Lyme Timber or Nichols buildings unless the town can buy it.	3 - 10

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**Town of Lyme  
Planning Board****Comments on Question 5: What Capital Projects  
Should Lyme undertake in the next 10 years**

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Fire Station & Police Station should be one building. We have such a fabulous town garage area now it would be nice (again sounds easy) to redo the fire station/police station. Keep everything in the same building so that you only have one new building. I understand that some people would like to see two different buildings so would cost be an issue here? People also need to learn to compromise and understand that they cannot always get what they want. I also think the town offices need new space. The people who work in that building seem so cramped and tight for space. It appears unorganized and messy because of the lack of room and storage. I would love to see a building that has a separate room for the files, meeting room that was bigger and a bit more private, and more space for all of the individuals that work there everyday, parking is another issue it would be great to be in a new space that had better parking. If the town offices do end up in a new space this would allow our library to expand downstairs. Betsy has done such an amazing job with the help of volunteers I would love to see the library expand	3 - 12
New town office would give us bigger library. Combine New Fire Station and Police Station. Transfer Station just needs more hours.	3 - 20
none critical	4 - 4
State approval of transfer station	4 - 22
Maybe add on/rent Nichols; new playing fields could be a town wide volunteer project	4 - 27
Hours open for elderly. It is extremely difficult to have to carry heavy boxes.	4 - 35
How about the now empty Nichols building?	4 - 37
Library can expand with town offices out.	4 - 45
Fiber optic cable through town; town piped water and sewer	4 - 79
If town offices move, use space below for library/school functions.	4 - 81
Build new town offices and there will be plenty of room for library.	4 - 84
All are unnecessary	4 - 103
Police station should be part of town office.	4 - 112
The library expansion if the town office were to move. Keep the fire and police together if possible.	4 - 113
Give library some space in basement when town vacates. Need badly! Put town offices on common.	4 - 154
Highest priority is not to spend money unnecessarily	4 - 168
Library - Why not take over the Nichols Hardware building and allow library to remain and expand town offices?	4 - 185
without town offices, library will have more space.	4 - 197
Who needs a new transfer station that's only open 1 day a week!?!?!?	4 - 211
Combine police and town offices; expand library into town current space	4 - 212
Library expansion: use the lower floor by opening up S & E below ground walls. Downstairs large windows, doors, etc. Cut hole in upstairs where the desk is so can open up downstairs - stairs to below	4 - 249
Town Offices - need new site	4 - 256
Trash - improve trash collection situation	4 - 261
A - Police station if included with town offices but not as separate project.	4 - 268

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**Town of Lyme  
Planning Board****Comments on Question 5: What Capital Projects  
Should Lyme undertake in the next 10 years**

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Improve transfer station (SA) but not a new one.	4 - 284
I think what we have is perfectly find.	4 - 288
Ample room in new highway garage for police station and cruisers.	4 - 293
Don't know if library needs expansion, but if they do, I would strongly support it.	4 - 311
No library addition, expand in building	4 - 330
If new town office, library could expand in lower level.	7 - 2
More hours	7 - 11
Keep expenses low.	7 - 26
Town office should be near the green,	7 - 29
I didn't know we needed these. Do we?	9 - 2
None (which should be the highest priority capital projects)	9 - 3
Upgrade roads	9 - 12
Protect hillside behind Lyme Center Acad., no public space in this village	10 - 2
Pedestrian safe walking - including cross walks and some sidewalks and biking paths/bike safety.	10 - 7
Longer hours for trash	10 - 24
Build one building with the 3 services above.	10 - 31
Restrictive zoning that precludes old Lyme from giving land to children is unfair	14 - 4
Combine Police and Fire stations	14 - 11
The school should have its own library on school grounds; separate town/school library	14 - 15
Get town offices out of Library	14 - 24
bike path - Dorchester Rd.	14 - 30

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**Town of Lyme  
Planning Board****Comments on Question 6(a): New Residential  
Growth in Lyme should occur:**

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Get rid of red tape for the poor man -- Be fair to all who come to Lyme	2 - 66
growth should be along all roads	2 - 146
But we need low income houses.	2 - 147
More housing development should be monitored to maintain character of the village	2 - 165
o	2 - 185
o	2 - 227
d	2 - 233
Infill in Western part: Keep Easter part Wild. Please don't cause habitat fragmentation.	2 - 272
s	2 - 284
a	2 - 314
New residential growth should occur anywhere.	2 - 315
o	3 - 3
See end comments	3 - 20
Owners should be able to have more control of land they own and pay taxes on.	4 - 16
No growth in Lyme Center, growth in Lyme Common area.	4 - 35
Wherever zoning allows.	4 - 38
Low income people can't afford living in the area, but want to welcome them.	4 - 42
Housing development is not a town matter and should be handled privately.	4 - 56
This should be at discretion of owner/taxpayer.	4 - 111
More affordable housing, possibly clustered together.	4 - 113
nor discouraged--let it happen naturally	4 - 128
We should support "natural" development, not developers' developments.	4 - 138
Why not north vs. south?	4 - 208
This needs to be handled on a case to case basis.	4 - 238
Clustered south near Crossroads	4 - 247
I don't know how to answer. Problem is huge amount of building all at once and all the same. Subdivision are mind-numbing.	4 - 249
Maybe other development depending on how it's done.	4 - 251
Not major housing developments, individual houses here and there.	4 - 268
Why is this a big deal?	4 - 288
"I've got mine so let's shut the gate"?	7 - 36
Natural Development not Big Development with all houses the same.	9 - 2
Should not be based on income - Based on _____. _____.	9 - 12

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**Town of Lyme  
Planning Board****Comments on Question 6(a): New Residential  
Growth in Lyme should occur:**

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I don't think the town should take away individual personal wealth by restrictive zoning, particularly when it applies to old Lyme families who cannot keep their children in town by giving them land from their homestead.	14 - 4
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Not only current builders - individuals should be allowed	14 - 33
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**Town of Lyme  
Planning Board****Comments on Questions 6(b) (c): Housing  
Development:**

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Single family homes on small lots in clusters	2 - 28
New subdivisions should be required to provide not high price housing	2 - 147
+ PDA's - houses take up less - more open land	2 - 161
No objections to new subdivisions for affordable housing	2 - 174
Please, no more building - let's use existing buildings and condemned homes	2 - 195
Don't want sprawl	2 - 199
New subdivisions should be required for public open space.	2 - 272
Income should not be part of town's regulations	2 - 315
Single family homes on small lots only in clusters if at all.	2 - 339
otherwise no development	3 - 8
Preservation of housing for the elderly	3 - 19
See end comments	3 - 20
Mix for all.	4 - 38
If not large lots, will Lyme become like everywhere else?	4 - 44
If it needs to occur, make it so people who were living here their entire lives and grown up here can afford to live here.	4 - 76
Affordable housing--unlike other towns that affordable means for 6-figure incomes.	
Same comment for b. and c. as for a.	4 - 111
Cluster single family houses on small lots	4 - 113
small lots of at least one acre.	4 - 128
Cluster housing, houses closer together, surrounded by open space	4 - 140
Apartment "Clusters" not buildings (above)	4 - 145
Affordable housing with deed restrictions to preserve that low income availability similar to what Habitat for Humanity does.	4 - 158
Affordable housing - absolutely not!	4 - 185
housing for town employees; clusters with open space set aside as part of project; transportation has to be considered	4 - 208
Cluster affordable housing in subdivision	4 - 212
Lyme should encourage the development of housing in White River Junction.	4 - 235
Need new rentals but not apartment buildings.	4 - 249
Not completely formed fantasy: Collection of small houses (not all the same), real houses with decent New England roof lines, close together but separate for Lyme elderly folks who can no longer afford or can take care of a big house, but still want to live here in own home with garden, etc.	
Not all at once! But if well done, any of these should be an option.	4 - 285
I notice many smaller homes along Route 10 on the right as one drives into town. There are many "average" size homes in town, it's just that people are living in them.	4 - 288

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**Town of Lyme  
Planning Board****Comments on Questions 6(b) (c): Housing  
Development:**

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apartment buildings and single family homes on small lots in village, not on country roads	4 - 304
Make it easier to rent out part o f your home! Or create apartment in your home.	7 - 3
Don't need to encourage high income people to develop housing - it happens anyhow.	7 - 8
It is all about the wealthy now.	7 - 14
Do not encourage development!	7 - 17
Discourage development.	7 - 26
No big change. Small (new rental apartment buildings). Individual (Conversion of existing large buildings).	9 - 2
Like the "village" not a sprawling complex	10 - 15
We have enough high income people	14 - 33
How about medium lots?	14 - 39

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**Town of Lyme  
Planning Board**

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**Comments on Question 7: Should zoning allow  
more areas for Higher Density Housing:**

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Unless one family owns both houses. i.e. in-law cottage	2 - 2
In the villages	2 - 4
Close to present villages	2 - 5
Build small cottage on existing property for in-laws - but owned by same person	2 - 6
Centers	2 - 9
Centers	2 - 10
Villages or paved roads	2 - 32
Lyme Center + near Route 10	2 - 36
Along Paved Roads, existing villages	2 - 40
Near already dense housing	2 - 47
Everywhere	2 - 48
On family owned property	2 - 50
near village	2 - 53
Where it's applied for	2 - 66
IN & just out of town within town limits	2 - 74
Northwest & Southwest	2 - 77
Near village or paved road	2 - 78
Anywhere	2 - 80
near town proper	2 - 81
Anywhere	2 - 87
Ag soil	2 - 95
See over	2 - 101
Along Rt 10	2 - 107
Don't know	2 - 109
Expand current areas (villages)	2 - 110
Expand current areas	2 - 111
Near existing villages & in new neighborhoods	2 - 128
Near existing villages & in new neighborhoods	2 - 129
Not clear to me	2 - 131
Maybe - villages	2 - 134
Anywhere no more than 1 p.a. -- limit no of homes per site	2 - 137
Between Hanover & Lyme. Do away with Zoning board all together.	2 - 142
Right next door to each millionaire	2 - 143
Clusters near villages	2 - 153
Along paved roads	2 - 154

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**Town of Lyme  
Planning Board****Comments on Question 7: Should zoning allow  
more areas for Higher Density Housing:**

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Along Route 10	2 - 155
Villages & environs or "new" village	2 - 156
Around existing Villages	2 - 159
Along Route 10	2 - 162
All	2 - 167
Near Villages	2 - 170
Close to villages	2 - 172
Anywhere the landowner chooses	2 - 173
Wherever infrastructure allows	2 - 174
Rt 10 south to Washburn Hill Rd.	2 - 178
Close to Town	2 - 181
East, West, Baker Hill area	2 - 184
West	2 - 186
Open areas with road frontage	2 - 190
Existing buildings only	2 - 195
Lyme Plain + Lyme Center	2 - 198
At the site of the gray barn/Strout business, South of Town along Rt 10	2 - 199
Existing Village areas	2 - 202
The Hills	2 - 204
Forest areas	2 - 205
Unknown	2 - 207
"Urban" areas	2 - 208
Near village center(s)	2 - 209
Anywhere	2 - 211
In villages	2 - 212
Anywhere	2 - 217
Anywhere	2 - 219
Paved roads outside of central village	2 - 242
In Villages	2 - 248
Near village clusters already existing, along corridors to villages	2 - 249
Close to Village	2 - 254
In Villages	2 - 256
Areas closer to Town	2 - 260
a	2 - 261
In villages	2 - 267

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**Town of Lyme  
Planning Board****Comments on Question 7: Should zoning allow  
more areas for Higher Density Housing:**

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Anywhere	2 - 270
IN Lyme Center village & Lyme Common.	2 - 272
All areas	2 - 273
Rennie Rd/ Goose Pond Rd/Route 10 North	2 - 283
Village areas or clustered like "13 DCH"	2 - 288
o	2 - 293
Village, Clusters on roads	2 - 300
Selected Areas	2 - 302
Areas already developed	2 - 305
Anywhere	2 - 307
Within 1 mile of paved roads.	2 - 313
rural district	2 - 314
Wherever land is available	2 - 315
Where it's available	2 - 317
Anywhere	2 - 319
In all zoning districts. Yes, but not at the density specified (except for the Lyme Village which should be extended).	2 - 321
Near Centers	2 - 324
West	2 - 327
In town or small subdivisions	2 - 332
Only by converting large existing buildings or in small clusters in a new sub-division	2 - 339
Scattered Sites	2 - 340
Only in cluster for senior or affordable housing	3 - 2
On existing property with housing already there	3 - 7
Permit one house per acre	3 - 8
Along Goose Pond Rd.	3 - 10
Where applicable	3 - 20
As close to villages as possible	3 - 21
Not sure where.	4 - 1
Expand the two villages	4 - 2
Route 10 north of Post Pond	4 - 3
Orford Road	4 - 5
More people could live here.	4 - 9
Why should Planning Board control?	4 - 16
In or near existing villages.	4 - 20

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**Town of Lyme  
Planning Board****Comments on Question 7: Should zoning allow  
more areas for Higher Density Housing:**

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Where? Forest Area	4 - 22
New developments with open space preserved (e.g. Jim Jenks's pit on High Street)	4 - 25
Maybe in some zones.	4 - 29
northwest and southwest	4 - 30
Should be a percent of an area.	4 - 31
On good roads	4 - 35
in or near existing villages	4 - 36
Near existing roadways and villages and in new villages	4 - 39
outside of villages	4 - 41
village centers	4 - 42
villages, paved roads	4 - 43
villages, along paved roads	4 - 45
rural residential and villages	4 - 46
within walking distance center of Lyme	4 - 48
equal, then net town	4 - 51
Lyme Common, Lyme Center, Hardscrabble, village centers	4 - 53
Village	4 - 56
Villages	4 - 63
in well-planned minimal new development	4 - 65
Expand Lyme Village and Lyme Center zoning districts.	4 - 74
north & east	4 - 75
Villages	4 - 77
villages	4 - 80
Higher density is okay, but not 1+ residences per acre unless affordable housing.	4 - 100
Village area	4 - 109
Along Route 10 south of the village	4 - 110
same comment.	4 - 111
Only near current population centers where well/septic will be safe.	4 - 112
Where appropriate.	4 - 113
Existing areas of development cluster	4 - 115
Everywhere	4 - 117
toward Hanover	4 - 118
in village only	4 - 120
Town Center, Route 10 south	4 - 122
Carefully selected locations!	4 - 125

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**Town of Lyme  
Planning Board****Comments on Question 7: Should zoning allow  
more areas for Higher Density Housing:**

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town centers	4 - 126
Entire town	4 - 132
near town center	4 - 134
Along Route 10 south	4 - 136
Near village centers	4 - 140
Clustered	4 - 145
outside of town	4 - 152
Focused on village centers so that services like transportation can be economical.	4 - 158
East side of town too restricted.	4 - 168
New neighborhood centers	4 - 172
Anywhere.	4 - 182
A few new cluster neighborhood developments	4 - 183
Near the green and within eastern part of town.	4 - 186
Where similar density already exists.	4 - 188
Near villages	4 - 191
Dorchester Road	4 - 193
Clustered on non-agricultural soils.	4 - 205
where available services are	4 - 206
Where - easily accessible but not visible from main roads	4 - 212
More density but clustered housing w/associated conservation lands	
wherever feasible	4 - 219
where reasonable cost can be accomplished.	4 - 223
where there is land!	4 - 226
new villages in western Lyme.	4 - 228
Route 10, north and south	4 - 233
near town	4 - 234
Strongly disagree	4 - 245
south along Route 10	4 - 247
Route 10 north	4 - 248
near villages-north and south	4 - 251
Villages	4 - 252
Around the village and toward Post Pond	4 - 253
Could have small(?) housing development off Shoestrap Road adjacent to Crossroads	4 - 256
Route 10 north	4 - 259
wooded land	4 - 260

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**Town of Lyme  
Planning Board****Comments on Question 7: Should zoning allow  
more areas for Higher Density Housing:**

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Anywhere	4 - 265
Around existing housing	4 - 269
Village center	4 - 273
Along Route 10	4 - 274
Villages	4 - 276
clustered in existing developed areas	4 - 278
Along river	4 - 279
where impact is less	4 - 280
western part of town	4 - 281
only in extraordinarily well planned clusters or condos.	4 - 282
on property next to (?) Crossroads	4 - 283
Along paved roads	4 - 284
See 6a.	4 - 285
near villages	4 - 289
Anywhere!	4 - 296
not on back roads	4 - 299
not on back roads	4 - 300
in the general area near Common/High Street	4 - 301
village areas	4 - 314
Along Route 10 both north and south	4 - 315
Along Route 10	4 - 328
Village Centers	4 - 330
Route 10, Lyme Center, Lyme Common	4 - 340
in existing or new village areas; clustered housing with large open areas.	4 - 342
in town/on main roadways	4 - 345
Rural District	4 - 348
Near existing villages and along Route 10	4 - 349
closer to town villages	4 - 350
Main corridors	4 - 354
Along Route 10 and other paved roads.	7 - 4
Planned clustered development with open space.	7 - 8
On Route 10	7 - 21
Along the river and around the skiway.	7 - 22
Do not change zoning code.	7 - 26
Clustered areas, but not in my neighborhood of course! (tongue in cheek)	7 - 36

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**Town of Lyme  
Planning Board****Comments on Question 7: Should zoning allow  
more areas for Higher Density Housing:**

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Only on an individual basis (should Lyme's zoning allow more areas for higher density housing)	9 - 2
(Zoning should allow for higher density housing) anywhere in Lyme	9 - 4
issues of septic and water	9 - 5
Family property to children	9 - 18
Off Rte. 10 south of village	10 - 3
"Downtown"	10 - 8
Lyme Green and Lyme center where water allows...	10 - 9
Rural areas of town	10 - 14
Prefer High density to sprawl	10 - 15
Only if a current long time resident with enough land wants to build for a family member.	10 - 19
All new subdivisions along paved roads	10 - 21
Near villages	10 - 26
Don't know	10 - 27
Suggest 3/4 acre zones.	10 - 30
Village areas	14 - 3
Quest. 7: higher density housing in all areas	14 - 11
Where? Anywhere	14 - 13
scattered	14 - 14
not sure	14 - 15
All over Pinnacle Hill Rd.	14 - 22
NO!!!!	14 - 23
IN VILLAGES	14 - 24
considering the surrounding homes, businesses, farms, etc.	14 - 36
In the villages off paved roads	14 - 37
meadows behind Nichols	14 - 40
BEHIND NICHOLS	14 - 43
EVERYWHERE!	14 - 44
As needed	14 - 46
In a few scattered areas -not in villages	14 - 47
along rt. 10 and in villages	14 - 49

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**Town of Lyme  
Planning Board**

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**Comments on Question 8: Should zoning allow  
more areas for Commercial Development:**

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along Route 10	2 - 5
Centers	2 - 9
Centers	2 - 10
1. Lyme Common, 2. Rte 10 N & S	2 - 12
not sure	2 - 17
Don't know what is available/allowed	2 - 36
Near Tuckaway Timber	2 - 38
Don't know current zoning	2 - 72
Route 10, Lyme Center village	2 - 87
Depends	2 - 96
Town Centers	2 - 101
In current villages	2 - 110
Not much	2 - 126
With thought about aesthetics	2 - 137
A grocery store would be helpful	2 - 151
Outlying areas	2 - 159
Something could be put in to Nichols and save the building	2 - 160
In villages	2 - 170
Wherever infrastructure allows	2 - 174
Any area large enough	2 - 184
Limited	2 - 191
Existing Village Areas	2 - 202
Outskirts of town	2 - 211
But with strict restrictions.	2 - 216
Anywhere	2 - 217
Anywhere	2 - 219
Close to Town	2 - 234
Paved roads outside of central village	2 - 242
North of town	2 - 247
Near village clusters already existing, along corridors to villages	2 - 249
I like most businesses concentrated around center of town.	2 - 260
along Main Routes	2 - 269
Qualified locations.	2 - 270
Near Lyme Village	2 - 278
on Route 10	2 - 280

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**Town of Lyme  
Planning Board****Comments on Question 8: Should zoning allow  
more areas for Commercial Development:**

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Around existing commercial areas	2 - 283
Nr Route 10, around Green Mountain Studios.	2 - 288
Not tall buildings though	2 - 294
Not Farmland	2 - 297
Within DSL Range	2 - 302
Don't know where presently allowed	2 - 305
Close to major paved roads or in Lyme Village	2 - 313
Wherever land is available	2 - 315
Where it's available	2 - 317
Near existing commercial development - esp., near town center.	2 - 321
Not sure	3 - 10
Not sure, case by case basis. But should be considered.	3 - 20
Near existing commercial development	3 - 21
North of Lyme Plain or on Route 10	4 - 2
Route 10, south of Washburn Hill Road	4 - 3
Why should Planning Board control?	4 - 16
Hidden hi-tech for jobs!	4 - 22
village centers	4 - 25
in villages if new development	4 - 36
in villages	4 - 41
villages, Route 10 south	4 - 46
in villages	4 - 57
Dartmouth Skiway	4 - 63
existing town centers	4 - 74
low density - along Route 10, paved roads	4 - 90
I don't know what is presently allowed.	4 - 92
Near existing commercial development	4 - 100
on all paved roads	4 - 103
Village area	4 - 109
village green/Nichols building	4 - 110
same comment.	4 - 111
Modest only. Along State highways.	4 - 112
Close to town	4 - 114
in village only	4 - 120
town center, Route 10 south	4 - 122

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**Town of Lyme  
Planning Board****Comments on Question 8: Should zoning allow  
more areas for Commercial Development:**

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in town	4 - 135
Route 10; High Street	4 - 136
The point of zoning was to keep Lyme from being exploited commercially.	4 - 146
Adaptive use of existing barns.	4 - 154
somewhat close to green area--perhaps Dorchester Road; near dump/Lyme vet.	4 - 157
existing structures	4 - 169
Spread out.	4 - 174
In areas not desirable for housing.	4 - 183
Where there would be the least visual, environmental impact.	4 - 192
south on Route 10 but little change in traffic.	4 - 198
But if "yes," Route 10 south--set back and screened.	4 - 199
on State roads	4 - 206
where suited	4 - 219
in home businesses	4 - 223
In a wider radius around the village - high density	4 - 253
Tuckaway/Green Mtn Studio area	4 - 256
along major highways	4 - 269
clustered in existing developed areas	4 - 278
western part	4 - 279
western part	4 - 280
western part	4 - 281
absolutely - existing "commercial" districts populated by non-commercial activities.	4 - 282
Tuckaway/Green Mtn. Studio region	4 - 283
Not sure where currently allowed.	4 - 284
along Route 10 and in the general area near the Common/High Street	4 - 301
A little bit.	4 - 302
Combined residential and commercial in same area.	4 - 311
If so, along Route 10	4 - 327
southwest	4 - 334
N West/S West	4 - 336
Closer to villages.	4 - 337
Along State highways	4 - 343
Lyme Common and along Route 10	4 - 348
Route 10 south of Town	4 - 350
Route 10 south	4 - 352

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**Town of Lyme  
Planning Board****Comments on Question 8: Should zoning allow  
more areas for Commercial Development:**

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Along the river and around the skiway.	7 - 22
Existing buildings if possible	7 - 23
Pleasant Street/ High Street	7 - 36
Wherever approved.	7 - 38
in town and on Rt 10.	9 - 7
In town/Rt 10	9 - 8
West	9 - 18
For good projects: admittedly subjective	10 - 25
scattered throughout	14 - 13
southwest quadrant	14 - 14
Why?	14 - 18
MAYBE	14 - 20
Anywhere	14 - 44
As needed -everywhere	14 - 46
and along route 10	14 - 49

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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	2 - 4
Safe, community-orientated, civic-minded place where people contribute to the general welfare	
	2 - 5
A vibrant, growing town where neighbors know each other and keep each other. The only drawback seems to be affordable housing for young people.	
	2 - 6
Small village Town with Good Service & School	
	2 - 7
Picturesque but way too slow to take up anything new	
	2 - 9
Starting to feel too much like Hanover. Elitism	
	2 - 10
Starting to feel too much like Hanover. Elitism	
	2 - 12
A rural village on the edge of becoming a suburb of Hanover-Lebanon	
	2 - 14
Safe idyllic (idyllic?) haven. Small, rural. Perhaps a bit too protective for kids in the sense that leaving the area seems difficult for many at first.	
	2 - 16
Nice place to live	
	2 - 20
A beautiful small town	
	2 - 21
I do not know	
	2 - 25
It is still a good small town	
	2 - 26
Small Rural town	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

---

2 - 27

Classic NE town in close proximity to Ivy League college which makes it increasingly desirable and therefore expensive. A town in transition.

---

2 - 28

A wonderful community to live in!

---

2 - 31

Lyme is a paradise. However, we should encourage 1) Smart growth, 2) walking/biking to work/shopping & work at home by updating the village area with 1) underground power lines, 2) sidewalks, 3) encourage more "everyday" commercial growth & residential space in town & 4) construct a path to Post Pond. We also need to regain Chase Beach from the beavers - it's unusable in its current state (underwater). I would also like to see the intersection of Rt10 & E Thetford Rd reconfigured to make it safe for traffic & pedestrians.

---

2 - 32

Lyme is a great community to be part of

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2 - 35

Keep small - like it here

---

2 - 36

Small rural, scenic, convenient to arts, entertainment, education, health care and shipping

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2 - 37

A caring & engaged community

---

2 - 38

Great small community, exceptional recreation and education opportunities.

---

2 - 39

Nice small town

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2 - 40

Scenic, safe, tight knit community

---

2 - 41

Friendly Country Town

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2 - 42

A beautiful town where you can be involved in the community or keep to yourself

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**Q26a: How would you describe Lyme?**

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2 - 43

Small rural community. Close-knit, not necessarily open to new-comers. Wholesome place to raise children, highly values education. Beautiful countryside with wildlife and forests as an integral part of daily living -- in other words you don't have to go to the zoo to see native animals. A good place for nature lovers. I like the place itself the most.

---

2 - 44

Small Rural town typical of New England

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2 - 45

Idyllic

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2 - 47

Lyme is a small town with rural roots and a strong sense of its history and strong community values. Although I am not and never have been a "joiner" I feel that neighbors (the townsfolk) are very willing to help those in need & to improve life in the town.

---

2 - 48

Lyme is great but zoning is much too destructive. I want my children to be able to live here and build on land I own. 5-10 acres is too restrictive. There are plenty of deer yards & habitat for wildlife. Steep slopes should not be an issue. The technology is there to build on slopes - let them build.

---

2 - 49

Small Town changing. Too much money, no common sense.

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2 - 50

Lyme is a beautiful New England village close to an excellent college and medical facilities. The town's appeal is enhanced by its interesting mix of residents, some with long family histories and some newcomers.

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2 - 52

A rural New England community with an excellent mix of individuals, economically & intellectually

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2 - 53

Lyme is becoming a town only for the wealthy - I would like to see that change.

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2 - 56

It's a quiet town but wish that there's more stores & work for people in town who don't want to travel to Hanover or Lebanon

---

2 - 57

A beautiful small town

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	2 - 59
Peaceful, small, charming N. E. village	
	2 - 60
A town where building lots & houses too expensive	
	2 - 62
Great town	
	2 - 63
Very nice	
	2 - 65
A wonderful town that should be left alone. Hasn't anyone noticed that all the wonderful towns in this country were left alone?	
	2 - 66
I love Lyme. One town north or one town South of it can only watch our dust.	
	2 - 67
Lyme is a wonderful town. I feel a strong sense of community and people are proud to live here. I LOVE LYME	
	2 - 68
Too much money connection	
	2 - 69
Sub of Hanover	
	2 - 70
Small rural	
	2 - 71
Small town with a lot of wealthy people moving in; clash of ideals not resolved. Nice community events.	
	2 - 72
An interesting mix. Trailer homes on 1/4 acre to 4000sq. Ft. "mansions" on 80 acres. But also 2000sq. Ft. homes with 40 acres, private schools, inns and a ski lodge. A good balance exists and should be preserved.	
	2 - 73
No. 1	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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	2 - 74
Beautiful but old	
	2 - 76
Wonderful	
	2 - 78
Lyme is a close-knit, caring community consisting of a wide range of incomes and talents. Volunteerism is active and well. The town has great natural beauty. The services - Fast Squad, Fire, Police, Roads - are good. The school is excellent.	
	2 - 79
I have only lived in Lyme for 13 years but find it to be just about perfect. It is clean, safe, attractive, friendly... a perfect community.	
	2 - 80
Small, quiet, tight knit community	
	2 - 81
An interesting diverse community in a lovely semi-rural area.	
	2 - 82
Home!	
	2 - 84
A small community that is scenic with a close-knit community Lyme is close to everything yet still in the "boonies".	
	2 - 85
Town was much nicer when it wasn't a bedroom town for Hanover.	
	2 - 87
To quote: "A town That Has gone Downhill"	
	2 - 89
This survey is invasive and I resent having to take the time to answer it. There is already too much zoning and control in Lyme plus taxes are way too high.	
	2 - 90
Quiet, peaceful and rural	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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2 - 91

I have not lived in Lyme long, so I don't really feel qualified to make most judgments of opinion. I enjoy Lyme for its rural demeanor. Lyme is a quaint New England town, with a sense of rural history, with lush fields and forests.

2 - 92

A very idyllic happy place to live

2 - 93

Small middle/upper class, quintessential New England town

2 - 96

Exclusive, Too far from Hanover

2 - 97

A beautiful rural town with small town appeal. Almost a step back in town.

2 - 100

I do not live in Lyme, but would like to. Building a home is prohibited because of zoning and taxes too high.

2 - 101

Rural but near to employment centers - enough removed to have its own character apart from Hanover/Leb. Also a terrific mix of people @ various age, educational and income levels: a sense that we're all in it together. Too pricey for low- and fixed-income though, which worries me as some long-term and older residents are having a hard time of it. We're lucky to be able to afford to live here, though just barely. Lyme has to work hard ( and mostly does) to maintain a balance of services and support we can afford. A very homey place. It's the only town my spouse and I wanted to settle in (after living all over the Upper Valley) once married

2 - 102

Quiet, Country Town

2 - 104

Country Living

2 - 105

Lyme is a wonderful town to live in and to raise children

2 - 109

Pretty, small town close to Dartmouth College

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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	2 - 112
A lovely New England diverse town. Lyme may be in danger of becoming a Norwich - diversity is incredibly important so it is imperative that it is not "taxed out" of "traditional" Lyme families. It is also important that the police reflect the community and understand that they are not there to punish or control but to help citizens be they elderly or teens.	
	2 - 113
Friendly, beautiful, peaceful	
	2 - 116
Wealthy	
	2 - 117
It has grown too damn quickly	
	2 - 118
Beautiful	
	2 - 120
A beautiful town with great people	
	2 - 121
Nice Town	
	2 - 122
Pretty small town	
	2 - 123
Age 97 & unable to participate written on letter	
	2 - 125
We do not live in Lyme so it doesn't really apply to us	
	2 - 127
Quintessential small town	
	2 - 130
Beautiful, rural	
	2 - 131
It's becoming a pretty, bedroom community for Hanover/Lebanon	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	2 - 133
These are all questions that pertain to me. The rest I know nothing about. I don't get out very much!	
	2 - 134
Changed	
	2 - 135
Quiet	
	2 - 136
New Resident - don't know enough yet.	
	2 - 137
Rural, comfortable, safe, quiet	
	2 - 142
Taken over by richer people	
	2 - 143
A great natural asset (woods, land, geographical features) a town of foolish over-government	
	2 - 145
Superb small village, commuter community to College.	
	2 - 147
Lyme is a rural New England town which is undergoing rapid demographic change.	
	2 - 150
Balanced & Sane	
	2 - 153
Friendly small town, good schools	
	2 - 155
A small, community based town with a mix of "locals" and flatlanders (too many retirees)/	
	2 - 156
Safe, reasonably caring community. Getting too affluent and getting too isolated due to working out of town. Very nice looking, loves kids, good schools, 'livable' size, good services.	
	2 - 160
Lovely small New England town. Living is safe, nice people.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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	2 - 161
You should know that I own undeveloped land in Lyme. I take a very active interest in Lyme, but cannot know "daily life" as well as residents. Discount my opinions if that invalidates my "survey".	

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	2 - 166
Close to perfect	

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	2 - 167
Lyme is a village for primarily high-income people & not welcoming to others	

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	2 - 168
I don't like being surveyed	

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	2 - 169
Quaint	

---

	2 - 170
Beautiful small town	

---

	2 - 171
I love the town. It's always been my home - however I think us "old timers" are being slowly run out.	

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	2 - 173
Insular (this is NOT a good thing)	

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	2 - 174
Very rural, very small, scenic community.	

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	2 - 175
A quiet rural community	

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	2 - 176
Close community	

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	2 - 177
Calm rural community	

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	2 - 178
A beautiful classic New England small town with a great community.	

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	2 - 181
Beautiful small rural New England town	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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2 - 182

Q3 Rate of growth is great if you're wealthy. Moderate Income cannot live here. Q6 Encourage development of housing for low to moderate income level elderly people. Lyme is a very wealthy town with very big pockets for expenses. Lyme caters to the wealthy and frowns on the middle income and low income people. In the past 15 years Lyme has become very snobby. Lower income children in Lyme's public school system are outcasts. I know of several families with moderate income that have had to sell their homes and properties that have been owned by long term residents because of the taxes. It's cheaper to live in Thetford or even Hanover. We plan on moving in the next 3 years also.

---

2 - 183

Quiet

---

2 - 184

Underdeveloped - over taxed

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2 - 185

Q14: Agree protect Shores of steams & ponds but be responsible - current rules are not based on fact - the dam has the biggest effect on bank erosion. Scenic, great people, many different income groups.

---

2 - 188

Lyme was my home from the date of my birth until I was 20 years old and enlisted in the army in WWII. I had a happy childhood and have fond memories of my family, school and friends. Growing up on a farm gave me a solid foundation in work ethics, responsibility and discipline. The pleasure of hiking, fishing and exploring the woods, brooks and ponds has never faded from my memory at 84 years of age. I still remember Lyme as a wonderful time to grow up in. Change is inevitable over the years but I think Lyme is still a beautiful place.

---

2 - 190

Semi-rural near to a well-developed college town offering many amenities.

---

2 - 191

I love the town of Lyme, it has turned out to be a warm community. I feel the biggest challenge Lyme faces is how to integrate successfully living to middle or upper middle class citizens. I feel there is a little too much focus on those that are in the over 6 figure income group, and not enough encouragement for working class. Lyme is quickly becoming a town of "Haves vs. Have nots", which only reflects a lack of balance.

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2 - 192

Lyme is a very special place to live - close to Hanover & work yet not in the middle of everything. Community focused, beautiful, peaceful - we love it.

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2 - 193

Great Town

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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2 - 195

Sweet provincial safe town nestled at the base of the White Mountains - peaceful and rich in natural beauty and resources.

---

2 - 196

Great but safety of children on public roads very bad. No control of traffic.

---

2 - 197

I think there are too many people making the rules up as they go along. I think families and property owners should have the right to do what they want with their land. In some cases it's the only way it will work for their situation. Lyme will be losing a lot of good people - if things don't change. Who know who you will get in their place.

---

2 - 198

A beautiful, rural small town with a considerable land area. Talented, diverse population and sense of community.

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2 - 199

Residential/Rural community, predominantly affluent, highly educated. Becoming much less diverse than when we moved here.

---

2 - 200

Affluent, becoming more exclusive

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2 - 201

Good place

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2 - 203

A great rural small New England town

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2 - 207

I have lived here my entire life and see Lyme as becoming an affluent suburb of Hanover. Land costs are so high that it is difficult for most new families to move here. As much as I enjoy the quality of life offered, it would be nice to offer it to others as well.

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2 - 208

Lyme has been a delightfully rural town with a strong sense of community and diverse talents.

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2 - 209

Charming green with gathering area for concerts/events and caring friendly people

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2 - 210

Quiet town, great to raise your kids.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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	2 - 211
A grand quiet community town	
	2 - 212
Rural, scenic. Strong community spirit.	
	2 - 213
Lyme has been my home for almost sixty-five years and I have seen a number of changes over the years - Lyme for the most part has lost its neighborly feeling - due, in part to the fast pace of living if today. Gone are the days when a farmer could drive his herd of cows down Route 10 twice a day. Gone are the days when you could get out of your driveway without waiting five minutes for the cars to go by, to walk on any of the paved roads at two in the afternoon without dozens of cars whizzing past you.	
	2 - 216
Wonderful!	
	2 - 217
too rich.	
	2 - 218
A small close knit community	
	2 - 220
Quiet & rural. Close to the rat race, but not too close.	
	2 - 223
Small, rural town with a developing identity crisis. On the verge of ugly bedroom community but still holding a rural card. Beautiful with a strong community with lots of family roots but increasing number of transplants.	
	2 - 224
A town that was so attractive to newcomers, no longer exists. Nature's crowded out. Cannot afford to live in Lyme. Attractive to the rich, or people that want their children to go to Hanover High. It's a bedroom to Hanover.	
	2 - 225
Lyme is a safe, beautiful, warm community.	
	2 - 228
Charming New England Town though character is being challenged by development, influx of high income families, loss of farms & old timers. Town went too far with beaver issue.	
	2 - 230
Beautiful New England Town.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	2 - 233
Nice & Quiet	
	2 - 234
Rural, friendly, suburb of Hanover.	
	2 - 235
Beautiful. Unique. Unspoiled. Uncrowded. Relaxed. Full of Character. Perfect!	
	2 - 236
Bucolic, Heaven on Earth. Rural, yet sophisticated. Gorgeous.	
	2 - 237
Beautiful	
	2 - 239
A lovely rural	
	2 - 241
Lyme is a town with a unique community spirit. It is also a diverse town with many original residents as well as new - both retirees and new families. It is small enough that it has been able to retain this community spirit & integrate newcomers in to it. The character of the town is different and, in my opinion, better than Norwich, Hanover or Lebanon yet it is close enough in residents to benefit from the cultural, recreational & shopping opportunities.	
	2 - 242
It's a bedroom community for employment in Hanover and Lebanon but it has maintained its rural character and I hope it continues to.	
	2 - 243
Great place to live, lots of natural environment surrounds us vs. people. One can feel close to nature here and that is a treasure. "Quiet" nice village.	
	2 - 244
Small town with many friendly people who will help others whenever possible.	
	2 - 245
Rural, mostly undeveloped.	
	2 - 246
Beautiful New England Village.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	2 - 249
Rural, scenic, homogenous, stifling dull to young people, expensive for older people.	
	2 - 250
Wonderful town to live & bring children up in.	
	2 - 255
Small town with a lot of community feeling	
	2 - 256
See attached Draft (not attached)	
	2 - 258
Cozy, picturesque, good community with esprit	
	2 - 259
Caring community, friendly, quiet beautiful.	
	2 - 260
Lyme - a quant, scenic, New England Village.	
	2 - 263
A friendly appealing place to live.	
	2 - 266
A great small town in a beautiful rural setting but close to metropolitan areas.	
	2 - 267
A peaceful place to live, which is reasonably close to large cities.	
	2 - 268
a quiet pace to live if taxes were less for all that have lived in this town for their entire life.	
	2 - 269
Lyme is pastoral, quintessential New England. It has character, it has history, it's a community. We talk about looking for work elsewhere - but don't want to leave Lyme, leave our neighborhood.	
	2 - 270
Good	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

---

2 - 271

A down-to-earth, educated rural town with a strong sense of community. A place of beauty and character. A town with more diversity (at least on the economic and educational spectrum, if not racial) than many surrounding towns.

2 - 272

Physically, Lyme is a quaint and beautiful town, with a nice mix of agricultural and wooded land, as well as attractive small-town-New-England vernacular architecture. Socio-economically it seems to have a fairly good mix, but I worry about the decline of the small farms. Culturally and commercially Lyme is quiet, which we like, but we don't want it to be "dead".

2 - 273

In all reality, upper class.

2 - 274

A friendly & safe, small community.

2 - 275

Quaint, historical New England town.

2 - 276

Quiet serene village, but not as friendly as 30 years ago.

2 - 277

Lyme is unique. A beautiful, peaceful place, with a sense of community and a very special collection of citizens.

2 - 278

Lyme is both a rural town and a part of a major educational and medical center. It is a quintessential New England village.

2 - 279

A lovely old New England town that is losing its roots. Farming almost gone. Becoming a bedroom town for Hanover. Fortunately, good planning & zoning was enacted in time to prevent a major loss to the towns character but new residents seem to want to institute changes that will introduce the very problems that they moved away from. The best way to keep the older residents is to keep their taxes down. The more services that are demanded, the higher the taxes and the continual loss of the town's character. The planning & zoning boards have been doing a very good job in "holding back the flood".

2 - 280

a PLEASANT AND PEACEFUL PLACE TO LIVE.

2 - 283

We love Lyme. It is a great family town. Rural, generally friendly people.

---

**Q26a: How would you describe Lyme?**

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2 - 284

Rural, residential town that is well-preserved with beautiful rolling hills and a wonderful sense of spirit.

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2 - 285

The prettiest and most scenic town in New Hampshire!

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2 - 288

Small rural, residential community of decreasing demographic and economic diversity with extraordinary scenic beauty, recreational opportunities and sharing community spirit/social capital.

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2 - 291

We do not spend enough time (at present) in Lyme to be able to answer most of the questions in the survey. This is a carefully developed, well done survey. Congratulations on undertaking this effort. We will be interested in the results.

---

2 - 292

Lyme is a fabulous place to live in many ways - it is beautiful, friendly & safe for the most part. The outdoors are a part of life here & there is much to do. It can be difficult in other ways however - when the small school, small classes, work for you - it's great but when it doesn't it can be pretty awful. The town/school need to make greater effort to ensure that it works for every child & that every child can get what they need & succeed academically and socially. Being a small town, I think there are lots of ways the town & schools could make newcomers feel more welcome & readily make this their home. A challenge is to be open & welcoming & yet keep the rural integrity & beauty intact.

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2 - 294

Precious, unspoiled beautiful.

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2 - 295

Lyme is a lovely, rural New England town, as yet unspoiled by "suburban value creep".

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**Q26a: How would you describe Lyme?**

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2 - 296

Comments relating to Specific Questions: 3 -- It's not the rate of growth, it's the nature of growth. For example, if you compare the rise in Lyme's general population between the 1950 and 2000 censuses with the rise in population at the Lyme grade school for the same period - from 156 in 1951 to 171 in 2001 - it's clear that our population profile is more distorted away from young working families than it has been at any time in the town's history - and the town's policies must be regarded as at least partially responsible for that. 12 -- There is a world of difference between "encourage" and "provide facilities for". If some fellows want to start a theater company and put on summer stock, I'm all for it and I look forward to buying tickets. If the town government wants to build an arts center run by a Selectmen-appointed Lyme Arts Commission, nuts to that. They're two entirely different options. 14 -- What's "farmland"? I support the continuation of working farms in Lyme. If it ceases to be a working farm, I don't see the point of preserving the land as some piece of pseudo-pasture. Unless you're planning on combining the government arts facilities in Question 12 with the preserved farmland in Question 14 and hiring unemployed Equity members to play gnarled old Yankees and stand around the field with oxen all day long, preserving "farmland" once the farm has gone is a waste of time. 22 -- If you're going to do a citizen profile, do one. But don't introduce one solitary question on the subject. It's grossly unprofessional. 26 -- I think this survey sidesteps the real challenge facing Lyme, which is not growth but the remorseless supplanting of one population by another. If a town is simply its hills and ponds and the 1790 Capes and Colonials, then your survey is fine. But if a town is also the accumulated human capital and inheritance of the people who built this community, then Lyme is in serious trouble. Demography explains 90 per cent of everything - from why France didn't participate in the Iraq war (30% of the country's under-20 population is Muslim) to why Vladivostok will be back to its Chinese name of Haishenwei in another couple of decades (Russia's east is depopulating and China's isn't) to why Lyme doesn't seem quite such a friendly characterful small town as it once did. I miss the mix of people this place used to have, and I think others will miss it too, even if they don't yet realize it. Lyme is well on the way to becoming a bland antiseptic bedroom community/retirement community. I qualify as rich (according to the IRS) but that doesn't mean it's to my advantage to be in a town working people can't afford to live in. It's no consolation to this is such a swank burg if it means when I need a plumber in a hurry, he has to come from 20 miles away. It should be a priority of town government to maintain a stable mixed-income population in Lyme and to prevent its descent into a community of wealthy retirees and transient commuters who happen to be working in the Hanover/Lebanon area for a couple of years. I favor tax, zoning and planning policies that cease driving Lyme natives out of this community -- as town-funded Internet access and arts centers will do to yet more widows and spinsters. It's easy to wreck a town bit by bit, one small change by another, and that's what's happened to Lyme in the years I've been here.

2 - 297

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Rural community quickly being over-run by wealthy.

---

2 - 298

---

Expensive, becoming gentrified

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2 - 301

---

Rural

---

2 - 302

---

Beautiful, but stagnating.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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2 - 305

Nice community, struggling with inevitable change. Great place to raise kids; great region to live in.

---

2 - 308

A town that is going to hell due to the number of flatlanders moving in and making it impossible for families who have lived here for generations to continue living here.

---

2 - 309

Small, safe rural community that takes pride in the surroundings. Neighbors are not afraid to offer their professional experience to our children in school. Lyme offers a "natural" way of life.

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2 - 310

A beautiful town with good people. Genuine.

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2 - 311

Lyme is the only town in which I wish to live. It is small, beautiful, intimate and homey. I am proud to live here.

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2 - 313

Lyme is a community in the final stages of becoming a bedroom/retirement community. It is a beautiful place to live and has a rich history.

---

2 - 314

Lyme is an attractive community that has become the retirement place for financially independent individuals.

---

2 - 315

Undescribable

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2 - 316

Has grown too much residentially, not commercially. Housing has become only affordable for people with high incomes. People move here to escape city, want to live in country, yet want all the services a city has to offer. If not happy with limited services we offer currently, then don't buy or move here.

---

2 - 317

Home!

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2 - 318

A bedroom for Hanover

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2 - 321

A lovely small town with a town center (and a smaller second center in eastern Lyme) with a strong sense of community near a major business and economic center.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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2 - 325

Lyme is a delightful small town -- combining the best of Hanover DHMC bedroom community with traditional forest farmland. It needs more local retail and services as the price of gas goes up. Us older folk want more services closer to home.

2 - 326

We are seasonal owners in Lyme and have only been visiting off and on for two years. We come from an extremely congested area where there is hardly any sense of community and no "natural" beauty. Most of the day is spent in traffic, so... When we come to Lyme it has become our slice of heaven! Lyme to us is the Norman Rockwell postcard, it has the quaintness, natural beauty and serenity we long for. We most love the "timeless" look of Lyme, as well as the warm welcome we receive from residents every time we visit. We don't think it would be fair to comment on the town's challenges, as we aren't aware of the issues to do so.

2 - 331

A small quiet town full of wonderful, thoughtful caring citizens. Safe and beautiful and a wonderful place to raise a family or retire and enjoy the many pleasures of the natural surroundings.

2 - 334

Lovely! Small, personal & a great place to raise children.

2 - 335

Little Hanover

2 - 338

Friendly, caring small community

2 - 339

I would describe Lyme as a very pleasant, caring community of between 1500 & 2000 people who enjoy the rural character of the town. Although most of the still working people have jobs in Hanover, Lebanon or White River, Lyme does not have the anonymous character of many bedroom towns. Flatlanders and longtime local people seem to get along and cooperate pretty well, although the former sometimes provide a source of amusement of the latter.

2 - 341

Rural,, beautiful, good community & schools

3 - 1

A wonderful town

3 - 2

Lyme is a small, rural community with diverse population of locally born and professional recent arrivals. It has a close sense of community with a high rate of volunteerism.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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3 - 3

A friendly small town close enough to a large town.

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3 - 5

Near perfect, so don't mess!

---

3 - 6

A traditional small New England town with a strong sense of community. Its focus is on the land - using it, appreciating it, preserving it.

---

3 - 7

Lyme is close to the ideal community because it: - is small with wonderful community-wide traditions. - has an excellent school in the center of town. - has a lot of green space; common, woods, nature areas, pond. - has active residents, like at the LCC, who work hard to make this a caring, responsive place to live. - is close to the cultural offerings of Hanover/Dartmouth and close to highways to get to the airport, Boston and NYC.

---

3 - 8

It is a town with too few people who are from here originally. They have either chosen to leave or were driven out by higher taxes and a sense of discouragement. This is not the town I moved to and I would never move to it as it is now. TOO SNOBBY AND TOO RICH and hence for me boring (lack of diverse types of people

---

3 - 10

Ideal for the most part - full of historic buildings. Great scenic/natural beauty full of lots to do for sports enthusiasts. Lacking in diversity both economically and racially. Quiet and peaceful

---

3 - 12

I would describe Lyme as a small New England town. I love living here! I don't always enjoy the "newcomers". They seem to take a while to understand our way of life and always feel the need to fix things that are working fine.

---

3 - 14

We own land in Lyme, but actually live in Michigan,. We will probably not build or move to Lyme, although it is beautiful.

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3 - 15

A small country town

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3 - 16

Lyme is a beautiful rural town with unique character.

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**Q26a: How would you describe Lyme?**

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3 - 17

Lyme is a small rural community in a special place in New Hampshire. In the Upper Valley every town is very different, depending upon a number of factors. In Lyme's case, it is the town just north of Hanover which puts it in proximity to Dartmouth College and the Hospital; being in the Upper Valley (as opposed to in the southern part of the State), Lyme had time to anticipate the pressures of development and the enactment of strict zoning laws have ensured that the very thing that made Lyme special would not be the first to be destroyed - the historic town center and the open land and forests. Lyme is still a very mixed community, although a lot has changed in the last twenty to thirty years. It amazes me that there are still small farms and I hope that can somehow continue. Although Lyme is no longer an 18th century agrarian community, a lot of the positive aspects of that time, a lot of the values, are still very much with us and make Lyme one of the best towns to live in in this whole area.

---

3 - 18

Lyme is distinguished by the deliberate and uncommon success of its citizens in the preservation of its rural character and beauty. Through consensus, the people of Lyme have placed greater value on the conservation of agricultural and forest land than on the encouragement of commercial and residential development. As a result, the people of Lyme have enjoyed the advantages and conveniences of the towns to the south without suffering their greater density and loss of rural character.

---

3 - 19

As the "village" that raised my child - and well - into a caring, conscious, nature-loving good human being. (I helped)

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3 - 20

I think Lyme is a great town, and I absolutely love to live here. As much as we the people define Lyme, I think Lyme defines the residents. I grew up in a very small town with most of those "small town Americana" stereotypes that you can see in Lyme (kids playing a pickup baseball game, kids riding bikes down the small side streets, neighbors having a bbq while kids play, kids walking down the street with fishing rods to go fish the local stream - all that was wonderful for me). For me a big part of it is about the kids and I couldn't imagine raising them anywhere else. Lyme is a great town, with mostly great people. By definition, I think Lyme is a town that is mostly defined by the vast amount of tradition and history. Lyme is a family that has made a community, where even new residents can, if they choose, fit right into that big family. I think the things that define Lyme best are the small town community events we have and sponsor. Things such as the concerts on the common, the Independence day celebration, Lyme Summer Suppers and even the huge outpouring of support at Nichols Hardware last day of business. When I think of small town Lyme, I think of the ability to go to the post office at the hardware store, and on the way out buy some nails, while my kids eat a snack at the café and I can chat with other patrons. I travel a lot for business and when I get asked "where are you from" the above description is always the story I tell.... And it's sad to me that the whole picture has recently changed with Nichols going out of business.

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4 - 1

Lyme is a safe & beautiful area to live--the things that most attracted me are the natural beauty and conservation areas, mountains, trails, ponds & WILDLIFE!

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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4 - 3

Much more transient than it used to be. Our family is a five generation family in Lyme. Seen many changes over the years. Somehow the homes change ownership and the new owners generally fit right into the Lyme scene.

4 - 4

beautiful, small, rural town

4 - 5

wonderful community, very safe, great school

4 - 7

It's home and home is where the heart is.

4 - 8

small rural, sophisticated, caring

4 - 9

great places to live; great schools; kids need team uniform at 4th and up for sports. Get a sponsor to pay for them!

4 - 10

Lives on dirt road and asks to keep it that way. (next to dirt road question) ( No response to this question.)

4 - 11

countrified

4 - 12

rural, undeveloped, beautiful

4 - 13

Scenic, charming. Very nice combination of civic involvement and privacy.

4 - 14

Becoming a town of snobs and NIMBYs.

4 - 16

Ask the Planning Board/Town Officials.

4 - 19

comfortable, casual, friendly

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**Q26a: How would you describe Lyme?**

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4 - 20

Lyme is "home." My family was here from its beginnings. I am the last representative still living here. I don't see my children returning to Lyme when they grow up and doubt they could afford to. But Lyme has changed much, will probably change much more. The new people have brought good things too--and got involved. Most of them want to preserve some of the same things that I do, like woodland and wetland an public access to the wild areas.

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4 - 21

Lyme is a pastoral adjunct to the busier towns of Hanover and Lebanon. It's a nice reminder of how slower paced and more community oriented a small town can be.

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4 - 22

A bedroom community that was once a farmer/working man community now has become a town excessively dominated by newcomers that have not sufficiently cared for the older people who came from generations of Lyme residents.

---

4 - 23

small town friendliness with sophistication

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4 - 25

A wonderful town and village. Beautiful place with a strong community; not particularly diverse, but people who care.

---

4 - 27

Lyme is a wonderful, scenic, caring, country town.

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4 - 28

Quaint village, abundance of woods, water, pristine beauty, close to trails, woods, nature

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4 - 29

We compare Lyme to Camelot, the kind of place where the town raises the child, the whole town has an impact on each child/individual. Beautiful countryside, fantastic seasons, and wonderful neighbors with a strong sense of community.

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4 - 32

Lyme is a lovely town. I enjoy the people, the charming "green" and the beautiful houses around it. Also, the church. It is picturesque and has the added attraction of a small town atmosphere. I hope it stays that way.

---

4 - 33

safe, pastoral with a strong sense of community

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4 - 35

A great town fighting to keep its rural character.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	4 - 36
A lovely, peaceful, caring community	
	4 - 37
A very friendly town.	
	4 - 42
Lyme is a beautiful and quiet little town, very traditional and conservative.	
	4 - 44
A very congenial small town, close to goods and services, but removed from the traffic/development problems that face the larger towns.	
	4 - 45
Pleasant small town fighting off bedroom community identity.	
	4 - 46
small, safe, attractive town benefiting from rural character and proximity to Dartmouth	
	4 - 48
Lyme is a wonderful, caring community in a most scenic part of the Upper Valley.	
	4 - 49
Quiet New England village.	
	4 - 50
Quaint	
	4 - 51
Slowly evolving into Yuppie World.	
	4 - 52
Beautiful rural	
	4 - 53
Lyme is a safe, rural small town in NH generally populated with honest, good people. Lyme also has a beautiful setting and much wildlife.	
	4 - 54
quaint, rural	
	4 - 55
Nice	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	4 - 56
Friendly, welcoming, caring.	
	4 - 57
Wonderful town.	
	4 - 58
small town	
	4 - 59
Like a dream come true.	
	4 - 60
Lyme is a great, great town! Super people, wonderful landscape, and just the right size. When do you go for then?	
	4 - 65
Lyme is a beautiful small town with a strong sense of community	
	4 - 70
We moved to Lyme without giving a thought to the community. We have been extraordinarily lucky we feel, to have been welcomed into a perfect community as Lyme. I think the size is probably the most important factor--everybody has room--space we are not constantly threatened by the noise, lifestyle, dog etc. of our neighbors.	
	4 - 71
Lyme has a strong sense of community and history--I love that. It's got a good amount of natural land and recreational facilities.	
	4 - 73
Lyme is a lovely rural New England town. However, it is full of old wealthy people and families.	
	4 - 74
A bedroom town for Hanover--upscale and liberal, generally.	
	4 - 75
Nice town.	
	4 - 76
Raised in Lyme. Parents also raised in town.	
	4 - 77
Bedroom community lacking diversity of people, but very strong on open and preserved land.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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	4 - 79
Need to encourage young people to move to town. Population in general is old and dying.... New blood. Great town to raise a family	
	4 - 81
Beautiful small town near Hanover	
	4 - 82
A safe community. Family are involved in civic responsibility. People care about each other. No crime.	
	4 - 83
Great place to live	
	4 - 84
A nice place to live with some people who don't fit in.	
	4 - 85
Wonderful.	
	4 - 87
pretty, rural, small town feel.	
	4 - 89
I think Lyme is a great little community.	
	4 - 90
I love Lyme, beautiful town, wonderful people, Post Pond recreation	
	4 - 92
A rural/agricultural community transitioning into a "bedroom"/second home community.	
	4 - 95
Lyme is a lovely, quiet country town with easy access to Hanover/Lebanon for more convenient shopping.	
	4 - 96
A great town for family.	
	4 - 98
I love Lyme.	
	4 - 99
small	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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4 - 100

Lyme is a small, rural community that has a strong sense of community, inclusiveness, history, and respect for traditions. Although it benefits from its proximity to Dartmouth College and Dartmouth Hitchcock Medical Center, it has maintained its own identity. The newer residents have shared a commitment to support decisions that do not force out those who are native or have lived here a long time. Furthermore, there is strong commitment to neighbors helping neighbors.

---

4 - 102

Scenic beauty is greatest asset.

---

4 - 103

The purpose of town government is to provide essential services in a sensible, cost-effective way. The purpose is not to suggest, promote, and seek a constituency for a social agenda or funding for "Lyme as a Theme Park" projects. I think this survey goes a little too far!

---

4 - 104

Great place to live.

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4 - 105

Friendly rural, small town.

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4 - 107

Not only is Lyme one of NH's most picturesque villages, it is also one of its most desirable to live in. Its population is diverse yet enlightened.

---

4 - 108

gentrified faux rural

---

4 - 109

Lyme is a classic small town, beautifully sited and well appointed, in which most people know each other on some level. This lends the "extended family" feel that is a great asset of small New England towns, the negative aspect of which is far outweighed by the positive.

---

4 - 110

A beautiful rural community of mixed socioeconomic people; wonderful natural resources; small, tight-knit community; wonderful schools

---

4 - 111

See previous comments and consult Planning Board/Town Officials.

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4 - 112

A small town in the final stages of converting from a farming/forestry community to a retiree/bedroom community. There is still a mix of "old timers" and newcomers," but keeping a balance is a challenge.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

---

	4 - 113
A small, beautiful town filled with much natural beauty and many resourceful, thoughtful people.	
	4 - 114
Lyme is a wonderful rural town characterized by natural beauty and a warm, friendly community. "It takes a village to..." fits with Lyme.	
	4 - 115
A rural community with diversity.	
	4 - 116
country	
	4 - 117
too scholiast [sic] ( perhaps "socialist"?)	
	4 - 118
A small close-knit community of people who care about their town and each other.	
	4 - 119
unspoiled	
	4 - 120
quaint	
	4 - 121
A small New England town with rural character, village character, farmlands, ponds, river, brooks and streams, mountains, forests, woodlands, sense of community, community of diverse occupations and social expectations, diverse economic levels. An excellent place to live and raise a family. Excellent school system and a town that cares deeply about the well-being of the community members. I could go on and on about how wonderful Lyme is....	
	4 - 122
A true community.	
	4 - 123
Great!	
	4 - 125
scenic, insular, somewhat parochial	
	4 - 126
In the path of development, bedroom town, too few mid and lower income residents	

---

## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

---

A very desirable place to live!

---

a quaint, active community

---

very rich town.

---

Lyme is a treasure, varied in all its gifts, geological and ecological and in all its natural residents, even the human ones.

---

Lyme is a pleasant small town, especially attractive to people who love the out of doors and an active lifestyle.

---

A small town of great beauty, preserved in physical and atmospheric tone from a time gone by. There simply aren't villages left anywhere that are like it. The fact that there are newspapers, but no major chain stores, no Dunkin Donuts or Exxon Mobil is something I value very highly.

---

A town with a real sense of community. Many institutions including the churches and Listserve, contribute to this. We are also a bedroom community in a rapidly developing area.

---

small, quaint, quiet, friendly, beautiful, surprisingly well-resourced (recreation area, fire department, police department)

---

Quaint

---

Good community

---

Quiet, peaceful, serene

---

Lyme is a great town--friendly and beautiful.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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4 - 148

I would describe Lyme as a quintessential New England town, a bedroom community of Hanover, and a lovely place to live.

4 - 149

Nice and pretty

4 - 151

A wonderful community to be part of and raise kids in. A place where the natural world is still a greater presence than the built world. Home

4 - 152

quiet, changing too much

4 - 154

Lyme is a beautiful town and increasingly affluent population (it seems) and a rising number of retired people. There is also a rising number of new residents whose life centers on Hanover. Civic volunteerism is notable--but declining.

4 - 155

idyllic; rural; dying farm culture; not friendly to working parents who need full-day day care.

4 - 156

small, rural village

4 - 157

Rural, beautiful, New England, commuter town

4 - 158

Lyme is becoming a community of rich retirees and well-to-do to rich "working" executives. No one, including "local families are likely to give up top dollar to allow less well-to-do to get a start in Town.

4 - 159

nice community

4 - 160

Lyme is a lovely place to live and raise a family.

4 - 164

We are landowners (Dartmouth alums.) who are going to build in Lyme on Preston Road. We have been involved in planning for our community in Ohio. The arts are important in this regard, so is wi-fi and connectively.

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**Q26a: How would you describe Lyme?**

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	4 - 168
Lyme is a formerly rural town in the process of becoming a gentrified bedroom community.	

	4 - 169
Nice place to live.	

	4 - 172
Lyme is a pleasant rural community with lots of nice housing.	

	4 - 173
Quaint, traditional New England town.	

	4 - 174
On the edge.	

	4 - 179
Quiet, rural, upper class community	

	4 - 181
I enjoy the quietness, listening to nature and the dark skies at night. I enjoy the beauty of the open landscapes and wooded areas. I dislike seeing yards cluttered with unregistered rusting vehicles and dump yard materials.	

	4 - 182
Becoming too expensive to live here!	

	4 - 183
Conservative, not friendly.	

	4 - 184
outstanding	

	4 - 186
A beautiful, quiet community deep in the country that's only 22 minutes away from an Ivy-League college.	

	4 - 187
Nice, quiet	

	4 - 188
A nice, small town in a beautiful rural setting.	

	4 - 189
A nice, quiet beautiful place.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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4 - 190

Quiet, upper class--it is changing from a farming/local community to one in which wealthy outsiders are moving in and changing the zoning laws to make it difficult for average and low income people to live here.

---

4 - 191

Nice place to raise your family, beautiful setting, good schools

---

4 - 192

I would describe Lyme as idyllic.

---

4 - 193

A particularly attractive small New England town almost uniquely endowed with recreational opportunities and possessing a well-defined town center that provides a location for a number of essential commercial services and our school library and town offices. Lyme's location in close proximity to Dartmouth has made it especially attractive to both Dartmouth faculty and alumni, and its housing market reflects the high number of working professionals and financially successful retirees who desire to live here.

---

4 - 194

For our view Lyme is lovely, bucolic, and peaceful, but we are retired and don't make many demands on the town, though we do participate in the community.

---

4 - 195

At a critical crossroad

---

4 - 197

caring community

---

4 - 198

Bedroom community with rural characteristics.

---

4 - 199

Small, rural, unspoiled, friendly

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4 - 200

Lyme is a small diverse community with the natural boundaries of our mountain/recreation area to the east and the Connecticut River to the west. We do not have endless land for development because of this, and we are lucky to have had a zoning ordinance in place for so long. Our growth has been slow and our broad spectrum of newcomers has been easily assimilated into our social fabric (and our services).

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4 - 201

our town

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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4 - 203

A nice place to raise a family, nice folks. Basically it has transitioned into a bedroom/retirement community.

---

4 - 204

Lyme is a friendly, modern small town.

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4 - 205

I have seen Lyme gradually change from a small New England town to a bedroom/retirement community. Unfortunately, I think this is inevitable given its proximity to Hanover. Also, it is inevitable that property values in Lyme will continue to be astronomical given the wealth of the people who want to live in Lyme. Although it would be ideal if Lyme could have a varied mix of people forever, realistically, I think lower income folks will gradually be pushed out. This is one of the challenges Lyme will face. One solution might be to cluster less expensive housing on non-agricultural land.

---

4 - 206

A two- or three-tiered community in both finances and courtesy.

---

4 - 207

Lyme is a small, rural community with bedroom community aspects given its proximity to Hanover/Lebanon. In the almost two decades I have lived here, development in the form of mostly single-family homes has been modest but steady. Overall, with the exception of some ridgeline houses, the town has managed to retain its "country charm."

---

4 - 208

What attracted us to Lyme was its scenic beauty and open space-and its commitment to preserving its open space and its rural character/heritage. Lyme is family friendly with good outdoor recreation and a good school.

---

4 - 211

A wonderful community that is showing the potential of becoming like Norwich (except of course they have a dump day 2x a week...) a precious Hanover bedroom community.

---

4 - 212

Lyme is a small New England "town" comprised of two villages in a very favorable location. Lyme has beauty of every kind - architectural, mountain views, river front, fields, and forests. One feels in Lyme a quite strong sense of community. Lyme's citizens are proud of their beautiful community and are largely willing to work together to keep it that way. The sense of community is fostered in part by the fact that all Lyme residents share the same difficult natural conditions - hard winters, long distances, steep terrain, mud season (!). In the face of these common hardships, the people of Lyme understand, and sympathize with, and help each other. Beauty and community are Lyme's greatest strengths.

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4 - 215

Historic nice small community; good place to live.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	4 - 216
Lyme is a nice historic community involved area that is a great place to raise children.	
	4 - 219
small rural community	
	4 - 220
friendly, quiet, attractive	
	4 - 221
a traditional small scenic village	
	4 - 222
Ideal open, country village	
	4 - 223
a bedroom (suburb) community with most people working and shopping outside the village	
	4 - 225
Lyme is a wonderful town with a nicely balanced diversity and rich resources: natural, historical, beautiful mix of people, cultural, spiritual.	
	4 - 226
The haves and the have nots	
	4 - 227
very wealthy	
	4 - 228
naturally a very nice town, but the affluent society has made it less friendly.	
	4 - 230
quiet town	
	4 - 232
Small, friendly town	
	4 - 233
Bedroom for Dartmouth College. Little Hanover.	
	4 - 234
I love living in Lyme because I work at the college, and I truly feel like I am "off campus" when I get home-- very peaceful, safe, and relaxing.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	4 - 235
snob city	
	4 - 238
My family lived in town for several generations. My generation will be the last. My children will NEVER be able to afford to live here.	
	4 - 239
a small, rural community	
	4 - 240
beautiful, quiet, fairly friendly; allows room for individuality; a place with lots of roads, paths, trails all ready for walking and hiking	
	4 - 241
village, quaint, New England typical--rural friendly people, sense of community	
	4 - 244
small town bedroom community	
	4 - 245
small town, scenic, beautiful	
	4 - 247
small town in transition to bedroom community	
	4 - 248
I would describe Lyme as a town in transition.	
	4 - 249
Lyme is a great place to live, great to bring up kids, but feels as though it is getting too "upscale" and losing the balance it had 25 years ago. It is becoming a town of commute through.	
	4 - 251
Great, small rural town with strong sense of community.	
	4 - 252
Great town in danger of being too rich	
	4 - 254
rural	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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4 - 256

As a very beautiful town, with lots of local scenic character which is wonderful, but it has become a bit of an exclusive community where land is being bought up by land trusts and individuals, and has become a community where residents move in and effectively close the door on middle and low income families moving in behind them. If the money to buy up land by land trusts were available to purchase land to develop low income housing, the community would be more diversified, rather than driving the low income families away.

4 - 257

quiet, close community

4 - 259

Rural, small town

4 - 260

Quaint.

4 - 261

quiet, rural town near large educational and recreational and commercial city. Beautiful landscape.

4 - 263

small town, wonderful community!

4 - 265

Lyme is a lovely rural town.

4 - 266

Lyme is a beautiful place to live--with the unique combination of river valleys and mountains that are wonderful to access for outdoor recreation. We have a historical town center where people cross paths at the post office, school, country store, etc. It is wonderful to live in a small community like Lyme where people know one another and help one another as neighbors and friends.

4 - 267

Cute, quaint rural town/community.

4 - 268

Quaint, small town with large sense of community.

4 - 269

My vacation home for over 70 years.

4 - 270

A lively small town that is welcoming. It both benefits (from cultural activities) and suffers (by providing a dormitory) from its proximity to Hanover

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

---

Peaceful

4 - 271

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4 - 272

A nice, peaceful community. It has swung away from the good ole town it once was. There are a lot of big money people that have moved in over the years. This has caused the town to swing away from the small town living I once enjoyed growing up in. It is so expensive to live here now, that I can't afford to settle down like I would like to. There still is a good community feeling to the town though. I just fear it is slowly slipping away.

---

4 - 273

Rural, very high community spirit, increasing unaffordable

---

4 - 274

A small town with a diverse (socioeconomically) population in a beautiful location

---

4 - 275

Charming community-minded.

---

4 - 276

A good small town which occasionally borders on the elite and effete, but mostly is squared away.

---

4 - 277

Delightful

---

4 - 282

Rural, scenic community with excellent, natural resources, caring and active residents, well governed and maintained, heavy on property taxes, light on commercial base, facing significant development and expansion issues.

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4 - 284

I enjoy living in Lyme--It is a safe environment with a good school for our children. We have many friends in town and appreciate the many opportunities that exist to enjoy/explore the area.

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4 - 285

Lyme is a wonderful community in a beautiful spot. I most appreciate the sense of community--suppers, Halloween, Christmas pageant and Lyme Center visits from Santa, parades, July 4th, skiway, trails. Love the pond and town green and skiway. The school is fantastic, well maintained buildings, excellent staff. It's great that some low/average income people can still live in Lyme--some old timers, etc. But new teachers and town staff must be finding it nearly impossible to find affordable housing. I want to maintain a mix of people/professions, incomes, etc. in Lyme.

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4 - 286

Small, rural, quiet, diverse, great for outdoor activity.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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	4 - 287
Wonderfully rural and friendly	
	4 - 288
A rural, once agricultural community. A friendly, safe place to raise a family.	
	4 - 289
Bedroom community for Hanover area.	
	4 - 296
Lyme is a quiet and beautiful town, although in 24 years here, it has become less diverse in terms of who can afford to live here. This takes away from what attracted us to live here.	
	4 - 298
Picturesque town, sense of community.	
	4 - 301
A pleasant place to live.	
	4 - 302
A small, gentrified, rather exclusive, anti-growth town	
	4 - 303
Lyme has been unfortunate to be adjacent to a very fast growing area. But, the Town has retained its earlier character better than most communities by having excellent planning regulations, and dedicated staff and volunteers to implement them. The town no longer has the rural character it did 40 years ago, but it still is a friendly place where people are willing to help you. It is one of the few towns in this part of New Hampshire where the toughest battles can be fought before and at Town Meeting, and people do come together afterward. Having a village where one can walk to the post office, school, town offices, country store, and library leads to meeting and chatting with other members of the town. This is a really important to keeping a cohesive community.	
	4 - 304
Rural, scenic	
	4 - 308
Rural, eclectic population	
	4 - 309
Lyme is a small picturesque NE town with a great sense of community. It has a great school system, police, and fire department. However, I'm starting to feel like it's the upper income people who are taking over the town.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	4 - 310
Our dream town.	
	4 - 313
A small, quiet town (or so it used to be) with a diversity of areas to fit most people's interests.	
	4 - 314
There is a tradition in Lyme for residents of varying background and interests to collaborate and share in town affairs with respect for each other and an overall aim to pursue options and choices that are in the best interest of the town.	
	4 - 315
Quaint New England town appearance--wise but almost totally devoid of quaint New England character because it has become a town in which only the wealthy can afford to live.	
	4 - 317
Lovely, friendly and very community-oriented.	
	4 - 319
Small town, rural, scenic, mixed income but becoming more upscale.	
	4 - 321
Quiet	
	4 - 323
Beautiful	
	4 - 324
Beautiful, unspoiled uncrowded	
	4 - 325
Great community, strong schools, struggling with identity	
	4 - 327
Lyme is a safe place and a beautiful town. Well located. Changing. I miss the "old timers." We still know most of our neighbors and count on that.	
	4 - 329
Friendly, caring, interesting	
	4 - 333
Great community to live in. Nice mixture of "natives" and "flat landers."	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	4 - 334
Excellent	
	4 - 335
A wonderful, safe, quiet community.	
	4 - 336
Quiet	
	4 - 337
A huge influx of wealthy retired people, who need to be taxed accordingly--I think the town is losing sight of the working man and woman who are taxes to the hilt.	
	4 - 339
Small country town	
	4 - 340
A lovely traditional New England village.	
	4 - 341
Quiet, comfortable, expensive, New England privileged, rural, open	
	4 - 342
Lyme is a "best kept secret" sort of place here in the Upper Valley. Quiet, slow-paced, inclusive, thoughtful--I think of the recent conversations about zoning and accessibility for a wide range of socio-economic levels in Lyme and than the stars I don't live in Norwich. I think Lyme is taking deliberate steps to ensure we don't become an enclave of the wealthy. Lyme is small town, community oriented. It's hard to feel connected in Lyme for some without ties (children, parents) to Lyme, and there are some customs that can make people feel left out (like giving directions that include references to who lived there before - "turn left at the old Smith place" - I don't know always where people are talking about!) but overall I think Lyme tries for inclusion (Good example: the Lyme Listserve)	
	4 - 346
small	
	4 - 348
Excellent town--need more diversity of population.	

---

**Q26a: How would you describe Lyme?**

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4 - 349

Lyme has many positive attributes as a place to live. It has abundant scenic beauty, extensive tracts of undeveloped land that will remain forever wild thanks to aggressive conservation efforts and a low population that helps it maintain a small town character. Its proximity of Dartmouth College and its own fine library provide plenty of possibilities for learning and cultural activity, and state of the art medical care is available from DHMC. The Connecticut River, Dartmouth Skiway and the town's own system of hiking trails provide numerous opportunities for recreation with many more in the surrounding region. It also brings together an interesting mix of people from different socio-economic backgrounds that include longtime residents and newcomers, farmers and professionals, young families and retirees. In these respects it offers the best of two worlds--rural character and openness mixed with attributes one might associate with a more urban environment.

4 - 350

Lyme is a bucolic hamlet nestled in the Upper Valley. It is a jewel. Its small population and sparse development was an instant attraction to me when I moved here in the mid 1980s. I was struck by its quintessential New England feeling. It is a town of uncommon beauty, with large tracts of farmland and the quiet, serene magnificence of the Connecticut River Valley. When I first came here, Lyme was a pleasant, modest village whose residents were from various economic backgrounds. The townspeople consisted of natives whose families have been here all their lives, as well as recent transplants from various backgrounds. The New England ethic was apparent; hard working, proud and friendly people. Over time, the balance has changed whereby more professional and economically affluent people have moved into town creating increased development of mostly higher-end homes. The balance has shifted.

4 - 352

My home town; rapidly being taken over by rich people.

4 - 353

A great, small town

7 - 1

Great place to live.

7 - 2

Charming, rural, scenic, town.

7 - 3

Part rural, community focused, easy access to Hanover/Norwich area, still partly "real NH," fun. Beautiful. Access to White Mint.

7 - 4

Lyme is a nice community, it's a great place to raise children.

7 - 6

A friendly, small rural community in a spectacular location.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	7 - 9
Small town, easy going, friendly	
	7 - 13
I have lived in Lyme less than 3 years, so it is difficult to answer some of the questions. I did as best as I could.	
	7 - 14
A quaint town being taken over by young wealth.	
	7 - 15
Tax wise - way too expensive.	
	7 - 16
Small	
	7 - 17
Small attractive community, though it becomes more and more a bedroom community for Hanover, Dartmouth, DHMC, etc.	
	7 - 22
Lyme is a dream come true. As long as I am healthy and can afford it, I plan to live here year round. This is my home.	
	7 - 23
I find Lyme generally a pleasant town with (?) local citizens.	
	7 - 26
Rural, natural, peaceful.	
	7 - 27
Quiet hamlet.	
	7 - 28
Growing community of higher income residents.	
	7 - 29
Delightful place to live.	
	7 - 30
Beautiful, friendly, rural.	
	7 - 31
Lovely, peaceful.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	7 - 32
Lyme is a beautiful place with wonderful community spirit - I like living here because it is rural, friendly and has access to a good college town.	
	7 - 34
Lovely community.	
	7 - 36
A great community with a rich hic?	
	7 - 39
Peaceful	
	9 - 2
Home	
	9 - 3
A beautiful community that needs to be extremely watchful to prevent the unfortunate and destructive development of other upper valley communities that have been pressured by poor management and greed.	
	9 - 4
A town that allows simplicity in life style with a focus on the outdoors.	
	9 - 5
A wonderful place to live. There are an abundance of cultural and recreational activities near by. A town of many community minded volunteers.	
	9 - 6
One of the best places to live on the planet.	
	9 - 7
Lyme is predominately rural with scenic benefits. The community is largely committed to maintaining the scenic beauty.	
	9 - 8
Primarily rural with low density housing - scenic benefits are important.	
	9 - 10
A town that makes you feel you are living back at an earlier time	
	9 - 11
I feel privileged to live here	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	9 - 12
Small beautiful safe community	
	9 - 13
Bucolic	
	9 - 14
Lyme is a beautiful safe historic little town that has turned into a yuppie big money non involved bunch of elitist which is unaffordable to live in.	
	9 - 15
A town where, when we moved here had diversity of population & now is becoming an elitist community.	
	9 - 16
Lyme is a very special place where our children have had the good fortune to grow up.	
	9 - 17
Good	
	9 - 18
A good NE town.	
	9 - 19
A traditional NE town with a strong sense of community and history.	
	9 - 20
Lyme is an absolute paradise. I think we should do everything we can to preserve this unique place for us and future generations.	
	9 - 21
Small rural town.	
	9 - 22
I am a Lyme native. I love out close community.	
	9 - 24
Haves and have nots.	
	9 - 25
A wonderful place to call home. A community, friendly, caring place.	
	10 - 1
Quiet, Safe, Beautiful place to live	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26a: How would you describe Lyme?**

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	10 - 2
The best possible balance between protection of the landscape and the health of the community.	
	10 - 3
Friendly small town with skiing river ponds and trails	
	10 - 4
Beautiful community based town with Tremendous recreational resources	
	10 - 5
Beautiful Friendly Small town	
	10 - 7
Rural Town - changing to suburban. Bed room community of Hanover	
	10 - 8
Wealthy small town	
	10 - 9
Quiet, Good sense of community, high involvement, friendly nice place to live.	
	10 - 11
rural Community that thrive on many volunteers	
	10 - 12
Pleasant friendly historic village	
	10 - 13
Lyme is a small rural community where it is still possible to know everyone you meet. People are kind, they take care of one another, and we hopefully teach our children to do the same.	
	10 - 14
Bedroom community of Hanover. A pretty village	
	10 - 16
A quiet village with a low crime rate.	
	10 - 19
Great place to live.	
	10 - 20
Expensive: taxes	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	10 - 21
A small town that is overrun by high income outsiders who can afford high taxes. The natives can't afford to live here.	

	10 - 22
A rural gem	

	10 - 23
Modest beautiful	

	10 - 27
Rich bedroom community for Hanover	

	10 - 29
Wonderful place to live, look at.	

	10 - 30
Lyme community has it all: beautiful natural setting and proximity to jobs and culture in Hanover.	

	10 - 32
Quaint - Ready to bust!	

	10 - 34
A bedroom community to Hanover	

	14 - 1
Charming New England	

	14 - 2
Small, somewhat rural town. At this point, basically a bedroom community of Hanover (unfortunately) but still retains its own sense of community and character.	

	14 - 3
Beautiful, scenic place to live. Full of good people	

	14 - 4
A small rural community which is moving toward a "gated community" where only the rich can live.	

	14 - 5
"just right" -size	

	14 - 6
A nice place to live	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26a: How would you describe Lyme?

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	14 - 7
none	
	14 - 9
A lovely rural community that provides wonderful opportunities for outdoor activities such as hiking, biking tennis, swimming and skiing just to name a few. A close community of friends.	
	14 - 10
A caring community, interesting people	
	14 - 11
A bedroom to Hanover, Lebanon, upscale, divided by income	
	14 - 13
A very nice town	
	14 - 14
Lyme is a small, well-to-do community with a mix of "native" and "implant" people. We have a lot of retired folks who, along with those still working, contribute a great wealth of knowledge and skill to the town. It's a beautiful town and one which is accepting of most diverse styles of living, with the proviso that "you don't try to change me." It's a town where you can walk outside after dark and feel safe; where the kids can hang out on the common or at the pond; where you greet everyone even if you don't know their name.	
	14 - 15
a sleepy, quaint town with beautiful lands and areas	
	14 - 19
rural town	
	14 - 20
Nice, OVERPRICED, safe community	
	14 - 22
Nice bedroom community	
	14 - 23
Lyme is physically beautiful - a wonderful combination of hills and fields and open land with no ugly strip malls or big subdivisions. It's safe and basically well run.	
	14 - 24
small town	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26a: How would you describe Lyme?

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14 - 28  
It is just a nice town, size, people, activities, just right to keep small

14 - 29  
Lyme is a rural community of caring people. The fact that it is a true community is what I like best about it.

14 - 31  
Small, rural, safe, scenic, diverse and close to all amenities

14 - 32  
We do not live in Lyme - se own land in Lyme Center. I grewed up in Lyme Ctr., now own the farm there

14 - 33  
Lyme has changed and become a who's who town, sort of snobby

14 - 35  
peaceful, friendly, beautiful

14 - 36  
Residential community with good schools and very strict zoning

14 - 37  
charming, quaint

14 - 38  
Beautiful - open spaces, farms, much protect land, small, still unchaotic and rural compared to Hanover, Etna

14 - 40  
Lyme is a truly beautiful New England town - not too large, not too small- with the advantage of being near an excellent hospital, and a good academic institution. I like the relative quiet and the wide range of cultural and physical activities offered in the greater Upper Valley.

14 - 41  
Lyme is a lovely small rural town

14 - 42  
NO COMMENTS

14 - 44  
Lyme used to be the best town around!! Now if you don't have MONEY you are looked down on. Lyme is now called the money town!

**Q26a: How would you describe Lyme?**

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14 - 45

Lyme is a beautiful community with amazing resources and a diverse and talented population.

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14 - 46

Nice town - want to stay here if can afford the taxes.

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14 - 47

A small town that needs to resist commercialization and rapid growth; becoming a "wealthy town" rapidly.

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14 - 48

friendly, rural, nice blend of old and new

---

14 - 49

A safe, nice place to live with a diverse population and good recreational opportunities.

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	2 - 4
It's a good place for families with children of all ages	
	2 - 5
The closeness and willingness of the community to help in the 'troubles' of its members	
	2 - 6
Safe Small Community	
	2 - 7
Quiet and solitude, beauty of nature	
	2 - 9
Community	
	2 - 10
Community	
	2 - 12
The sense of community we have. We don't lock our house and we know all our neighbors	
	2 - 14
Small, New England town, right off a postcard. Community, sense of safety, quiet.	
	2 - 16
Lots of things	
	2 - 20
The Beauty and open-ness	
	2 - 21
I do not know	
	2 - 25
The people	
	2 - 26
Small population - privacy, little traffic, quiet, lots of wild life	
	2 - 27
Community; Rural nature; Proximity to Dartmouth; Natural Beauty; quality of Lyme school	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	2 - 28
Rural nature, supportive community	
	2 - 32
The sense of community and the outstanding physical environment	
	2 - 33
It is quiet, clean, provides all we need	
	2 - 34
Rural aspect	
	2 - 35
Rural	
	2 - 36
Small quiet, scenic, peaceful	
	2 - 37
The people	
	2 - 38
Slow pace, community feel, recreation and over-all quality of life.	
	2 - 39
Small town, peaceful, not too much traffic	
	2 - 40
Rural quality, feeling safe, small community.	
	2 - 41
Personal aspects of Country living	
	2 - 42
Scenic beauty	
	2 - 44
Easy access to Hanover, but without having to deal with living in Hanover.	
	2 - 45
Sense of independence + community	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26b: What do you like best about living in Lyme?

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	2 - 49
It's where I belong	
	2 - 50
I like the open beautiful spaces, the educational and economic map of the inhabitants and the many opportunities throughout the year to gather as a community.	
	2 - 52
The above	
	2 - 53
Small town atmosphere	
	2 - 56
That it's a quiet small town.	
	2 - 57
Safe and friendly, not too far from hospitals and shopping.	
	2 - 58
Walk to Store	
	2 - 59
Size and neighborly feeling	
	2 - 60
The people are friendly	
	2 - 61
Peace & quiet, gardens & creatures	
	2 - 62
Beauty & smallness	
	2 - 63
Small, rural backwater with great natural recreation.	
	2 - 65
Small town, community feel, reasonable taxes & limited growth - a place one wants to be, surrounded by nature and nice people with similar values as my own.	
	2 - 66
While I have not participated in Town Govt, Town issues seem to get done and reasonably well.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26b: What do you like best about living in Lyme?

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	2 - 67
The atmosphere is one of welcoming friends. The natural areas and the active conservation commission. The town green and all the events that occur.	
	2 - 68
Being an original native	
	2 - 69
Quiet Town	
	2 - 70
Quiet, clean	
	2 - 71
Neighborliness, natural areas.	
	2 - 72
Quiet, unpretentious, largely rural, yet with access to quite pretentious Hanover and Home Depot/Wal-Mart.	
	2 - 74
Small, close community	
	2 - 76
Low number of residents to lots of land	
	2 - 78
All of the above.	
	2 - 79
The feeling that life need not be rushed, people have time to help one another and to have a town band, a flea market, an active church as a few examples. I like not having a shopping center, traffic jams, crowded streets.	
	2 - 80
It's size and ruralness.	
	2 - 81
The feeling of a caring community.	
	2 - 82
Rural & Recreation Opportunities	
	2 - 84
The best thing about living in Lyme is the scenic beauty and the caring community.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26b: What do you like best about living in Lyme?

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2 - 91

I like the natural setting. It is a friendly town and yet there is privacy and solitude, if one wishes.

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2 - 92

Rural character and open land

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2 - 93

Rec, school

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2 - 97

The surrounding beauty. Knowing that my daughter is growing up in a town where the people are generally kind. The air is clean and she learns about wildlife and nature first hand. She would rather go for a hike & check out the deer & the bear instead of going shopping for a new pair of shoes or jeans. (Comment against Q14: This is a huge part of why Lyme is such a great place to be)

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2 - 101

Love how homey and friendly it is. Small means that we can all get to know each other, the discourse is usually civil when we disagree, and people aren't afraid to participate with their opinions. The Lyme listserv is a great resource for this. I love that people volunteer a lot - e.g. the Habitat house, school activities, etc. People who live here believe in community - and I love that.

---

2 - 102

Scenery, Location

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2 - 104

Location

---

2 - 105

Lyme has a sense of community and is a safe place to live. I like the rural feel of the town (back roads) for recreation, hiking, biking, riding horses. Lyme has a great school. The teachers and administration are always willing to listen & help. They work very hard to educate the kids in day to day challenges as well as academically. The library is wonderful. The staff exceeds expectations in servicing the community & the kids.

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2 - 109

Sense of community, proximity to Dartmouth

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2 - 112

Community

---

2 - 113

Small town - seeing people downtown - I miss Nichols for gathering - how about town offices moving to Nichols?

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	2 - 116
My Home Town	
	2 - 117
It's my home town even though it has changed too much	
	2 - 118
Quiet, no traffic lights, town store, nature	
	2 - 120
I had to leave Lyme for work. I still have land there and will move back and build in five years	
	2 - 121
Friends	
	2 - 122
N/A	
	2 - 127
Peace & quiet	
	2 - 130
peaceful	
	2 - 131
I live on the river, it's beautiful	
	2 - 134
School & Family & Friends	
	2 - 135
quiet	
	2 - 137
Short commute to work, trees, water, quiet	
	2 - 142
Place to sleep	
	2 - 143
see above	

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**Q26b: What do you like best about living in Lyme?**

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	2 - 145
Beauty	
	2 - 147
The people (some!), the attractive countryside, the recreational opportunities, the Lyme Country Store, the strong parental involvement in after-school sports, the churches.	
	2 - 150
Balanced & Sane	
	2 - 153
Access to work in Hanover, access to skiing, hiking	
	2 - 155
Congenial residents and variety of community events plus easy access to woods and hills for outside activities.	
	2 - 156
Lovely, safe, friendly, good community ethic.	
	2 - 166
Community spirit. Natural beauty. Rural character.	
	2 - 167
I have fetched up in Lyme & would not have chosen to live here in the normal course of events.	
	2 - 169
quiet	
	2 - 170
The beauty & sense of community	
	2 - 171
The relatively quiet, basic life I can live.	
	2 - 173
Beautiful land and natural resources	
	2 - 174
Beautiful	
	2 - 175
A quiet rural community	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	2 - 176
Close community	
	2 - 177
Easy, lovely, but very expensive property taxes that could drive my wife and I away in our fixed income retirement years.	
	2 - 178
Post Pond and the skiway were big attractions to moving here. I appreciate the safety and open spaces, i.e. Green woodlands, land in conservation behind my house.	
	2 - 181
Outdoor beauty	
	2 - 183
Friendly	
	2 - 184
There is most everything I need in town	
	2 - 185
Rural & people.	
	2 - 190
Climate/views/Sense of community.	
	2 - 192
See above - plus a great place to raise a family	
	2 - 193
Close to downtown & recreation	
	2 - 195
Wildlife and natural resources (Mts., trails, forests, ponds, river etc) I also love the small and intimate nature of the community and that there are still elders & original families here.	
	2 - 196
People & Location.	
	2 - 198
Physical beauty, small town feeling, with access to the exceptional educational, cultural and medical strengths of the Upper Valley.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26b: What do you like best about living in Lyme?

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	2 - 199
Scenic, lifestyle, proximity to college/hospital; the mix of people	
	2 - 200
Rural aspects, proximity to Dartmouth + recreational venues & hospital services.	
	2 - 201
Peaceful place	
	2 - 203
Friendly rural nature	
	2 - 206
Community fellowship/rural	
	2 - 208
All as above, as well as its forests, hills and waters.	
	2 - 209
Rural spaces and beautiful views of natural areas.	
	2 - 210
Small town.	
	2 - 211
Country setting, with suburbia lose by	
	2 - 212
Peace and quiet.	
	2 - 213
I like rural small-town living - although it is being lost.	
	2 - 215
Rural nature.	
	2 - 216
Quietness, friendliness.	
	2 - 217
Where else do you live.	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	2 - 218
Small town, short commute.	
	2 - 220
Quiet & rural. Close to the rat race, but not too close.	
	2 - 223
Small town ease and pace. Familiar faces and wonderful natural spaces.	
	2 - 224
Close to family. Close to work, beach, ball field.	
	2 - 225
The small town lifestyle.	
	2 - 227
I like living in Lyme	
	2 - 228
History, connections.	
	2 - 230
Beauty/charm.	
	2 - 234
Community, scenic beauty.	
	2 - 235
Rural yet sophisticated.	
	2 - 236
Peace & Beauty.	
	2 - 237
Small Town	
	2 - 239
Country setting.	
	2 - 241
I like best the unique community spirit & character described above. I also like the lack of crowded housing & traffic and the ability to live within a diverse group of neighbors. I like the advantages Lyme has without the disadvantages of its neighboring towns.	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	2 - 243
All the above.	
	2 - 244
Sense of community, small town feel, close proximity to larger cities, safety for children, good schools.	
	2 - 245
Rural, but close to Hanover/Lebanon.	
	2 - 246
Beauty, village, no franchises, small size, great schools, concerned citizens, intelligent population.	
	2 - 249
Access to events/culture/interstates while living in peaceful, scenic surroundings.	
	2 - 250
Everyone knows everyone.	
	2 - 255
Small town with a lot of community spirit - 4th of July, Pumpkin Festival, Lyme Listserve	
	2 - 258
Quiet lifestyle	
	2 - 259
Location.	
	2 - 260
I like having some space but also having people nearby. I like the schools and the people. I love having hiking trails/X-country trails within walking distance. I'm glad we have a few businesses in town but wouldn't mind a few more. I like convenience so I wish Lyme had a little more. Q13d: I think Lyme has good recreational opportunities.	
	2 - 263
Woods: small town atmosphere: great people who volunteer a lot.	
	2 - 266
The rural setting and the school system.	
	2 - 267
Friends - non-commercial base.	

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**Q26b: What do you like best about living in Lyme?**

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2 - 268

Challenging at best.

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2 - 269

Where I live- the scenery, landscapes & views. The fact that I can ride my bicycle to work in Lebanon. The sense of calm and happiness I feel when I pull in my driveway, The fact that I can cross-country ski and mountain bike right out of my front door; that tennis courts are here; that it's close to most things you need but seemingly far away.

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2 - 271

The rural character and recreational opportunities. The town's family-friendly nature. The feeling of living out in the country, yet within easy reach of the "cultural opportunities" in Hanover. Note: There should also be a question "what do you like least about living in Lyme?" My answer would be having to drive all the way to Hanover or Bradford to go to a decent, family-orientated restaurant. Why can't Lyme attract a nice little café (other than the lunch counter)? Perhaps this would be a good use for at least part of the Nichols building. Or perhaps one of the town inns could take this on and operate it independently of their lodging business, so that the hours would not be so abnormal (I never know when the Alden Inn is open for food)

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2 - 272

The strong sense of community and the sense that Lyme is not (not yet at least) just a bedroom community for the Hanover/Dartmouth/DHMC community. I feel like Lyme is a town with its own identity, which I can't really say for Norwich, for example.

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2 - 273

Hmmm, would rather go back in time.

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2 - 274

Same as above

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2 - 275

Safe, friendly community.

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2 - 276

Peace & quiet, yet access to cultural events within 10 miles.

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2 - 277

We greatly enjoy the natural beauty - the people - the small size - and the opportunity to get to know the people who live here.

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2 - 278

Lyme blends the best of both worlds through a quiet and casual lifestyle, friendly people, no congestion and access to good restaurants, shopping and the cultural, academic and sports offerings of Dartmouth College. Living in Lyme, residents can combine both aspects to the extent they desire.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26b: What do you like best about living in Lyme?

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	2 - 280
The quality of life.	
	2 - 283
It's away from Hanover/Leb/WRJ/Norwich. Natural beauty and opportunity to engage in outdoor activities.	
	2 - 284
I most like the quiet, peaceful beauty of the landscape.	
	2 - 285
Sense of community, people love living here, safe for children, gorgeous scenery, Post Pond, Dartmouth skiway, mountains, trails, fields, river.	
	2 - 288
All the reasons listed in A above.	
	2 - 294
Quiet, dark, none to minimal light pollution.	
	2 - 295
I enjoy the country -- ride, the ability to ride horseback, walk and hunt (and even drive a car in leisurely manner)	
	2 - 297
Community feeling & spirit.	
	2 - 298
It's home	
	2 - 300
Relatively quiet & peaceful & natural (except for people - <name removed> - doing small plane aerobatics over the town all the time)	
	2 - 301
Rural	
	2 - 302
Schools & Community.	
	2 - 305
I am raising a family in a wonderful environment.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26b: What do you like best about living in Lyme?

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2 - 309

I like the comfort and security. Yes, I have to drive longer to work and shop, but I have quiet and privacy when I'm back in Lyme.

2 - 310

Natural beauty and History.

2 - 311

The things listed in (a) as well as living and driving on beautiful dirt roads. I love driving and looking at wildflowers. I love how beautiful it is here at all seasons.

2 - 313

I enjoy the beautiful setting in which to enjoy one's favorite activities, as well as all the people I have become friendly with. I like the small town feel of our community.

2 - 314

Having living in Lyme 70 plus years I have had the pleasure of witnessing "The Town that went Down Hill".

2 - 316

I like living in Lyme because it is rural and does offer a variety of opportunities to families.

2 - 317

Family, extended family & friends live here.

2 - 318

The help they give us senior citizens.

2 - 321

The lack of retail developments such as convenience stores, gas stations, the friendliness of the town, the proximity to work and shopping, the Connecticut river, Smarts Mountain, Reservoir Pond, Post Pond....

2 - 324

Knowing the neighbors & having farms.

2 - 325

People, sense of community, small town NH.

2 - 328

It's where I was born and it's home.

2 - 331

The close proximity to the A.T. and other trails for hiking etc. The village setting and community spirit. The small school and town support for it.

**Q26b: What do you like best about living in Lyme?**

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	2 - 334
It's a toss-up between its natural beauty and its sense of community.	
	2 - 335
People	
	2 - 338
The size and range of incomes	
	2 - 339
I enjoy living in Lyme because it is quiet, rural with many pleasing landscapes and the community is generally pretty harmonious with only a few exceptions.	
	2 - 341
Small, rural, friendly character.	
	3 - 1
Everything	
	3 - 2
I love its natural beauty and friendliness and tolerance of its residents.	
	3 - 3
Small population	
	3 - 5
Most of what you really need is here.	
	3 - 6
Low-key, unhurried feeling, appreciation for community and the environment.	
	3 - 8
My few friends from the older families that were here when I moved here.	
	3 - 10
Freedom and beauty	

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**Q26b: What do you like best about living in Lyme?**

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3 - 12

Small community, great outdoor life. Why do I like living here? I love that the road crew does such an amazing job on our roads, I love the fact that officer Sean is always seen and heard the children have respect for him and they know he means business... It would be nice to see the other officers in town just as much. I always feel I live in La La Land here. I have everything at my fingertips! Hiking, biking, skiing, skating and pretty much other outdoor activity I can think of. I love the fact that everybody knows my children so that I can tell them to watch out because you never know who is watching. The people we have here are all varieties how lucky are we to have authors, illustrators, painters, a bear man, fireworks, pumpkin festival, the Lyme common, may pole celebration and swimming lessons at our own pond! I can't say there is one thing only that I like best about this town it's a little bit of everything.

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3 - 15

Country living

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3 - 16

We don't live there but own property and plan to live there someday.

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3 - 17

What I like best about Lyme is the rural character with the small villages - not a lot of traffic and crime, it is fairly peaceful, and the people are generally normal and decent (always a few exceptions, but it makes life interesting I guess). I like being able to be involved in town government and to really have a say in what happens. I like living out in the countryside and yet we are so close to Hanover and the resources that only a college town can provide (restaurants, shops, movie theaters etc) as well as Lebanon & WRJ. Route 89 gets us right down to the Seacoast or to Boston in a reasonable time, and yet we are insulated somewhat from the traffic, congestion, billboards and strip malls of the southern parts of the State.

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3 - 18

What I like most about living in Lyme is that it is beautiful and quiet without being remote.

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3 - 19

It's still country, rural, with wildlife and environmentalists

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**Q26b: What do you like best about living in Lyme?**

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3 - 20

The best parts of Lyme are the small things in life. Like my children being able to run around the yard in the rain in nothing but their underwear, or the ability to walk up a dirt road with my family and dogs - or just before bedtime to go outside on my deck, look at the stars, and pee from my porch if I want. I love a small town. I like the safety of going to the Lyme Country Store and leaving the keys in my ignition, or not even owning keys to my house because we never lock it. When we go to Chase Beach we leave the car in the parking lot with the hatchback wide open. I can have my kids walk to the green after school because I know it's safe for them to do that. A small town allows all of that. My two favorite things in Lyme are Chase Beach and our Independence Day Celebration. Not to downplay my house, land, neighbors - all those are very important. But as long as we keep my two favorite this and expand on them, Lyme will be forever great! I love to go to Chase Beach and the ability to have picnic dinners with my family and if needed, share the last available table with another family - both families completely welcome to do so. You can't do that comfortably everywhere - including places as close as Hanover. When we talk about Chase Beach with friends in neighboring towns, they are all jealous that they don't have something like that. They all comment how they wish they did. Let's not ever lose that - it's worth its weight in Gold! The small town community events are very high on my list. As I said, the Independence day celebration is my favorite. It just makes me think of an old movie that shows a whole town getting together for a bbq. I love it. Also, Concert on the Common, the Pumpkin Festival (what other town can pull that off!) How about the Bargain Barn? It's small town Americana - and that's Lyme. People from far away would come to Loch Lyme Lodge for a vacation so they could swim at Post Pond, walk their dogs through the woods and just go up to the Lyme Country Store for an ice cream... I feel I live in someone else's dream vacation - and I can do it every day. It's Paradise...

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4 - 1

I love the seclusion of my (off the grid) home--the privacy--and the friendliness of the residents. As well as the generosity of several landowners in allowing the public to hike and ski on their trails (esp. Bob Green & Mike Smith). I can't say enough positive about the local road crew, police, and post office services.

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4 - 3

The mountains, lakes, and streams. I hunt, I fish, I photograph wildlife, hike. Limit less opportunities for all the afore mentioned.

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4 - 4

rural nature, scenic

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4 - 5

family history, safe place to raise children, lots of outdoor recreation

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4 - 7

privacy, nice neighbors, safety, close to work

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4 - 8

see "a"

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	4 - 9
the best school/very nice place to live; it a great place to bring kids up in.	
	4 - 10
my neighbors, quiet setting, rural nature	
	4 - 11
small town	
	4 - 12
it's rural undeveloped character	
	4 - 13
Quiet, privacy, rural feel	
	4 - 14
The dirt roads and hunting & fishing.	
	4 - 19
people	
	4 - 20
But their presence (new people) has increased the values so that the locals often cannot afford to stay in or return to their home town. I don't think there's an answer or alternative to this realistically. The demographics have shifted.	
What I like best about living in Lyme: the woods behind our house, privacy of the country, also the Town is beautiful--The Pinnacle, Pout & Trout Ponds.	
	4 - 22
Nice neighbors, people who like animals such as horses.	
	4 - 23
see above	
	4 - 25
Great place (see a), plus great recreational activities and beauty.	
	4 - 27
Lyme offers something for every season, it offers great folks or peaceful solitude, the town offers great traditions and the school offers traditions that the children never forget and mean so much as they grow older.	

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**Q26b: What do you like best about living in Lyme?**

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	4 - 29
The people, the scenic beauty and the pond, Dartmouth Skiway, church suppers, flea market, 4th of July, Halloween parade, green-up day, etc...	
	4 - 31
small school, small community, rural setting	
	4 - 32
The services are totally adequate. The police, the ambulance, and the fire department respond promptly to emergencies.	
	4 - 33
open space, scenic beauty, knowing neighbors	
	4 - 35
small town	
	4 - 36
Semi-rural, but close to fine intellectual and cultural opportunities	
	4 - 37
the people	
	4 - 42
Its safety and feeling of surrounded by good people.	
	4 - 44
The sense of community and the commitment of its citizens to the maintenance of that sense.	
	4 - 45
Quiet, relative isolation	
	4 - 46
It's home now.	
	4 - 48
Feeling connected to the people of the town and enjoying its beauty and recreational opportunities.	
	4 - 50
Quiet	
	4 - 51
Walk to post office.	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	4 - 52
quiet, peaceful	
	4 - 53
Safe, schools, nature, community	
	4 - 54
quaint, rural	
	4 - 55
Quiet	
	4 - 56
Small, stable population, amount of conserved land,	
	4 - 57
Small town ambiance - safe, comfortable, peaceful	
	4 - 58
rural life	
	4 - 59
It is truly a blessed area, God's country.	
	4 - 65
Many familiar faces. People know each other, know the kids in town and seem to look out for each other.	
	4 - 70
There is also a high degree of responsibility for each citizen - a really appropriate word for someone living in Lyme because we attempt to manage our community, care for our elderly; educate our children and join together to build what the community needs while trying to preserve our small town. I would hope this sense of being a vital and responsible member of Lyme can be fostered and will always be part of the essence of Lyme.	
	4 - 71
See above.	
	4 - 73
The peace and quiet. The natural beauty, the rural New England character.	
	4 - 74
Friendly, good sense of community, wonderful access to cultural events in the Upper Valley, beautiful hills!	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	4 - 75
Active.	
	4 - 76
I'd like to keep it a nice small town atmosphere.	
	4 - 77
It's home.	
	4 - 79
Peaceful, clean, safe.	
	4 - 81
sense of community	
	4 - 82
Long term friendships. A sense of community. Great school. Wonderful Community activities. Great town officers.	
	4 - 83
Fairly close to everything	
	4 - 84
My family.	
	4 - 85
The people, sense of community and pride in caring for one another, etc.	
	4 - 87
above and see question #1.	
	4 - 89
A lot of nice people.	
	4 - 92
Its rural character in close proximity to the rest of the Upper Valley.	
	4 - 93
It's quiet and friendly.	
	4 - 95
I enjoy the skiing convenience, Post Pond swimming, and tennis.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26b: What do you like best about living in Lyme?

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	4 - 96
It's safe and friendly.	
	4 - 98
the small town	
	4 - 99
quiet	
	4 - 100
I love the sense of community -- friendliness, community cooperation, community activities, and neighborliness. I love that the community values history and traditions. I love Lyme's varied scenic beauty -- the river, the ponds, the farms, the domestic animals, the open fields, the forests, the hills and mountains, the scenic roads, the wildlife, the villages of Lyme Plain and Lyme Center, and the historic structures. I love that so many in the community are committed to preserving the town and conserving its scenic beauty, and yet are searching for ways to do so that will preserve socio-economic diversity.	
	4 - 104
People, rural setting.	
	4 - 105
Natural surroundings, community feeling.	
	4 - 107
Lots of events and opportunities for community involvement. Lots of open space and trails. It's enlightened and tolerant and loving citizenry. Lots of nature.	
	4 - 108
Closeness to Dartmouth; outdoor activities	
	4 - 110
Rural character; neighborly attitudes of town's people; the fact that everyone knows everyone	
	4 - 112
small town, rural, scenic beauty, nice people, lots of easy access to outdoor recreation.	
	4 - 114
Natural beauty, small town community feel.	
	4 - 115
Ruralness, community spirit	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	4 - 116
country and people	
	4 - 117
land rights	
	4 - 118
beautiful place and nice people. Listserve is great.	
	4 - 119
unspoiled	
	4 - 121
I love everything that Lyme has to offer, and then I love being close to the cultural and sports opportunities in the Upper Valley. I like the proximity to so much more to be a part of.	
	4 - 122
Community, beauty, mix of people, small	
	4 - 123
Low number of people and lots of land.	
	4 - 125
recreation opportunities	
	4 - 126
small town qualities	
	4 - 128
Rural atmosphere, uncrowded, yet near cultural opportunities and world class health facilities.	
	4 - 129
the small town feel and the people	
	4 - 130
n/c	
	4 - 131
I feel at one with this place. I am enriched by it. How incredible to be able to breathe fresh air and drink spring water, to take a walk along the river, the wood trails behind the house, to be impelled to paint the sky, the farms, the hills, the trees in all the seasons of the year.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26b: What do you like best about living in Lyme?

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	4 - 134
The undeveloped land, town parks and forests, the Skiway and Green Trail ways, gravel roads and the Lyme Country Store.	
	4 - 136
Scenery, woods, community	
	4 - 137
The smallness makes it a real community. Very rare, and is the reason I live here.	
	4 - 140
Friendliness and safety, attractive and convenient town center, closeness to Hanover and Dartmouth for cultural activities.	
	4 - 142
scenic beauty, rural community, recreation area (Post Pond)	
	4 - 144
Quiet, beautiful, private, peaceful, friendly (people wave)	
	4 - 146
The serenity	
	4 - 148
I would say what I enjoy most about living in Lyme is the sense of community and the sense of loyalty and pride our neighbors have to the Town. The rural feel of the community is strong with the presence of our local farms, and we should be fiercely protective of their presence.	
	4 - 149
Quiet and/or busy--something for everyone	
	4 - 151
I love my neighbors and fellow Lyme residents. I love the wildlife that still lives here, especially the birds and mammals. I love the views to the undeveloped ridges and hillsides and the dark night sky. I like the low key approach to living here, the slower pace than the rest of the world. I love the trails and ponds and get great strength from the undeveloped, wild areas of town.	
	4 - 152
quiet--away from hustle and bustle	
	4 - 154
Beautiful environment, recreational opportunities, civic-minded population (but need more).	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	4 - 155
Nature - amount of undeveloped areas.	
	4 - 156
size/accessibility to work	
	4 - 157
natural areas, hiking, the river!, clean air, away from but accessible to craziness of Hanover and West Lebanon, quiet	
	4 - 158
It is guaranteed that most answers to this part will include the school system. I do appreciate a good school system, but not to the extent that I want that school system to be a magnet for yuppie parents to move here.	
	4 - 159
quiet, friendly	
	4 - 160
I like its beauty and safety, and its closeness to Hanover and Dartmouth.	
	4 - 168
The open, egalitarian society, which I feel is increasingly threatened by the gentrification process mentioned above. Also, I value the open spaces, wilderness areas, and low population density of Lyme.	
	4 - 169
rural atmosphere, friendliness	
	4 - 173
The safety, the school (Lyme Elementary), and the classic New England quality of the town.	
	4 - 174
Pace.	
	4 - 179
small town character and sense of community and tradition	
	4 - 182
Used to like the people.	
	4 - 183
Clean environment, no traffic, little to no crime.	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	4 - 184
rural/underdeveloped/people	
	4 - 186
Quiet, views	
	4 - 187
people peaceful	
	4 - 188
Small community feel; local diverse community.	
	4 - 189
Quiet, beauty	
	4 - 190
I like living in the woods.	
	4 - 191
Knowing people, feeling safe.	
	4 - 192
What I like best about Lyme is its small town character and sense of community. The physical surroundings, opportunities for all manner of outdoor activities, the ease with which one can become involved with the comings and goings of the town all add to the definite feeling that Lyme is truly a great place to live.	
	4 - 193
The strong sense of community, the wonderful landscape and the town center with its green, store, post office, banks, library, school, and small businesses.	
	4 - 194
An opportunity to live close to nature, work in the woods and fields, have a slower pace of life and enjoy the natural world.	
	4 - 195
Rural, intimate community, farming based	
	4 - 198
Natural habitat.	
	4 - 199
All of the above	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26b: What do you like best about living in Lyme?

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	4 - 200
I like its green spaces, community-minded citizens, and its location near the mountains and the river.	
	4 - 201
strong community	
	4 - 203
Its calm, rural character.	
	4 - 204
We like the open spaces and neighborliness.	
	4 - 205
The best thing about living in Lyme is its rural character, i.e. low population per square mile. Also the great people that live in Lyme.	
	4 - 206
My privacy	
	4 - 207
The qualities of country living, which originally brought me to Lyme, remain the most important asset the town has to offer. Whether natural beauty, quietude, wildlife, clean air, or a general sense of security, all of which this community has in spades, these features of Lyme need to be carefully nurtured if our community is to maintain its rural nature.	
	4 - 208
I like that everybody knows everybody (almost); people are very friendly and involved.	
	4 - 211
The sense of community.	
	4 - 216
The feel of community.	
	4 - 219
access to activities in Hanover & Dartmouth	
	4 - 220
few people, many open spaces	
	4 - 221
growth; expansion	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	4 - 222
sense of community	
	4 - 223
my husband and his relatives	
	4 - 225
Feeling of connection to the past (both my own personal past--childhood, etc. and a collective past--history, community traditions, etc.) and connection to the great outdoors: trails, streams, ponds, Pinnacle Hill, Smarts Mountain, the river, the skiway, etc.	
	4 - 226
My home is paid for	
	4 - 227
live here all my life	
	4 - 228
outdoor recreation	
	4 - 230
It's my home town for life.	
	4 - 233
I have/had family roots here.	
	4 - 235
I don't like Lyme!	
	4 - 239
community spirit; access to the outdoors	
	4 - 240
the easy access to woods, the outdoors via trails, paths, roads; people (often not known) waving from their cars	
	4 - 241
small community, close knit, friendly mix of people from all economic backgrounds.	
	4 - 244
small town	
	4 - 245
nature, small town	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26b: What do you like best about living in Lyme?

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	4 - 247
easy access to recreation outdoors	
	4 - 249
I like my neighborhood. I like that I can go to the town offices and have a friendly exchange while paying car registration, etc. I like that there is plenty of undeveloped space and lovely roads.	
	4 - 251
Safety, beauty, supportive community, and nearby water, trails, quiet roads.	
	4 - 252
natural beauty, convenience to Hanover, community	
	4 - 254
no traffic lights	
	4 - 256
It's a nice small community with much support and caring.	
	4 - 257
access to outdoors activities plus small town center	
	4 - 259
I love the rural character, the Common and the church, the country store. Best of all, Lyme is "real"--real working farms, mix of housing--it's not Hanover or Woodstock or even Norwich--let's keep it that way (affordable for lower incomes, especially people who grew up here, farmers.)	
	4 - 261
all that I described above.	
	4 - 263
the beauty of the land & people!	
	4 - 266
The above is what I love the best about Lyme.	
	4 - 267
The beauty of the land and settings.	
	4 - 268
see a.	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	4 - 269
vacation only	
	4 - 270
The community is very welcoming.	
	4 - 271
The peace	
	4 - 272
I like the small town feeling and the community like I said above. I also like that it hasn't been developed all over the place. When this happens, and we are moving in that direction, what I love about this town will be gone.	
	4 - 273
slower pace, low growth	
	4 - 274
The sense of historical connection with former residents and the diverse population.	
	4 - 275
"A sense of place"	
	4 - 276
My pals.	
	4 - 277
The "small town charm" and green atmosphere	
	4 - 282
Quiet environment, rural quality, variety of outdoor attributes, proximity to and (free) availability of river, streams, ponds, some sports facilities.	
	4 - 284
Best "safe" environment for raising a family.	
	4 - 287
small	
	4 - 288
That it is rural and safe, a great public school. Friendly, caring people and lots of natural areas to enjoy.	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26b: What do you like best about living in Lyme?

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	4 - 289
Sense of community!	
	4 - 290
Rural, nature, people	
	4 - 296
The fact it is "our community" and we feel like a part of it. The people who have been here for a long time are the town's greatest asset.	
	4 - 298
beauty, open spaces, friends, safety	
	4 - 301
It's open and friendly.	
	4 - 302
Safety, quiet, private, beautiful	
	4 - 303
See a. above. One has a quiet place to live, and still have jobs, sports and world class entertainment within easy driving distance. I feel this is a community in which you can put down roots and remain for your life. In fact, both our children have return to Lyme and hope to do the same.	
	4 - 304
Rural atmosphere, forests	
	4 - 308
small size, sense of community, safety, school, recreation	
	4 - 309
What I like best about living in Lyme is how beautiful it is, and I like how safe I generally feel here. It's a great town for kids.	
	4 - 310
The quiet, the people, the natural spaces	
	4 - 312
Rural character; close-knit community	
	4 - 313
I work in West Lebanon, and fighting the traffic there can often times seem like more of a hassle than it's worth. Coming back to Lyme, I can leave most of that stress behind.	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	4 - 314
Lyme is a small town population, wise and essentially rural in character.	
	4 - 315
Good school; native land	
	4 - 317
The lack of development and open forest and fields	
	4 - 319
Small size, sense of community	
	4 - 321
Nature and scenery	
	4 - 323
beauty	
	4 - 324
the unspoiled rural character	
	4 - 325
Broad mix of people in a small town	
	4 - 327
Lyme has preserved forest land, fields, farms, streams...(farms I know struggle--yet maybe that could be addressed.) Mixture of old and new. Lyme is scenic. Lyme has neighborhoods and community life.	
	4 - 329
everything	
	4 - 333
Rural atmosphere, but only 20 minutes to the "big city" of Hanover and a little further to the big box stores of West Lebanon.	
	4 - 335
Peace, safety, the countryside.	
	4 - 336
Quiet	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26b: What do you like best about living in Lyme?

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4 - 337

It takes all types of people to make a town. I think there should be equality to everyone who lives here, works here.

4 - 339

country living

4 - 340

Sense of community; scale of town (no major developments, no major shopping malls). Advantages of rural environment - beauty of natural areas, forests, recreational opportunities, protected lands.

4 - 341

The rural and community setting. The scenic views.

4 - 342

Small-town feel without being small-minded. A quality public school and active community support, events like the 3th of July BBQ and fireworks. The parades on Halloween weekend and for 4th of July. Community members who are concerned about social issues on a small land large scale.

4 - 346

quiet

4 - 347

Sense of community

4 - 348

It's environmental beauty.

4 - 350

Its rural and natural beauty. The small town atmosphere and character displayed by notices of church suppers, band concerts, and flea markets. Its unpretentiousness and sense of community. The simple beauty of the Green and the building structures in town. The farms and animals. The untouched, unspoiled nature and habitat for wildlife. The emphasis on conservation of land; the preserved forestland, lakes, and ponds. The nature trails, open space and woods. The tranquil Connecticut River. The maintenance of hiking, cross-country skiing, and skimobile trails. The outdoor and recreational opportunities.

4 - 352

People who are trying to turn it into New Jersey!

4 - 353

Sense of community and desire of people to interact as community members.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26b: What do you like best about living in Lyme?

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	7 - 1
Small town.	
	7 - 2
It's classic rural character.	
	7 - 3
Part rural w/ good access to both White Mints and Hanover/Norwich. Plus all of a).	
	7 - 4
Convenience to Hanover for work, yet ability to live in a rural setting with privacy.	
	7 - 6
See above, plus: * easy access to cultural, educational, and shopping opportunities in Hanover/Norwich/Lebanon/West Lebanon/WRJ. * recreational possibilities abound * first-class medical care at Lyme Clinic and DHMC * reasonable distances to bus, train, and plane service. Lyme has a wonderful community spirit, with a lot of people involved in a lot of different town events, including flea markets, concerts, band concerts, church activities, clubs.	
	7 - 7
Privacy, silence, serenity, peacefulness, being left alone	
	7 - 8
Community; location; easy access to outdoor recreation/exercise; many neighbors who encourage/welcome walkers/runners/hikers/skiers/showshoers and enjoy their land; diversity of residents.	
	7 - 9
Freedom to go and do as I please	
	7 - 11
Small town living. Schools.	
	7 - 12
People are friendly.	
	7 - 13
I do like to live here; strong sense of community, very friendly people. It is a lovely village.	
	7 - 14
Nothing - It is (not) a small/family community town anymore. It is young wealth ruling.	
	7 - 15
Small town.	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	7 - 16
Quiet	
	7 - 17
Living in a rural area.	
	7 - 22
The rural atmosphere. It's real and it is the town.	
	7 - 23
I enjoy Lyme because of the easy access to Leb/Hanover/Fairlee, etc.	
	7 - 26
The quiet natural life.	
	7 - 27
Small community.	
	7 - 28
I was born here. It's my home town.	
	7 - 29
Rural atmosphere.	
	7 - 30
Outdoor recreation. Rural character.	
	7 - 31
General sense of well being it engenders.	
	7 - 34
Quiet, safe makes me ?	
	7 - 36
I like the strong sense of community and the smallness and caring.	
	7 - 39
Quiet	
	9 - 1
I moved to Lyme 15 years ago because I love the beauty + the small town country atmosphere that Lyme has. Let's keep it that way! I understand the need for growth and development as well but I would hate to see Lyme change.	

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**Q26b: What do you like best about living in Lyme?**

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	9 - 2
Waking up and looking outside	
	9 - 3
The uncommercialized and small new England town setting. Being able to enjoy the beautiful woodlands, ponds and protected areas that support wildlife and indigenous vegetation.	
	9 - 4
The scenery	
	9 - 5
Forests, wildlife, trails that start in the backyard. The people of Lyme.	
	9 - 6
The Community of people.	
	9 - 7
Small town/scenic beauty...often feel isolated and gravitate to Hanover.	
	9 - 8
Closeness to Hanover where people are welcoming and more out going.	
	9 - 11
The beauty, the people	
	9 - 12
Farms and private residences	
	9 - 13
Small town feel; quiet; safer than larger, growing towns; rural character	
	9 - 14
What it used to be.	
	9 - 15
Being left alone.	
	9 - 16
The sense of community in this small, rural town has shaped all of our family's characters, fostering tolerance and civil mindedness.	
	9 - 17
Family	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	9 - 18
views and vistas	
	9 - 19
The people.	
	9 - 20
I love the sense of community and the easy access to a wealth of outdoor recreational opportunities.	
	9 - 21
Small rural.	
	9 - 22
Its town government and peacefulness	
	9 - 24
Rural nature	
	9 - 25
The neighbors, safe place - community oriented.	
	10 - 1
Wide open spaces & picturesque	
	10 - 2
Natural Setting; diverse; respect; safety; beautiful environment; good school; small size; proximity to cultural amenities & hospital	
	10 - 3
great place for families-wonderful community	
	10 - 4
Safety, People, Access to recreation	
	10 - 5
Outdoor activities	
	10 - 6
Small quaint town , ready access to outdoors	
	10 - 7
Safe place, outdoor rec. opportunity, community	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	10 - 8
people	
	10 - 9
Proximity to Hanover activities in quiet setting	
	10 - 11
sense of community, pastoral living, great views	
	10 - 12
friendly people	
	10 - 13
I'm in love with the Lyme school! Our children have received a wonderful education and have been treated with a great deal of respect. I also love the generous spirit of this community and cannot imagine life without the pumpkin festival or fireworks.	
	10 - 14
Semi rural atmosphere	
	10 - 16
low crime rate/ quite and peaceful	
	10 - 17
Small safe town, country feel	
	10 - 19
Quiet, Scenic, Friendly	
	10 - 20
Small community	
	10 - 21
It is a small town where most residents know each other.	
	10 - 22
Protected lands and historical charm	
	10 - 23
close to the bustle but not in it!	
	10 - 27
Owned home for 32 years when housing was affordable	

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## Town of Lyme Planning Board

## Citizens' Survey Comments

### Q26b: What do you like best about living in Lyme?

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	10 - 32
Secure- Rural- Good govt services i.e. Fire, cops etc..	
	10 - 34
Small town charm close to employment.	
	14 - 1
The people	
	14 - 2
Great sense of community - Post Pond and the Green are two great assets.	
	14 - 3
Sense of community, people caring for each other	
	14 - 4
It is an appealing setting to raise a family - a place where you have space to roam and not have to worry about upsetting the neighbors.	
	14 - 5
community events and spirit	
	14 - 6
residential atmosphere; location respective to urban centers; low crime rate	
	14 - 7
none	
	14 - 9
Natural beauty	
	14 - 13
Community	
	14 - 14
I love most everything about Lyme!	
	14 - 15
enjoy living in a village and walking to basic amenities, but it was very difficult to get to know people until our children entered school	
	14 - 19
rural town	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26b: What do you like best about living in Lyme?**

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	14 - 20
My backyard	
	14 - 22
pretty, rural character	
	14 - 23
Ability to hike, bike, swim	
	14 - 24
it's quiet	
	14 - 28
It is home, I've lived here since I was born (respondent is 85, spouse is 88)	
	14 - 29
Its biggest challenge is to grow while keeping that sense of community.	
	14 - 31
slow pace, Post Pond and all of the above	
	14 - 33
not much anymore	
	14 - 35
the sunsets over the river	
	14 - 36
clean air, scenic views, small town atmosphere, rural surroundings, friendly people	
	14 - 37
sense of community/diversity	
	14 - 38
See above!	
	14 - 40
Maintaining a strong sense of community - even strengthening that which now exists.	
	14 - 41
The best thing about Lyme is the people.	

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**Q26b: What do you like best about living in Lyme?**

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14 - 44

The best is that my mom and dad and other relatives are here (were raised here and have passed on here and are buried here). The best part used to be we knew everyone here...now it's not that way

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14 - 46

The people - older people -natives

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14 - 47

I like knowing my neighbors and wide-ranging involvement of many individuals in the community. I also love post Pond, the river , and many beautiful spots all over town.

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14 - 48

quiet beauty

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14 - 49

Living in town is a great experience, being able to have a healthy town that can provide for basic needs is an important feature of Lyme. It is a great place to raise kids.

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26c: What is the Town's biggest challenge for the future?**

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	2 - 4
Keeping Lyme affordable for families	
	2 - 5
Affordable housing so our young people can remain in town - this means some adjustments to zoning.	
	2 - 6
Regulating Growth	
	2 - 7
Rigidity in local government. Arbitrary use of regulatory and ordinance authority which limits the opportunity for attractive investments (as an example it is probably easier to put a trailer or leave rusting vehicles about one's yard than to get a permit to build an attractive small house)	
	2 - 9
not losing sense of community	
	2 - 10
Not losing sense of community	
	2 - 12
How to keep land prices low enough so as to retain a balance of income groups in town, especially the natives and working folks.	
	2 - 14
Dealing with growth & how to manage it.	
	2 - 16
Roads & other infrastructure	
	2 - 20
not letting the town get ruined, in the process of trying to be "politically correct"	
	2 - 21
I do not know	
	2 - 25
Keeping a check rein on spending	
	2 - 26
Maintaining things in 'b' Minimizing future population growth	

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**Q26c: What is the Town's biggest challenge for the future?**

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	2 - 27
Controlled growth; affordable housing/property taxes; How to retain natural beauty/rural nature without pricing people out of housing market.	
	2 - 28
Control growth	
	2 - 32
Retaining its rural/small village character. Avoiding suburbanization and socio-economic exclusivity.	
	2 - 33
not increasing taxes	
	2 - 34
Property taxes	
	2 - 35
Taxes too high - no more housing	
	2 - 36
Keeping the character that is in part the result of the mix of people - the pieces of the mix that are at risk of disappearing are long-time residences with low incomes, but much appreciation of the land, its history and the town.	
	2 - 37
Maintaining its character	
	2 - 38
Consistent "smart" growth, keep it affordable to locals and families while maintaining this quality of life.	
	2 - 39
Good schools and housing for middle or low income families	
	2 - 40
Keep taxes down so middle class and older people who already own property can continue to live here.	
	2 - 41
Growth & Taxes	
	2 - 42
Managing growth	

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**Q26c: What is the Town's biggest challenge for the future?**

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2 - 43

The biggest challenge is to not close the door behind you and keep others out. The second biggest challenge is how to manage growth and retain the positive parts of the town's character.

2 - 44

Steady yet controlled commercial and residential growth

2 - 45

Resist temptation to (further) gentrify

2 - 47

The issues of affordable housing is huge all over the upper valley. Where I live (because it was one of the least expensive options in rural upper valley when I arrived) has now become worth so much that my children could not buy it or one like it.

2 - 49

Town government management - Time for a town manager - wasting huge amounts of money on operations unnecessarily because there is inadequate supervision & the people in charge don't know all there is to know about certain aspects of town needs and they either don't have the time to learn it or can't be bothered. Also need to address the liability issues within town employees/elected officials. If this is not addressed some, one way or another the town will be at risk for legal action or big money paid out in worker compensation costs.

2 - 50

The town's biggest challenge for the future is to maintain the important mix in its population and hence an awareness of its own history.

2 - 52

Retaining above character & emphasizing it.

2 - 53

Keeping Lyme affordable

2 - 56

That there should be more affordable housing for people

2 - 57

Overgrowth - traffic, pollution, etc.

2 - 59

Managing desired growth

2 - 60

Letting home owners and land owners make their own decisions

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26c: What is the Town's biggest challenge for the future?**

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	2 - 61
Need to keep the rates low	
	2 - 62
Preventing growth	
	2 - 63
Staying small with diverse population.	
	2 - 65
Preventing growth	
	2 - 66
For those of us coming of age, I hope I'm able to stay here forever and not get priced out of my being. High tech could do us under if we are not careful	
	2 - 67
Affordable housing	
	2 - 68
Management	
	2 - 69
taxes	
	2 - 70
Limiting growth	
	2 - 71
Maintaining sense of community	
	2 - 72
Growth - necessary and not evil - with preservation of Lyme's character. Consider the Centerra/Hospital complex. Started out with large copses of trees - now gone. Started with a bizarrely out-of-place "Arts and Crafts/mission" design inappropriate for the Upper Valley. Terrible lighting, terrible paving (parking lot design) so it now throws off a sky glow that would embarrass Logan Airport! At least keep East Lyme rural.	
	2 - 74
Low income access, even mid(illeg) & families access	
	2 - 76
To keep it this way	

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**Q26c: What is the Town's biggest challenge for the future?**

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2 - 78

To maintain the above assets without overburdening the taxpayers. We do not need the same services as a large community such as Hanover and we should resist the "give me more" demands that come with overdevelopment. Dirt roads are an asset and should be left unpaved.

2 - 79

The biggest challenge for this town is to remain as it is now... a mix of rich and poor, a safe place for kids, no apartment houses or shopping malls. A REAL place, not a gentrified faux place.

2 - 80

Protecting it's ruralness and quietness

2 - 81

Controlled growth

2 - 82

Reduce the impact of motor vehicles

2 - 84

I think the town's biggest challenge for the future is controlling growth and high property taxes.

2 - 87

Control spending & size of Town government

2 - 90

Protect rural character of the town

2 - 91

Sprawl

2 - 92

Control growth

2 - 93

Property taxes, school

2 - 96

The selective, controlled development of farmlands that is more rational than existing code. You deny people their entire equity in many cases because of restrictive definitions/codes inc types of soil etc.

2 - 97

Maintaining the small size/population.

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26c: What is the Town's biggest challenge for the future?**

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	2 - 101
growth. (period)	
	2 - 102
Keeping Taxes down	
	2 - 104
Taxes	
	2 - 105
Town challenge is growth. How? Where? I love Lyme and have lived here for 15+ years. There are many people who have been here their whole life and are now becoming financially stretched due to the increase in property values. Where will this end? People have every right to improve and cash in on selling their property increase in values is also due to neighboring towns.	
	2 - 109
1. Internet access. 2. Maintaining a mixed income population, as taxes increase all the farmers, mechanics and carpenters will be forced to live elsewhere.	
	2 - 112
Growth	
	2 - 113
Keeping the small town feel without excluding people - therefore affordable housing!	
	2 - 116
Rich development - not for modest living	
	2 - 117
Keeping the damn flatlanders out & if not, keeping them from running our town.	
	2 - 120
Schools	
	2 - 121
Cell phone	
	2 - 122
Keeping taxes in line	
	2 - 127
Resisting growth of secondary home owners	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26c: What is the Town's biggest challenge for the future?**

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expansion	2 - 130
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Growth, development, zoning	2 - 131
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Lower taxes but to prevent excess development	2 - 134
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quiet	2 - 135
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Provide housing for lower income, lower tax burdens, slow growth, keeping it rural	2 - 137
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Getting the zoning board disbanded	2 - 142
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Population growth & property tax increases.	2 - 143
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Having affordability	2 - 145
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Not to turn into a dormitory town for Dartmouth-Hitchcock hospital and Dartmouth College workers. We need to keep the older families and lower income in town.	2 - 147
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Remaining balanced.	2 - 150
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Reasonable growth with affordable housing included, control of costs especially services and schools will be a challenge.	2 - 153
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Maintaining its "community" atmosphere while absorbing inevitable growth.	2 - 155
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Affordable housing - not getting too exclusive/tax solutions	2 - 156
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The challenge is to keep it small & comfortable. Another new small business like Nichols would be great.	2 - 160
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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26c: What is the Town's biggest challenge for the future?**

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	2 - 166
To avoid becoming Hanover or Norwich or Woodstock.	
	2 - 167
Making housing truly affordable 100-200K	
	2 - 169
Maintaining Quant & quiet	
	2 - 170
Maintaining it's small-town character	
	2 - 171
Affordable housing.	
	2 - 173
Being more open-minded to opportunities that make the town more commercially viable and pleasant to live in. Lyme needs more diversity in its population.	
	2 - 174
Balancing newcomers + old-timers. Improving school (+ retaining students) allowing reasonable development - the town govt. has way too much arbitrary discretion.	
	2 - 175
The incursion of "Do Gooders"	
	2 - 176
Taxes - value to taxpayer drops as family mature. Taxes are a barrier to retirement in Lyme	
	2 - 177
To make this affordable for long time residents. We would like to stay but taxes may drive us out when we retire.	
	2 - 178
Managing growth while assuming some king of diversity.	
	2 - 181
Maintain both of above	
	2 - 183
Don't know	
	2 - 184
Keeping taxes down	

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**Q26c: What is the Town's biggest challenge for the future?**

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Retaining rural nature while still keeping up with 21st century. & not forcing out farmers.

2 - 185

Encouraging young people to get involved.

2 - 186

Keeping the rural character of the town without becoming a haven for the wealthy and maintaining a sense of community and diversity without growth.

2 - 189

Accommodating some growth with equity while preserving the best aspects of rural setting.

2 - 190

Growth - or not. Part of why I love Lyme so much is our land (we have 4 acres) and lack of traffic. Neighbors know each other. New homes are tastefully built and add to the landscape. I would hate to see developments built as they are in Hanover (like River Road) We need to keep Lyme rural, not suburban.

2 - 192

Keeping a balance of development.

2 - 193

Keeping the community small & not expanding is my wish!!! Keeping property taxes low enough for low income residents - so the old timers can keep their homes.

2 - 195

Over population & taxes

2 - 196

Intelligent, controlled growth; leave plenty of room for personal private initiative. Avoid mentality of "let government do it".

2 - 198

Influx of retirement sector - exclusivity rather than inclusive. Climate change/global warming. Balancing growth with landscape protection. Employment infrastructure/internet access. Health insurance costs.

2 - 199

Maintain & encourage diversity (socio-economic)

2 - 200

No new homes

2 - 201

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**Q26c: What is the Town's biggest challenge for the future?**

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	2 - 203
Prevent growth	
	2 - 206
Maintaining rural community	
	2 - 208
To maintain these characteristics, while allowing for reasonable growth across a variety of income levels.	
	2 - 209
Maintenance of the rural character and protection of ridgelines and special areas while allowing growth of housing for all income levels. Also need some primary commercial - groceries, hardware, "diner" - for community sense. Q11: would love to shop more in Lyme - need good groceries & home maintenance (hardware) stores.	
	2 - 210
Property taxes (too high)	
	2 - 211
Meeting the needs of middle income families on smaller (zoned) sized lots & keeping the town & outskirts beautiful and peaceful!	
	2 - 212
Controlling development. Providing low cost housing close to villages.	
	2 - 213
To keep it from becoming like Hanover. To maintain a small town atmosphere and to keep it from becoming too expensive for the non-professional, low to moderate income person to live.	
	2 - 215
Slow development.	
	2 - 216
Keeping the small town atmosphere.	
	2 - 218
Controlled growth	
	2 - 220
Taxes for small land owner too high.	
	2 - 223
Avoid locking up land with private McMansions rather than preserving open space for the public good.	

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**Q26c: What is the Town's biggest challenge for the future?**

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2 - 224

Making sure that there is an even balance of people (rich, moderate and low income) living here as well as holding positions as selectman etc. When a committee is formed to make a decision, Selectboard should not override that decision unless it would be detrimental to the town.

2 - 225

To remain as we are, keeping our beautiful, rural town much the way as it is now.

2 - 228

Maintain small town ??? Community without becoming a satellite of Hanover or Norwich.

2 - 229

Uncontrolled growth and development.

2 - 230

Overdevelopment/Lack of technology - internet & cell phone.

2 - 233

I don't know

2 - 234

Planned development

2 - 235

Maintaining or creating competitive schools with high academic standards. Also, keeping the character intact. Strict zoning & architectural review.

2 - 236

Maintaining rural character and aesthetic beauty in the face of pressures of growth & development.

2 - 237

Schools & Controlled Development

2 - 239

Maintain its rustic, charming self which is the very thing that attracts newcomers (from cities) Once it is changed e.g.: condos, overly populated (losing wooded areas & Wildlife = overly populated), there is no turning back & it will become ordinary. It has close proximities to Cities of Hanover and Lebanon.

2 - 241

The biggest challenge in the future is managing the pressure to grow & somehow preserving our unique advantages. The risk of destroying the balance of nature & residential character is great.

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**Q26c: What is the Town's biggest challenge for the future?**

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2 - 242

I hope Lyme can plan inevitable development with the understanding that many of Lyme's challenges must be met with regional not local solutions.

2 - 243

Control growth I.e. protect our natural environment.

2 - 244

Children who grew up in town staying in town after becoming an adult. It is extremely hard to get a building permit no matter where the lot is or what the size of the lot is.

2 - 245

Supporting the infrastructure - dichotomy between working class & trust fund people.

2 - 246

Controlling growth in light of ever increasing demand and rising prices.

2 - 249

Access to High-speed internet; creating & following through on affordable housing for families and elderly; keeping Lyme from turning into a super-wealthy retired persons' dream town, an "I've got mine - too bad about others"; Keeping "working families" living & working in Lyme.

2 - 250

The town is getting out priced for the average family. Taxes going too high.

2 - 253

GROWTH: The town must grow and encourage business. Grow or Die.

2 - 258

Protecting public good for every citizen

2 - 259

Maintain rural character without repressive, overly complicated zoning regulations.

2 - 260

Balancing growth with changes in the town's character. I like the small town feel but people must be able to live here. I like a diverse town - not a "high-income" only town.

2 - 263

too many people; reduction of native sons & daughters.

2 - 266

Staying affordable for middle class families.

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**Q26c: What is the Town's biggest challenge for the future?**

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2 - 267

To keep Lyme affordable for all who want to live here.

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2 - 268

Keep it as a TOWN and have people that are elected to office understand that, if they come from areas much larger.

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2 - 269

I think the town needs to be cognizant of the gap between the moderate income folks and the really wealthy, and work out the tax plan to be fair so that the "little guy" isn't forced out of town by high taxes. I believe in paying my fair share but I would appreciate taxes being equitable.

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2 - 270

Not losing its old character

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2 - 271

1. Attracting high-speed internet access. This will enhance education, enterprise (home-based businesses) and even entertainment. Dial-up just doesn't cut it any more and will get even worse as time goes by and web files get larger and larger. 2. Figuring out growth policies. Not sure what the vision should be, but this is obviously on many residents' minds. 3. Keeping property taxes in check.

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2 - 272

I think the biggest challenge is keeping the landscape as beautiful as it is, and keeping service in Lyme village to keep it a vibrant, meaningful center for our town. More office space (whether private or for the Town (Town offices don't need to be centrally located! Keep Lyme village pedestrian with a vibrant village-life feel. Town offices will not contribute to this goal.)) in Lyme Village is the kiss of death for the village. We need more community gathering spaces and service like a café where people can gather and talk & get to know each other. I think Nichols building for example would be a great place for a community center (similar to the Black Center in Hanover) for classes, hanging out (for kids), grabbing a coffee with someone, and for recreation during the 8 months of cold, inclement weather we have. We shouldn't burden the Lyme School and the Library with these community needs. Another comment: I believe cars travel too fast on Route 10 through town. I don't think police enforcement is the answer - I think we should employ traffic-calming measures (narrowed, planted, signed shoulders) on both side of Route 10 at the Big Rock preserve section and just North of where High Street meets Route 10.

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2 - 273

Growth, it's inevitable.

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2 - 274

Growth & Taxes

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2 - 275

Over Development.

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**Town of Lyme  
Planning Board**

**Citizens' Survey Comments**

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**Q26c: What is the Town's biggest challenge for the future?**

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2 - 276

No answer

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2 - 277

The challenge will be to preserve this community in a fast moving "Wal-Mart world". We have all witnessed the sad, and sometimes disastrous, results of bad development.

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2 - 278

The town needs to be vigilant in maintaining its rural character, scenic beauty and lack of density while encouraging more services and continued high quality education. In doing this, the town should not become a bedroom community for Hanover/Dartmouth.

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2 - 280

Not a fortune teller.

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2 - 283

Town appears to be becoming exclusive and perhaps a touch too "dear" and "cute". Lyme should not become a museum, nor should its role as a bedroom community, which it is, be expanded.

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2 - 284

Maintaining the rural, peaceful character of the town without becoming totally homogenous and elitist.

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2 - 285

How to maintain the special feeling & character of Lyme - its rural charm and beauty that distinguishes it from the other towns in the Upper Valley. Lyme is truly different in this way. Becoming another Hanover is not the way to go and on the other hand becoming another Thetford or Bradford would be bad too. Keeping Lyme's "uniqueness" is the challenge - a beautiful classic NH village but not too fancy like Norwich and not too built up like Fairlee or Bradford. There are not many towns like Lyme left in New Hampshire.

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2 - 288

Channeling growth into clustered areas so that Lyme can continue/increase its economic/demographic diversity without compromising important farmland, forestland, natural areas, scenic beauty and other natural resources. We can have both if we are thoughtful and creative.

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2 - 293

There is a middle class population in Lyme, many who bought homes here when prices were cheaper and they should not be forced out of town due to high property taxes as their property values appreciate;

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2 - 294

Not developing it to the point where it feels like a gated community.

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**Q26c: What is the Town's biggest challenge for the future?**

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2 - 295

The biggest challenge is to maintain the rural values of our town, while allowing reasonable growth so that taxes can be controlled and we can share our town with others.

2 - 297

Expansion yet keep the feeling of small community.

2 - 298

Preserving the diminishing rural aspect.

2 - 300

Overcrowding and conspicuous overbuilding to continue changing the town's look and character and peacefulness.

2 - 301

Staying rural with few 'city' services.

2 - 302

Maintaining vitality at an affordable cost.

2 - 305

Dealing with cultural changes is a consequence of the inevitable., Money's moving into town - wealthy natives, trust beneficiaries et al. Impacts include rising property values - good if you sell, bad if you can't afford it. Changing service demands. E.g. not everyone would agree that recreation should be a priority (p.s. I do!) Changing demographics - can make folks feel squeezed out/out of place.

2 - 309

Finding a place that will offer everyone a place to go for socializing, children's activities etc.

2 - 310

Maintaining adequate support for schools.

2 - 311

I think there are too many wealthy people moving in. There is lots of clearing going on and this worries me. I don't like when new people move in and change zoning laws that make it difficult for the ones who have lived here forever. I am especially upset about the beaver situation and the pond. Our greatest sense of summer vacation is being lost for the sake of beavers. Whose idea was that? Life and housing should be affordable for our native sons and daughters. They have more right to life in Lyme than do those of us who have moved here.

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**Q26c: What is the Town's biggest challenge for the future?**

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2 - 312

The town's biggest challenge is to preserve the small town feeling. Lyme is unique and its character should be maintained. The present zoning & housing rules should not be changed to accommodate those inconvenienced by the current rules, or else Lyme will cease to be Lyme. It will become like Hanover or Lebanon or whatever. If you like it there, move there! Don't change my town - it's why I moved here. Another challenge is to refrain from grandiose plans to add a ----- to town, at taxpayer's expense. There is no free lunch. If there is a genuine need, let the marketplace provide it. It would be nice to have a municipal golf course in Lyme, but I don't think non-golfing taxpayers should subsidize my golfing habit; nor should I be taxed to subsidize someone else's swimming or health club hobby. Taxes are high already! Keep it simple. A town should provide the basics like schools, roads, police. PERIOD. Amenities are best provided by the private sector.

---

2 - 313

Lyme must not allow the character of the town to disappear. We must eliminate the "not in my back yard" and "I got mine" attitudes that are developing. We must learn to protect private property rights for all our citizens. Lyme has been a beautiful place to live for many, many years without the busybody/big brother "I'll take care of you" attitude. I believe the oversight of our community affairs and conservation issues is becoming more complicated and is setting the poor against the rich. We can fix this!

---

2 - 314

Lyme's challenge will be to retain its rural character while maintaining control of its growth and meeting community service needs in a cost effective manner.

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2 - 315

To reduce regulations on property owners rights to do what they want on their land.

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2 - 316

To keep town as it is now. We should not become a Hanover or Lebanon. The services we offer now are fine.

---

2 - 317

Rediscovering the values & character on which the town was founded.

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2 - 318

To keep growth and taxes down.

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2 - 321

Easy -- affordable housing for people of all incomes.

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2 - 324

Counteracting the present elitist tendency, encouraging diversity.

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2 - 325

Balance. Lyme needs to balance retail and residential, old folk and younger families (I'm sure younger people will complain there is nothing to do -- maybe a teen center is needed). Balance the influx of older retired rich people with those who have lived here for a long time and face tax increases that may drive us off our land.

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**Q26c: What is the Town's biggest challenge for the future?**

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2 - 331

Maintaining the small town mentality and protecting the undeveloped land but without forcing out the middle and lower income families.

2 - 334

Limiting growth in such a way as to preserve Lyme's small town size/community/beauty.

2 - 335

Cut Taxes

2 - 338

Keeping rural nature with housing that will allow for range of incomes.

2 - 339

Thanks to zoning and a watchful and conscientious Planning Board, we have been able to retain the character of the community as described above. To maintain this character is perhaps the biggest challenge ahead.

2 - 340

The biggest challenge is to find a real balance between those who have what they want in open space and conserved land but want more and those who want to see Lyme share its special setting with others.

2 - 341

Growth

3 - 1

Growth + Taxes + Town Debt

3 - 2

The biggest challenge is maintaining rural character which excludes protecting open space as well as existing farms in western Lyme. The town also needs to address the problem of affordable housing, especially for seniors, without compromising zoning and without substantially adding to Lyme's school population. Hopefully, long-term Lyme residents won't be forced off their land by substantially higher taxes.

3 - 3

Growing nos. in school classrooms

3 - 5

The universal challenges: 1. How to make it possible to own property here, when young, in the face of influx of people who love the place and will pay the continually escalating land/home prices, making much unavailable to those just starting out. 2. How to allow people to profit from selling their land, yet not opening it to grotesque development.

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**Q26c: What is the Town's biggest challenge for the future?**

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3 - 6

Maintaining its smallness under pressure from the expansion/growth of Hanover/Norwich/Lebanon.

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3 - 7

The biggest challenge - as the governing entity of Lyme is to avoid measures that change what I described above. More laws, regulations etc. don't necessarily preserve what is good. For example, the town should continue to take care of the green, but regulations restricting its use end up keeping people away from the community-building activities that take place on the green.

---

3 - 8

Finding people with common sense and a modest income and a working capability who will be willing to run for selectman (like Charles Ragan - preferably originally from town) There are too many conflicts of interest on the town-government level and to me this is not good. I am often convinced that major decisions are made at cocktail parties among friends or acquaintances and hence the democratic processes somewhat short-circuited.

---

3 - 10

Keeping Lyme attractive, keeping the old New England charm, and encouraging diversity at the same time.  
Keeping Lyme as is but allowing for more economic diversity.

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3 - 12

Post Pond beavers. Get rid of the beavers! Our tax pays for beach and beach area, lower the pond, get rid of the dam! The biggest challenge for this town is "How do you make everybody happy" I think taxes are way too high and we will soon only be able to take in the people that can afford it. Is that what we want? And the beaver dam ..... I have never seen such a battle over something so small as letting out water so that ALL can enjoy the pond and beach area that I believe OUR TAXES PAY FOR... it's a shame that it is almost July and yet hardly anyone has been to the beach because it is so wet, smelly and just plain gross.

---

3 - 15

Trying to change the town

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3 - 16

Controlling growth and maintaining the town's beauty and character.

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3 - 17

The biggest challenge as always is to balance preservation & development, which is of course a very difficult thing to do; however, Lyme is actually doing a really good job at it. The zoning rules seem to work fairly well for the time being anyhow. I don't see the need to change things much if at all. The continual drive for development is a somewhat antiquated idea that dates back to a young country expanding and growing over the last two centuries. We're now in a new era, one in which we need to operate carefully and conservatively.

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3 - 18

Lyme's biggest challenge will be to defend its natural assets and rights against the propaganda that all towns must forfeit their individuality and unsustainable development.

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**Q26c: What is the Town's biggest challenge for the future?**

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3 - 19

Balancing growth and (1) stability (2) thriving/surviving the current federal administration!

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3 - 20

Now this is a tough one,,, and I'm sure "big issues" for some aren't as big as for others. I'm certain there will be several big issues - and I'm certain I don't know all the answers. With all that said, I can comment... Growth and how to manage it is a big one, and with all the recent publicity, I'm guessing it will be the biggest at least in the near future. With growth, we will have a huge separation of opinions within the town. It appears the biggest difference in opinions will be the idea of "don't grow any more at all - save the wilderness and keep it green" and "I want to allow my children to have a chunk of my land to build a house on". I'm sure there is a middle ground, and I'm sure it will be found. Myself I don't want to see huge professional development on Rt 10 or N. Thetford road etc... but I also don't want to see a family tract of 150 acres of land and not be able to split off a chunk for a child because there isn't another 1000 foot of road (or whatever the footage is - well intentioned but maybe not the best number). We should be able to find some middle ground there. In addition to the potentially excessive restrictions, I certainly HATE the position some people take and fight to bend all the rules and push to get the variances for themselves - and with the right effort are successful - but then fight to keep them tight so others can't build in a similar environment. While I don't know this first hand, it sounds like stories around town support that claim - and I feel I did witness some of it at the voting booth on town meeting day. I think it's safe to say that almost everybody in town does not want large scale development. I could be wrong and maybe there is even a small few that do, but I don't think most people want that. However, with that said, I don't think most people would be opposed to relaxed rules that allow a little more housing on large lots allowed to be split to a child, or sold as one other lot etc. Again "most people". Another issue very near and dear to my heart, is a piece of the Post Pond area (Chase Beach, Ball field, Boat Launch - probably all of it). It needs to be dealt with SOON. While I think it is probably a smaller issue to others, it's big for me. The water level at Chase Beach has been horrible the past two years - coincidentally with the new parameters to breach the beaver dam at the outlet. At least that's how I see it. Yes, we have had a lot of rain this year, but, if properly managed, the beaver dam on the outlet would be able to handle the excessive water this year brought, without causing the horrific conditions at Chase Beach. I admit I don't know all the history, and how the parameters are set to follow, but what I'm witnessing - I think they are wrong! As I stated earlier, one of my favorite things in Lyme is Chase Beach - Do NOT let that wonderful recreation area be controlled by a few rodents! Consider a re-evaluation of the parameters and, if needed, let's have a town fundraiser by selling hats made from beaver skins ... Let us PLEASE reconsider the rules we are currently following.

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4 - 1

I would like to see some affordable rentals and homes (to own) in this area without developing more land or destruction of forests.

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4 - 3

Property taxes escalation, to point of crowding out middle income local residents.

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4 - 4

housing development

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 5

easing zoning so our young people can live here as well as having businesses in town. Allow elderly housing so our old folks can also stay in town; revamp highway department

4 - 7

cutting the high property taxes

4 - 8

growth

4 - 9

Low income people and moderate income people won't be able to live here. It costs way too much to live here for people with low and moderate incomes.

4 - 10

over development

4 - 12

having housing for poorer families without destroying its rural, undeveloped nature

4 - 13

Preserve rural character

4 - 14

Getting rid of anti-hunters and people who post their land and use others.

4 - 19

1. limiting growth, development in order to preserve current high quality rural life
2. keeping property taxes under control.

4 - 20

Encouraging areas of woods and farm to remain undeveloped and unposted without taxing the working class out of town.

4 - 21

Increasing property values will be a challenge for many moderate income people wanting to stay or move here.

4 - 22

Lyme has become too bureaucratic and slow to build a town hall and provide modern communication. Also when zoning started, it was poorly designed and opportunities for providing horseback trails et. No progress for affordable housing.

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 23

maintain its character but open it to a greater variety of people

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4 - 25

Dealing with various infrastructure/growth needs--for example,  
1. transfer station - make it permanent and nice--somewhere.  
2. Fire Station -  
3. Sidewalks - too hard to walk in Lyme, especially Route 10 to recreation area.  
4. Growing in a reasonable way.  
5. Attracting good retail -- I already miss Nichols Hardware a lot! We also need a good community restaurant/bar/tavern/hangout joint...I think.

---

4 - 27

Lyme was a huge farming town and its sad to see it fading out. There's a special quality that is lost as more "million dollar" homes are built. Progress does go on, but something special is lost, when working farms fade. More low and moderate housing and families are needed.

---

4 - 28

Responsible growth and development

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4 - 29

Preventing sprawl and traffic issues like Route 12A. Making it so our children can afford to live here and the elderly can continue to live here, with affordable housing and reasonable taxes--keep Lyme diverse, not just for the rich.

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4 - 31

Not to become a rich man's town; property taxes will soon push the middle and lower classes out.

---

4 - 33

growth

---

4 - 34

Lyme is growing much too fast; we are catering to outsiders with funds to do as they wish. And our government is weak--over run and have no control of tax payers' monies.

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4 - 35

People willing to volunteer for town offices and other jobs

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4 - 36

to keep the qualities of a.

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4 - 37

keep it as small and simple as possible

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**Q26c: What is the Town's biggest challenge for the future?**

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	4 - 42
Maintain the quality of this town but develop adequately.	
	4 - 44
Development of a Planning Master Plan so that the Town citizens have input in its future. So many towns have lost their sense of community because of unchecked development.	
	4 - 45
Developing without becoming a haven for the wealthy, retired, mega-homers. Provide a high standard of services.	
	4 - 46
Staying affordable for current residents.	
	4 - 48
Maintaining growth in a small and orderly fashion.	
	4 - 49
Retain present character.	
	4 - 51
Holding down taxes, the school especially is downright outrageous.	
	4 - 52
keep what we've got	
	4 - 53
How to grow but still maintain the above.	
	4 - 54
keep town affordable and property taxes more reasonable.	
	4 - 55
Maintain as rural	
	4 - 56
finding good teachers, holding off pressure to develop, keeping taxes low	
	4 - 57
keeping Lyme somewhat the same	
	4 - 58
supervisors don't listen to voice of people	

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 59

Keeping it the same outside while bringing it into the future inside, computer-cell, etc...

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4 - 60

1. Preserve the past, it is the future: protect the rural character and sense of space. Invest in infrastructure that makes location irrelevant in a global economy: high speed internet, great, great schools.
  2. Understand that the outdoors are you past, present, and future: space between sites, open, undeveloped space, recreation: running, skiing, swimming, etc. - keep encouraging it.
  3. Community: Everyone is needed, so participate by joining a town committee; find common good, don't be too partisan
- 

4 - 65

Containing development. While I don't think the town should discourage all growth, I don't think growth should be encouraged either. Growth should be carefully planned.

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4 - 71

- I see three areas: 1. growth - More people moving here, how do we handle that?
2. Space - Town offices and police department need expansion.
  3. I live in East Lyme and find that the town line between Lyme and Dorchester is a problem. More and more, Dorchester residents--who access their land in Lyme and use Lyme services (road maintenance and FAST squad) but DO NOT pay Lyme taxes are causing a problem. Their use of their land (okay, I'll be blunt. The Green Woodland area) has a negative impact on those of us who live in Lyme. Traffic, crime, road safety, and wear and tear.
- 

4 - 73

Keeping all its historical and natural beauty while modernizing its living standards.

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4 - 74

Keeping the rural feeling of the town in the face of growth Pressures.

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4 - 75

Town Office Space.

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4 - 76

Housing should be affordable to people raised here, not just doctors/professors. I hate that Lyme is getting to be unaffordable. We don't need more hotels/arts--leave that to Hanover/West Lebanon area. Folks raised here are used to driving 15 minutes to 1/2 hour for these things. Why mess with perfection? Keep it small and affordable--a challenge and a goal!!

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4 - 77

Allowing commercial and low/moderate housing in a careful and responsible manner.

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 79

Attract young people, encourage business to come in to provide employment and pay taxes. Keep up with modern technology, i.e. DSL, cellular-phone lines, etc. Otherwise business will not relocate here, and tourists will not come here. They like the charm of an old village, but modern conveniences.

4 - 80

The obstructions we encounter in building our home seemed overly restrictive, cumbersome and needlessly bureaucratic.

4 - 81

growing gradually and wisely

4 - 83

Not to stunt growth but to do it gradually and somewhat minimally.

4 - 84

Getting taxes under control and stopping all the \$300-500 housing from being built.

4 - 85

Keeping the above virtues.

4 - 87

over development, loss of rural character and wildlife habitat

4 - 89

Allowing progress to happen as it will while retaining the "close-knit" feel.

4 - 90

growth

4 - 92

Maintaining economic diversity and moderate growth while preserving its rural character.

4 - 93

Not raising taxes and saving some of the original natives.

4 - 95

I would like to see more facilities for the elderly so that we consider all groups and not just wealthy, young families.

4 - 96

To stay the way it is.

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**Q26c: What is the Town's biggest challenge for the future?**

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	4 - 98
staying the way it is.	
	4 - 99
stay rural	
	4 - 100
As more and more natives and long-time residents die off and more and more new residents move in, Lyme risks losing its strong sense of community, inclusiveness, history, and respect for traditions. It also risks losing its socio-economic diversity.	
	4 - 102
People in positions of power seem to have an attitude of knowing what's best and insisting on their positions--especially as relates to waste disposal.	
	4 - 104
Growth issues.	
	4 - 105
Control of growth and real estate development.	
	4 - 107
Because Lyme is so attractive, more people want to live here. This trend toward development is the town's biggest threat.	
	4 - 108
Creating a plan for growth that will accommodate DIVERSITY.	
	4 - 109
The town's biggest challenges are 1. controlling/managing growth and 2. assuring some degree of affordable housing. I don't know how these can be managed/effectuated well. With Lyme's desirability, its property values are only going to rise and its population increase steadily, if not quickly. This will make controlling growth and affordable housing access ongoing challenges for decades to come.	
	4 - 110
Ensuring a mix of socio-economic families; providing affordable housing while retaining rural character; keeping taxes in line with inflation	

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 112

1. Community Growth: The Upper Valley is a very attractive place to live. It would be easy for the growth rate to exceed the capacity to absorb it, resulting in decreasing the quality of life--added congestion, pollution, demand for services, possibly adding to the school, increased taxes (well documented that when a community experiences residential growth, everyone's taxes go up!)
2. Keeping a mix of "old timers" and "newcomers" and people of a variety of income levels.

---

4 - 113

Sustainable growth while keeping housing affordable and property taxes reasonable. Cluster housing makes it easier for fire and police protection and road maintenance is reduced in terms of number of miles the crew has to maintain. People get to know one another better, community gardening possible, etc... I personally would live in a clustered community, especially as I get older. Also, greatly encourage fuel efficient vehicles, super insulated buildings (we live in one and they are wonderful), etc. We have a hybrid (Prius) that works very well on dirt roads, is very comfortable, safe and gets over 50 miles to the gallon.

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4 - 114

Maintaining the rural character and natural beauty while attracting families to the town.

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4 - 115

Managing growth and allowing growth to occur while preserving farmland and wildlife habitat.

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4 - 116

how to pay taxes

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4 - 118

Managing growth.

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4 - 119

urban sprawl

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4 - 121

Thoughtful and responsible long-term planning--(whether it's more growth or less growth).

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4 - 122

Keeping the mix of people

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4 - 123

Keeping it this way.

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4 - 125

increased gentrification

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26c: What is the Town's biggest challenge for the future?**

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	4 - 126
limiting growth	
	4 - 128
Biggest challenge will be controlling growth so as to maintain the rural, uncrowded atmosphere.	
	4 - 129
maintain its uniqueness	
	4 - 130
n/c	
	4 - 131
c&d: Becoming sustainable is Lyme's, THE WORLD'S, biggest challenge. We must become a community where we are able to share, trade, and buy our goods and services without having to travel. We must support our farms and help them become organic. We must find ways of heating our homes, stores, offices, schools and churches with renewable resources and we must look to new sources of electrical power. As trucking becomes less sustainable, we may have to look to rail transportation.	
All this we must do keeping in mind that we must always help those among us who are having difficulty adjusting, who are sick or in need. It will give the community greater opportunity to work together and to celebrate this exquisite place.	
	4 - 134
To manage growth at a reasonable rate, to avoid changing the town's character and also to avoid the need to expand town services at a faster rate than the tax base.	
	4 - 136
Keeping a sense of community as number of residents increase.	
	4 - 137
Keeping Lyme the way it is--but creating new avenues in to this town, socioeconomically.	
	4 - 140
Managing growth and development so that we are not exclusive and limited to people with high incomes. Improving infrastructure--town offices, transfer station. Taxes are not too high. Town should spend more for civic buildings.	
	4 - 142
don't know	
	4 - 144
Modernization without compromising what we love about the town.	

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 145

Avoid elite housing.

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4 - 146

Avoiding growth and tourism

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4 - 147

Balancing the need for housing at lower income levels is the biggest challenge I see over the next few years. On the one hand, I'd like more socioeconomic diversity, but on the other hand, I don't want to lose the town's natural beauty and cohesion. But I think it can be done.

---

4 - 148

In terms of challenges, I do feel that there is a strong distinction between the attitudes and concerns of the generational residents, and those joining the community more recently from affluent or urban settings. There appears to be a growing disparity between the "haves" and the "have nots," with feelings of resentment brewing over issues such as land use and Town policies. There are many families whose roots go back generations, that are now finding their children are being "priced out" of the opportunity to continue to live in the Town. These families, many of whom are "land-rich and dirt-poor," face significant challenges as this process evolves. Since Lyme has become so desirable to the affluent, our population is increasing resulting in rising property values, increased demand for services and higher taxes. While this growth is probably inevitable (and perhaps not undesirable), the challenge will be to balance the needs of this economically diverse population. Care and respect needs to be given to the different attitudes and life experiences between the old residents and the new. Encouragement should be given to both examples to become active and involved in Town and community affairs, so that all opinions and levels of expertise are presented and given weight. There is much to learn from each other, and net worth should not play a role.

---

4 - 149

Keep taxes down for the elderly

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4 - 151

Biggest challenge is restricting population growth and the consequent destruction of Lyme's natural areas and small town atmosphere.

---

4 - 152

keeping taxes down especially for aging folks

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4 - 154

Maintain Lyme's bucolic environment--control sprawl; keep town center; keep our dirt roads; maintain Lyme's separate identity--as opposed to being a bedroom community of Hanover.

---

4 - 155

sprawl from Hanover and West Lebanon (traffic, pollution, development)

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 156

control growth and development while keeping housing affordable to all and maintaining rural character.

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4 - 157

don't know.

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4 - 158

One of the biggest challenges will be to maintain a "wrong-side-of-the-tracks" section of town that will let workers for service industries, such as the town highway department or the police department.

---

4 - 159

development

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4 - 160

I believe that the town meeting system is not adequate to the challenges of the town, and that we must find a modification of the system to allow for a faster turnaround for decisions. When a proposal is defeated, we often have to wait an entire year to reconsider it.

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4 - 164

An issue we face in Campbell is that there are no young people from 19-35. The community is all single family, with usually no apartment units or affordable condo space for young folk. The young people are the creative force in a community and become the entrepreneurs who start new businesses. As a consequence we are trying to develop places for them to live and congregate.

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4 - 166

<comment removed>

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4 - 168

Creeping gentrification and overly restrictive zoning requirements which make it difficult for children of long-time residents to settle here.

---

4 - 169

housing "values" growth vs. no change in the housing or the services provided by town, i.e. no cell or high speed services, dump is still a dump

---

4 - 172

It does need more medium-income housing and a few more recreational facilities, such as more hiking and biking trails and possibly an indoor pool.

---

4 - 173

The biggest challenge is going to be--should Lyme choose to accept the mission--bringing the town up to speed technologically, educationally, developmentally (roads, housing, town facilities - dump, etc.) without losing the traditional quality of the town.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26c: What is the Town's biggest challenge for the future?

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4 - 174

Traffic and land use.

---

4 - 179

managing growth

---

4 - 181

I hope in the future everyone will be able to have cell phone coverage and easier/faster internet service. I hope this will be available for all residents. I also hope all residents would be able to receive cable TV -- not just the one's where it would be convenient for the company to service. In Lyme, we have many power outages. I hope somehow this could be addressed.

---

4 - 182

Trying to hold on to the people who really care about this town and land. Not just moving here to educate their kids in any high school, then leaving us.

---

4 - 183

Preparing youth for real world, small school environment is nurturing for younger years (up to 3rd grade) but questionable for preparing older students to cope with "real world." Not enough diversity.

---

4 - 184

stay rural/underdeveloped

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4 - 186

Staying up with technology (internet, cell service)

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4 - 187

population

---

4 - 188

Maintaining housing options for a wide income group.

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4 - 189

growth

---

4 - 190

Conserving the small town rural feel of the town without making it an elitist town for only the wealthy.

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4 - 191

Lyme is rapidly losing its diversity. It isn't possible to move in unless you have \$.

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 192

The biggest challenge for Lyme's future is the maintenance of the existing easy-going life style in the Town's beautiful setting while adjusting to the inevitability of increased growth. Whatever the degree of growth as the years pass, it is likely that there will be an increased demand for services. The crux of the challenge is having the resources to create the balance we all probably desire between the existing "idyllic," rural life style and the demands necessitated by growth.

---

4 - 193

I see three major challenges: getting the town's municipal services facilities properly housed at the right scale for the foreseeable future; encouraging medium and lower income housing development to maintain a reasonable social balance in the community; encouraging small-scale and specialized businesses to make a home in Lyme.

---

4 - 194

As this form suggests, it is growth and how to manage it (housing, services, etc.) without changing the town's rural character and increasing the taxes to a degree that people are forced to move out. Taxes are also a challenge, a big one!

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4 - 195

Growth, new cultural mores in conflict with traditional rural NH values

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4 - 197

To control spending so that taxes do not rise as much.

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4 - 198

Coping with an energy shortage with a dispersed population.

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4 - 199

growth and development

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4 - 200

Our biggest challenge is the mistaken idea that growth is inevitable and necessary. Our area is feeling the development pressure.

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4 - 201

expansion of people and home

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4 - 203

Sustaining a reasonably good distribution of age and income in our population....otherwise we will suffer the fate of Norwich....

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 204

The town needs to make sure that the natives are not crowded and taxed out of their homes. They have made Lyme what it is.

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4 - 205

Lyme's biggest challenge in the future will be to try to not make the same mistake that has been made over and over all around the country, and that is having urban sprawl with no overall plan. Our zoning is going a long way to stop this and we should be proud of it, but zoning does get changed when there is enough money and lawyers involved, so the town needs to be on guard. Ultimately, the only way to save land from development is to put it in conservation easements, so the town needs to continue to put easements on land that should not be developed. Lyme is way ahead of most towns in this, but it should keep going in this direction. Zoning is always problematic in that you can never please everyone, although I think not having zoning is far worse. Ultimately people have to sacrifice something to preserve land for the good of everyone else and when it comes down to it, most people don't want to do this. I see Lyme as one of the few towns in the Upper Valley that has a chance to allow growth in such a way that 50 years from now, the town will still look like a more or less rural New England town. The only way this will happen, however, is if we can put even more land in conservation easements, and not allow the zoning to be gradually changed to accommodate the people who want to make a lot of money doing development.

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4 - 206

becoming a "gated community"

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4 - 207

To preserve the very qualities which attracted so many of us to Lyme, and at the same time allow for careful development if we are to move forward, is the major challenge. As employment opportunities in the area develop, as more retirees move to the Upper Valley, these other factors will put housing pressures on Lyme. At the same time, we need to be able to keep taxes affordable for Lyme's long-term residents (not to mention us!). It is going to take a fine-tuned balancing between preservation and development.

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4 - 208

Biggest challenge is retaining that rural character as Hanover/Lebanon grow-it would be easy to end up with a lot of suburban style development (like cul-de-sacs right off Route 10)

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4 - 211

The current Selectboard.

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4 - 212

Lyme is a lovely small community right now. With the slow rate of growth and common hardships, newcomers have absorbed the existing spirit of Lyme rather than overwhelming it. The biggest challenge will be to keep growth slow so Lyme will continue to retain its charm, beauty, and sense of community (identity). Lyme residents should recognize that the town has developed in a good - practically perfect - way. Rather than seeking the imagined advantages of growth, which would threaten both the scenic beauty and strong community bond Lyme now has, Lyme should accept itself for what it is, continue and remain content to be the small but very special place it always has been.

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**Q26c: What is the Town's biggest challenge for the future?**

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	4 - 215
Should do all it can to preserve small community atmosphere.	
	4 - 216
Maintaining the small town atmosphere.	
	4 - 219
affordable housing	
	4 - 220
keeping development at bay	
	4 - 221
Lyme is now a lovely, rural community. I believe it will inevitably become the home of professionals working in Hanover.	
	4 - 222
over-development residentially and commercially	
	4 - 223
it needs more retail stores and flea markets.	
	4 - 225
Rate of change and growth. Retaining the features outlined above in the face of development pressures for new housing. Keeping the town population from growing too fast (putting too much pressure on town services, government, tax rates, etc.)	
	4 - 226
Make it so the ordinary working person can live here.	
	4 - 227
growth	
	4 - 228
Keeping the town from becoming too wealthy/aristocratic (in the sense of snobbish and selfish)	
	4 - 230
Letting the mid and low income be able to live their lives out in their own homes.	
	4 - 232
Not to grow too fast.	

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**Q26c: What is the Town's biggest challenge for the future?**

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	4 - 233
Who knows?	
	4 - 235
Cutting the school budget.	
	4 - 239
controlling growth & development	
	4 - 240
keeping Lyme the quiet, beautiful natural place it is now	
	4 - 241
Retaining our middle class! They are being forced out by high land values combined with high acreage requirements; no services; minimal services for elderly	
	4 - 244
high speed internet access; cell phone	
	4 - 245
controlling growth, preserving natural beauty	
	4 - 247
maintaining diverse, interesting population	
	4 - 248
The growth pressure from an ever expanding employment base in Hanover and Lebanon will continue to impact Lyme by increasing the number of commuters and the overall educational and income level of the Lyme population. It also will continue to attract retiring Dartmouth graduates with the income to purchase a home where they wish. The biggest challenge is how to manage growth so as not to destroy that charm.	
	4 - 249
I think the biggest challenge will be to maintain or foster a sense of town identity for people who work long hours and commute out--especially if they have no children in schools. People who have this sense of belonging in Lyme are more willing to participate in town affairs and thereby continue to building "community." Interestingly, the lively town e-mail seems to play a role in fostering Lyme identity for new and younger residents. Also, there is a challenge, or should be, of keeping the bureaucratic tendencies to a minimum. The hard-working recycling committee let this get out of hand--understandably, but.... Another example is making life difficult for the Bargain Barn and River clean-up crew. Very silly and annoying and not in the spirit of the community.	
	4 - 251
Balancing growth, affordability, and rural character.	

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**Q26c: What is the Town's biggest challenge for the future?**

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	4 - 252
balancing rural character and affordability	
	4 - 253
Growth	
	4 - 254
growth; preserving rural character	
	4 - 256
Diversity of the population, such that it does not develop into an exclusive community accessible to wealthy families and retirees.	
	4 - 257
housing for young families	
	4 - 259
Keeping all of this in balance--Yikes!	
	4 - 261
Limit tax burden on residents.	
	4 - 265
<p>Over the 20+ years that I have lived here, it has slowly changed from a town with a mix of locals and newcomers to one in which the newcomers now outnumber the locals. Zoning which favors the (usually wealthy or well-offs) newcomers has been instituted. Folks on the lower end of the economic spectrum i.e. the elderly, poor, and more likely local, have slowly been squeezed out of town. Lyme is now littered with McMansions, rising like mushrooms along ridgeline and hills. Restrictive zoning does not easily permit locals to divide their property in order to pass along or create home sites for their children. Townspeople with money or influence can circumvent the town rules and offices and do as they please. The end result appears to be that the town we have all come to love is rapidly becoming another enclave for the wealthy. We all love Lyme for its beauty, natural resources, lazy days at Post Pond, the community events like the Christmas Pageant and the holiday parades. But the town must be willing to peel away this veneer of civility and decide whether its future lies in helping all its citizens to remain here, or whether it will become a community designed exclusively for those who can afford the bill.</p> <p>Town offices are hardly ever open, much less for the working members of Lyme. Property taxes are extremely high, and annual reappraisals guarantee rates of future increase which will force out locals and those barely able to hang on. Why doesn't Lyme adapt a strategy of "making do with what it has"--just as we all have to do in our lives?</p>	

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 266

The biggest challenge I see is keeping the small town feeling here--stopping the town from becoming another anonymous community of people who move here because they love it, then want to change it so it is more "convenient" or developed.

I love that Lyme is home to such a variety of people who have varied professions. I really would miss farming in Lyme if the few family farms we have left disappear.

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4 - 267

Maintaining the above.

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4 - 268

maintaining the community and history, including ensuring the "old" families of Lyme that help give it this feel are able to stay and live in the town

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4 - 269

property taxes

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4 - 270

To achieve steady growth without becoming anything other than a dormitory suburb to Hanover.

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4 - 271

High cost of housing.

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4 - 272

To do all the things I have talked about above as well as keeping it a small town and not allowing the "big money" to take over and develop the town into something it shouldn't be.

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4 - 273

Chopping up large parcels of land, loss of agricultural lands to mini-farms

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4 - 274

Growth.

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4 - 275

keeping its sense of place and resisting growth and development

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4 - 276

Growth

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4 - 277

staying "green" and beautiful

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 282

Development and tax base: The community appears to work well at the volunteer and private contribution level to support activities that are of interest to groups. Taxes are high as are real estate costs--tilting the demographics toward the wealthy. This trend will increase over the next 10-50 years as Hanover, CT, MA, etc. push their bounds. There's a call for affordable housing--it is needed. A full spectrum of lower cost, smaller lot solutions are needed, but they must be coupled with an increase in the commercial/retail/business base to provide some tax relief for owners. If the taxes don't decrease, the population density will continue to move toward the high income/wealthy owner.

There was a design for commercial districts. The Dartmouth Highway cluster has deteriorated to condos and a non-profit school. The Nichols store faces the prospect of becoming non-profit town hall. Other enterprises have started up along Route 10--the corridor--it won't be too long before stop lights will be required near the Crossroads. The trend is toward dispersion of services (include all non-residential activities) instead of planned, concentrated pockets where access is limited and carefully configured.

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4 - 284

Not over taxing people to the point that they can no longer "afford" to live in Lyme (especially the elderly who have been a part of the Lyme community for so long.)

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4 - 285

The biggest challenge to allow for some limited growth without jeopardizing the character and beauty of Lyme. Farm families should be able to give their kids a building lot. But I don't want a bunch of "McMansions" on Lyme's beautiful hillsides. Definitely don't want any large commercial development.

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4 - 286

Keeping these qualities and diversity without running the working class out of town, and having valuable land all in the hands of tax exempt organizations with too much power.

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4 - 287

not too much development

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4 - 288

To do something community oriented with Nichol's Hardware! For the folks who want a health club, or athletic facility--could we use the Tuckaway Timber space? For those who think Lyme needs more businesses--could some offices, "light" industry be housed in the Green Mtn. Studios building. I know people want to see more development in Lyme. I'd love to see us make use of some big buildings that already exist, rather than building more.

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4 - 289

How to encourage growth in a reasonable way for ALL!

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4 - 290

to keep Lyme from serving as highway to somewhere else.

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 293

Growth should be controlled as much as possible, if Lebanon and Hanover want business and industry, they should provide more land for housing and development instead of using Lyme and other towns as bedroom towns.

4 - 294

The biggest challenge is to control the development in Lyme. We are just a parlor for Lebanon and Hanover for their business. Those towns should provide more housing, not us. The big houses that are built in Lyme, do not reduce our taxes, as I see it.

4 - 296

The problems with our zoning office. It has become unbearable to even think about making changes on our property or to our home.

4 - 297

Taxes

4 - 298

growing population, affordable, housing, taxes, ?loss of farmland

4 - 301

Developing the necessary infrastructure (as in 5a) [new town office and new transfer station]

4 - 302

affordable housing for low and middle income people

4 - 303

Growth in population. Over the years the population growth has been keeping to a slow enough pace that the long-term residents can indoctrinate new arrivals into the character of the Town rather than the other way around. We well continue to grow because it is a wonderful place to live, but we need to control the growth so we can keep our character.

4 - 304

Controlling growth

4 - 308

growth

4 - 309

I think the biggest challenge is not to lose sight of what makes Lyme, Lyme. It's the sense of community that we really need to hold on to. There are a lot of people like me, low income, who are eventually going to have to live elsewhere because they can't afford to live in their own town.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26c: What is the Town's biggest challenge for the future?

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4 - 310

Access to the internet and cell service, development, demand for housing with expansion of Dartmouth's DHMC and employees wanting a piece of New Hampshire's agrarian/village history and access to protected woodlands.

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4 - 312

controlling development

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4 - 313

The biggest challenge facing Lyme seems to be development, and I can agree with this. Letting too much occur, and you lose some of the things this town is better able to accommodate for (natural scenic beauty, etc.). By the same token, SOME development should be allowed, to accommodate better opportunities, potentially bringing more money into town, as well as perhaps keeping it here.

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4 - 314

The town's biggest challenge is growth and development.

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4 - 315

Affordability for middle and lower class families to live in Lyme and at the same time, maintaining the beauty of Lyme's landscape.

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4 - 317

Controlling development

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4 - 319

Responsible growth; affordable housing; preventing it from becoming like Hanover and Norwich.

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4 - 321

internet access

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4 - 323

taxes, cell service, internet service

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4 - 324

Property taxes; high-speed internet access; cell phone coverage

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4 - 325

Preserving the mix--keeping "real" people here while welcoming new ones.

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4 - 326

Taxes.

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 327

Keeping our rural character intact making zoning understandable. Keeping zoning to preserve population size, quality of life, wild/undeveloped areas - less restrictive as to length of driveway and other "individual taste" initiatives.

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4 - 328

Lyme is a town that is beautiful on the outside, but its character is dying on the inside. The diversity of people that gives Lyme its character is disappearing as the town becomes one where only the exclusive and the wealthy can afford to live. In the future, there will be far less families that have lived in Lyme for multiple generations as their children cannot afford to stay in this town, nor can working class folks afford to move to Lyme.

At first glance, Lyme appears to have a balance of all income classes in its housing; but that is only an illusion. The lower income housing in Lyme is from existing inventory and is being eliminated as affordable houses are bought for their lots or homes that are extensively upgraded. Further, most of the most valued homes in Lyme are folks that have lived in those houses for years and in many cases before our restrictive zoning was enacted. Absolutely no affordable housing has been added this century in Lyme.

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4 - 329

growing carefully

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4 - 333

Continuing the rural nature of the Town, while also doing our fair share of providing affordable housing for lower income families.

Obtaining high-speed internet access and complete cell phone coverage.

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4 - 335

Keeping its integrity while allowing some growth.

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4 - 336

Not allowing people to build on existing home sites. These situations are in large part poor family members who then live basically in shanties and very often take no pride in visual cleanliness of property or physical. They are often a negative socially by observation--interesting to see how police blotter quantifies this.

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4 - 337

Growth and taxes.

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4 - 339

trying to change the town

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4 - 340

Managing growth to limit its scale (i.e. small scale incremental growth, not 10-lot subdivisions); preserving and protecting land; maintaining economic diversity in our population; encourage small-scale businesses

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 341

Managing development/growth and keeping the rural, small town feel.

4 - 342

Not becoming an enclave for the wealthy. Retaining its small town feel and community spirit. Keeping Lyme affordable.

4 - 343

Community involvement is a big challenge. People don't participate only if directly involved such as Memorial Day. Want activities to happen, but don't want to help or attend. Also, building a sense of community, new people don't know their neighbors. They don't seem to care about their neighbors needs or struggles; new people coming into town don't know how to be involved nor do they want to participate.

Most of the land in town is in conservation so there aren't many places to grow. Large estate type homes are dominating. However, one acres is too small for water and septic. Zoning is too restrictive--too many rules and procedures. You have to get permission to do anything. Yes, need more commercial opportunities. Lyme shouldn't be only bedrooms.

4 - 346

staying small and quiet

4 - 347

Affordable housing and keeping taxes manageable for middle-income households.

4 - 348

Creating a diverse and vibrant community--not a retirement town.

4 - 349

The town's big challenge going forward is preserving these desirable qualities in the face of significant developmental and economic pressures. Lyme's proximity to the Hanover/Norwich area makes it vulnerable to housing development and inflation of existing housing costs as people priced out of those two towns look for cheaper options while being able to remain within a reasonably short commuting distance from them. Lyme's restrictive zoning serves as a bulwark against unrestrained development. In addition, the relatively large amount of town land deeded to conservation, I am told Lyme leads all communities in the state in this regard, limits opportunity for expansion. However, this comes at a cost. Limited opportunity to develop means restricted possibility for expanding the town's tax base. Without more residential or commercial development, as rising costs for services and infrastructure put upward pressure on taxes, each existing household will bear a bigger burden rather than spreading it across a bigger base. This will be problematic in particular for lower income families, young families starting out or older people on fixed incomes. This model of a relatively small population assuming an every-increasing tax burden will not sustain the socio-economic diversity of Lyme as we know it. Reducing services (police, fire, roads, library, etc) and school funding will not be acceptable, in the eyes of many townspeople, as a way of keeping property taxes in check. But if property taxes are not kept in check, people of limited means will be under pressure to look elsewhere for a more affordable housing situation. That could render a very beautiful community with a very homogenous population of wealthy professionals and second homers.

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**Q26c: What is the Town's biggest challenge for the future?**

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4 - 350

To minimize and curtail over-development and fast paced, denser population growth. To keep housing and taxes reasonable and affordable. For me, one of the saddest things in recent years is to see what is happening to farms, farmers, and their families. It is unfortunate to see native citizens faced with the struggle to pay ever-increasing property taxes to keep and maintain land that has been in their families for decades. No one should have to be driven from their home because they are land rich, but do not have the income to sustain what has been theirs for centuries. But our current tax structure in New Hampshire has done just that.

The property taxes since I have been in my current home have doubled. Since the state is so-structured that taxes are derived primarily from property value assessments, it places an inordinate burden on those of us whose income cannot keep pace with these spiraling property values. The purchase of land and property is a one-time acquisition that, in itself, does not create income (unless, ironically, one has to part with it). Yet its value continues to increase while ones income may not. Property assessments are arbitrary and subjective. What once someone could easily afford, they now find they cannot because of the taxes. There is something wrong with this. In recent years, this area's housing values have been artificially inflated. They are totally out of scale and inconsistent with the areas economic opportunities and income. In addition, while the older, limited-income residents have struggled to remain here in Lyme, it has become apparent it is going in the direction of becoming an exclusive town of highly affluent people which continues to drive up housing values. I would not like to see Lyme turn into a "Westport, CT." I do not know what we can do to fix that, but I still feel the need to express my consternation to a real problem that has had a negative impact in my view, creating a hardship for many people. Property taxes are unfair because they are biased and have nothing to do with one's ability to pay. They are also inequitable because not everyone pays into the system. For example, adult, able-bodied employed children living at home with parents do not pay their fair share. As property values remain the predominate source of tax revenue, and until major changes are made in the state's tax structure, property taxes will continue to have a detrimental effect on the welfare of many of our citizens and how they are able to manage their lives. With the current cost of gas and fuel oil, it's hard to keep ones head above water.

Another challenge is the town's municipal buildings. I was hesitant to check that Lyme "should" undertake capital projects because doing so increases an already high tax burden. While I see the need for and support future town office relocation, I do not know if we need to build new public buildings at the taxpayer's expense. It is a real dilemma. I would like to see a more conservative approach. Finding an existing structure is far more sensible given the exploding cost of building materials today. However, I do not know enough about what the options are. As we all have to budget our personal expenses, and make sacrifices, so does the town. We all have to live within our means.

I feel that a higher population increases the tax base, which can be a good thing, but also adds new burdens for additional services, thus higher taxes. However, I am realistic enough to know more development and population growth is inevitable. I would like to see a slow, managed growth in Lyme. I would like to see more affordable housing available along with cluster development and housing for middle income citizens which preserves more open space while combined with the higher end development. I would prefer that Lyme maintain a mix of socio-economic backgrounds and remain a community of townspeople from all walks of life.

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4 - 352

Keeping its "home people."

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**Q26c: What is the Town's biggest challenge for the future?**

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maintaining the sense of community and ability to exchange views on a one-to-one basis.

4 - 353

Businesses.

7 - 1

Trying to keep it the way it is.

7 - 2

building the village centric small businesses up to where Lyme feels more like a town that supports basic needs. Could include businesses like hardware (of course), diner, laundromat (for renters esp.), etc.

7 - 3

Keeping taxes within reason and keeping the town accessible to those with moderate and low incomes.

7 - 4

Finding a balance and consensus among a broad spectrum of needs and interests. These include, but are not limited to: housing for people of diverse backgrounds and incomes; controlling development so as not to impact negatively on the rural nature and scenic beauty of the area; keeping Lyme affordable.

7 - 6

Balancing these (above) assets with growth that enables long-time and low-moderate income families to stay in/move to Lyme. Many beautiful parts of Lyme have been conserved -and going forward we'll have to seek a balance between conserving more land and developing wisely - i.e., clustered development that shrinks house lot size but maintains some open space. Developers should also be required to build "affordable" units as part of any development plan. Otherwise Lyme will look like Norwich before we know it.

7 - 8

Losing the above

7 - 9

I think the biggest challenge for the future is the means to keep our young people from leaving the area.

7 - 12

However, taxes for me as a widowed woman, on fixed income, are very high. I hope that I can continue to live here because I have grown to like it very much.

7 - 13

Keeping it quaint, but yet continuing growth as we have no choices.

7 - 14

Staying a small town.

7 - 15

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**Q26c: What is the Town's biggest challenge for the future?**

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	7 - 16
Stay rural	
	7 - 17
Slowing growth. Improving the elementary school.	
	7 - 22
To keep from taxing residents from their homes. Not an easy task for a population that demands as much as we do. Choosing educational opportunities that we can afford. If people want more, they can pay what might amount to a user fee.	
	7 - 23
Making everyone happy/satisfied with low costs would be a great challenge.	
	7 - 26
Staying as it is - not becoming like Hanover or West Lebanon or worse, Long Island.	
	7 - 27
No condos.	
	7 - 28
Controlling taxes and reasonable growth.	
	7 - 29
Relocate town offices near green.	
	7 - 30
Taxes. Schools.	
	7 - 31
Retaining what is good while meeting needs of younger families.	
	7 - 32
Our biggest challenge is how to be inclusive in our growth and yet keep our rural environment.	
	7 - 34
Handling population needs. Listen to the residents. Observe closely what is happening elsewhere.	

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**Q26c: What is the Town's biggest challenge for the future?**

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7 - 36

To stop the alarming trend of this community becoming a one strata town. A Stepford town with nothing but the wealthy, educated, privileged allowed. We have already lost so much of the richness of Lyme. This town occasionally seems to care more about trees and plants and birds and it does its people and although I absolutely think those are important, I feel the people are its greatest resource and that certain segments of Lyme have already been priced north to Piermont, Haverhill, Woodsville....

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7 - 39

Don't know

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9 - 2

keeping Lyme beautiful

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9 - 3

Maintaining its rural character and scenic beauty

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9 - 4

The Towns biggest challenge is to get the real estate taxes lowered so people who are not wealthy don't have to move to escape the taxes.

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9 - 5

To retain its local population is important. Lyme's character is defined by the old families who carry on traditions and history. A rapid growth rate would be bad for the town. Newcomers in large numbers begin to want the town to have all the services and conveniences of the places they came from.

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9 - 6

Maintaining a manageability of town government relative to a defined quality of life for its residents. To maintain manageability it is necessary to consider the numbers: the numbers of citizens, numbers of resources (monies / budget, land, water, etc.), numbers of services needed. The quality of life of the town and of the residents needs to be defined. Such a definition ought to include factors such as: environment (air, water, natural resources); individual's issues such as physical (safety, health, ageing), emotional (security, climate of trust, charity, love). There needs to be a balance between the numbers referred to such that managing the town results in meeting the agreed upon agenda for a quality of life style of governance.

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9 - 7

To maintain town services without overly taxing high end property owners.

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9 - 8

Maintain town services on a fair share basis - Need to impose an income tax in State and not totally a property tax. \* Against creating a low income housing niche without the job infrastructure to provide in town jobs - need to attract more commercial/retail business base to provide jobs for those that will take advantage of the \_\_\_\_\_ of low income housing

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26c: What is the Town's biggest challenge for the future?**

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	9 - 10
Housing	
	9 - 11
Growth	
	9 - 12
Growth that is managed well & out of control taxes	
	9 - 13
Avoid over-development. Preserve its unique qualities & character.	
	9 - 14
Keeping the rich out and make it affordable for low and middle income people.	
	9 - 15
How to maintain the town's integrity with the growing population of wealthy immigrants.	
	9 - 16
The greatest threat to this special town is increase in population and development of forest lands for human desires.	
	9 - 17
Snob zoning	
	9 - 18
tax control	
	9 - 19
Too much growth and loss of its unique nature. Growth. Taxes for new services	
	9 - 20
Managing growth. The last place I lived fell victim to over development. The result was higher taxes, crowded roads and a complete loss of its rural character.	
	9 - 21
Keeping it this way.	
	9 - 22
Clearly-its growth	
	9 - 24
Tax levels	

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**Q26c: What is the Town's biggest challenge for the future?**

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9 - 25

We need to work on our departments - most importantly the highway garage. We have many employees, equipment, and now a large expensive building. The roads are being poorly maintained (in some cases not maintained at all...and please do not use Mr. Stearn's stroke as an excuse...we have had plenty of time to better service since then!) Do we need more of a leader in this area? Maybe someone to re-use materials instead of giving away to homeowners as fill? Is this not costing us money? We have spent a lot of money for this department lets start to see them take better care of equipment and building. I think that I would be more open minded about expanding fire/police or town offices if I knew that that building was going to be taken care of. As it stands now the highway department garage is poorly cared for, and it makes me hesitate to build another if the town officials/town offices are not going to encourage and demand dept heads to maintain their space. It would be wonderful to have a better way to alert community members of public meetings. Maybe even plan meetings for times that working folks can attend.

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10 - 1

Maintain it's character

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10 - 2

defending its present course of responsible zoning; avoiding becoming a gentrified town; too many high priced homes going in

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10 - 3

allowing reasonable growth without sacrificing scenic beauty

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10 - 4

Maintaining current atmosphere

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10 - 5

Meeting the needs of diverse population

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10 - 6

Maintain/provide diverse socio-economic population without allowing spoilage by large developments

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10 - 7

Keeping growth to a minimum or planning growth wisely; maintaining the character of Lyme.

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10 - 8

widening gap between haves and have nots

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10 - 9

Making it possible for young families and elderly to remain in town.

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10 - 11

controlling growth rationally

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**Q26c: What is the Town's biggest challenge for the future?**

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	10 - 12
Preservation of the past while allowing the future to come	
	10 - 13
Development... expansion...How long can we do without a high school? How do we preserve our rural character without becoming "Hanover-like"?	
	10 - 14
Keeping Lyme accessible to moderate income and low income people, not to mention Lyme natives.	
	10 - 16
Keeping noise levels down on construction equipment, specifically huge dump trucks careening through town with obnoxious loud specialty mufflers.	
	10 - 17
Not the biggest challenge, but why cant we keep cars and trucks from speeding through town? It shatters the feeling of the town.	
	10 - 18
All writing on ballots should be written in plain everyday language so you do not have to take a lawyer into the voting booth with you to understand what you are voting for. Also if you ask me to put 75% of my land into conservation in order to build a house and no tax break for the 75% I would not do it. That sounds like blackmail tome and illegal.	
	10 - 19
High Taxes	
	10 - 20
Growth	
	10 - 21
Preventing urban sprawl, but still letting the town grow. And keeping the town taxes from increasing, the taxes would bankrupt a farm especially an dairy farm.	
	10 - 22
subdivision and development	
	10 - 23
Keeping development appropriate and conserving the farms that make this town NE historic	
	10 - 25
The town should not spend a great deal of money on Town offices. If space is really an issue, the town should rent Nichols Hardware bldg..	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26c: What is the Town's biggest challenge for the future?**

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	10 - 27
Affordable housing and taxes	
	10 - 29
Keeping the character that makes Lyme; and the farms...	
	10 - 30
Equitable growth - Current zoning is famous for being too strict. Also upgrading the towns facilities is an obvious challenge.	
	10 - 34
Keeping taxes affordable.	
	14 - 1
Keep taxes down	
	14 - 2
Maintaining some diversity -not to become a retirement or second home town- though both are good for the tax base.	
	14 - 3
To remain affordable for people to live here	
	14 - 4
Responding to change. We are a community in transition.	
	14 - 5
not getting too big and too expensive for average folk	
	14 - 6
Infrastructure, especially road maintenance and Post Pond usage	
	14 - 7
none	
	14 - 9
keeping this rural quality	
	14 - 10
controlled growth	
	14 - 11
Peoples' wants rather than actual needs and to realize growth will happen - it's reality	

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**Q26c: What is the Town's biggest challenge for the future?**

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	14 - 13
Improve tax base- lower property taxes	
	14 - 14
The biggest challenge is to keep up with the newest technology without compromising our rural character. We must also be unafraid to experiment and willing to accept certain changes.	
	14 - 15
to NOT become an elitist mini society with only financially privileged individuals. It takes all kinds of people to create a community and all should be respected.	
	14 - 17
The town must embrace technology for all its citizens - high speed -and cell phone availability. This is a safety issue as well as an economic infrastructure question.	
	14 - 19
open space	
	14 - 20
Restructuring growth/ lowering home prices to REASONABLE levels/ more non-essential businesses (a co-op type gas station/food place would be great!)/ a restaurant/bar non-affiliated w/B&B and open past 6 p.m./dentist and or doctor offices/ coffee shop/ boutique types	
	14 - 22
maintaining rural character while providing more facilities for the residents	
	14 - 23
A. Managing the pressure of development; B. keeping the public school good; C. Internet access.	
	14 - 24
manage growth	
	14 - 28
Staying the way it is, and not expanding beyond itself	
	14 - 29
Continue to provide opportunity for town wide participation. Could Town Meeting be planned so more working folks could attend?	

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**Q26c: What is the Town's biggest challenge for the future?**

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14 - 30

biggest challenge - growth, maintaining and promoting diversity, as the area around us grows - traffic; I am an advocate for a good system of bike paths because our children live in a safe environment and could walk and/or bike to school if their safety could be assured ; childhood obesity is a national problem and one way to help is to keep our kids active. Currently biking on Dorchester Rd. and on Rt. 10 and East Thetford Rd. is dangerous.

14 - 31

staying the same while meeting the needs of its residents

14 - 33

being down to earth

14 - 35

keeping the small town qualities while still growing as a community

14 - 36

how to handle growth

14 - 37

growth/development

14 - 38

Not being caught up in feeling obligated to making housing and development accessible to all and then destroying the very character that sets Lyme apart from other NH towns - rural, quiet, open spaces, protected areas.

14 - 40

"Old-timers" and "newcomers" alike need to be sensitive to the needs and feelings of their neighbors so projects which throw the different groups together are helpful vehicles (example: trail maintenance, holiday activities, bravo Lyme Listserve and Lyme Habitat for Humanity.

14 - 41

Challenge will be to maintain the rural character and the relatively slow pace.

14 - 43

Keep community spirit

14 - 44

To keep Lyme SAFE!! And help the farmers in Lyme to keep going, with lower taxes. You are going about this all wrong. You are only hurting the farmers. You are forcing them out with the high taxes!!!

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**Q26c: What is the Town's biggest challenge for the future?**

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14 - 45

The greatest challenge is to conserve the heritage in the face of regional population growth and increasing economic pressures to develop, both from within and without

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14 - 46

Natives who want to stay ere and can't because they can't afford the TAXES

---

14 - 47

Managing growth so that it happens in small and well-thought-out increments; and so that it takes into account the needs of needier citizens along with the many affluent residents.

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14 - 48

to remain "current" without losing the above

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14 - 49

Keeping the blend/balance of housing for all income levels.

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**Q26d: What should the Town do to address this challenge?**

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	2 - 4
Find a way to keep enough housing accessible	
	2 - 5
Smaller lot size - cluster housing in cul-de-sacs & shared services, i.e. septic, well etc. Making those who move here from a city environment realize that a small town can not provide the same services they are accustomed to in the city. In many instances those who seek a friendly village and a slower pace of life are the ones who are driving it away from their demands. Good school system for our young people should be a top priority.	
	2 - 6
Make sure only quality businesses and home come in/up.	
	2 - 7
Use common sense as a guide to flexibility. Get rid of the junk auto dumps all over the place.	
	2 - 9
allow more growth; controlled/encourage in current population centers	
	2 - 10
Allow more growth; controlled/encouraged in current population centers	
	2 - 12
Redo the zoning ordinance so as to allow more modest minimum acreage requirements, especially in the forest and Mountain District. Modify the Steep slopes district - there's no reason that housing can not be built on sloping land; the Europeans do it all the time and hence reserve the flatter sloping land for farming.	
	2 - 14
Realistically and very carefully. While the town will grow I do not think we want it to become a West Leb. Or White river Junction. Property tax - huge concern! I worry about folks who have lived in town forever but cannot afford rising taxes. It would be a terrible shame for these folk to be forced out of their homes because of over-inflated housing market 'values'!	
	2 - 20
Resist opening loopholes for development that sound good on paper, but have unforeseen consequences that could ruin the town	
	2 - 21
I do not know	
	2 - 25
Keep a check rein on spending	

---

**Q26d: What should the Town do to address this challenge?**

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2 - 26

Maintain/increase restrictive zoning. Do everything legally possible to minimize existing lot divisions.  
Encourage expansion of conservation easements

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2 - 27

This is a great start. Lyme is full of smart, thoughtful people who care deeply about its future. I'm confident we can come together as a community to arrive at creative solutions.

---

2 - 28

Continue zoning controls

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2 - 32

Encourage population stability. Encourage small-scale commerce. Encourage re-use of existing housing.  
Discourage rural sprawl.

---

2 - 33

cut some things back

---

2 - 34

Reduce spending. Eliminate town meeting in favor of ballot voting so more residents can participate

---

2 - 35

Nothing

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2 - 36

Limit new growth! - allow only selected subdivision, give tax breaks based on age and the time the individual has owned and lived in the house. Someone who has lived in a 200 old year home for 50 years should pay less than one who has lived a year in a one year old home

---

2 - 37

Manage changes slowly

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2 - 38

Look at towns that have been through this already. Develop the "down town" part of town to keep traffic down and allow business to grow. Work with larger land owners to keep their properties "open" to public. Allow "locals" to divide their land among family to make affordable housing for their siblings. Prevent the town from pricing out the people that built Lyme and grow slowly, mart and steady.

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2 - 39

Employ our zoning to accommodate some of these needs. If Lyme is to grow, it must have more families that can afford to live here.

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**Q26d: What should the Town do to address this challenge?**

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2 - 40

Be clear about the town's WANTS and NEEDS! For example, do we really NEED as much police protection as we have? Do the roads need to be so heavily salted that my dogs can't go for a walk because the salt burns their feet? How can we hold costs down rather than looking for what else we should have to be more like Hanover or Norwich?

---

2 - 41

Many Town Little Meetings

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2 - 42

Strict Zoning

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2 - 43

how to address these issues requires some thought, brainstorming with others and reading on the subject. I haven't got that far.

---

2 - 44

Careful consideration of geographic and economic impact of growth opportunities.

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2 - 45

Use common sense, resist pressure from groups with specific agendas.

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2 - 47

Could the town (or a non-profit agency of it) assist lower income buyers or purchase modest houses as they come on the market and rent them?

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2 - 49

Pay attention to what's going on, listen to what's being reported and act on it now! Later will be too late. Make sure this information gets where it really needs to go.

---

2 - 50

The town needs to make sure that local people with deep roots in Lyme are not driven out by property taxes. Zoning restrictions need to be re-evaluated as indicated by issues raised at Town Meeting.

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2 - 53

The budget committee needs to closely monitor tax increases - especially those engendered by expansion of school, and town facilities beyond what a town of less than 2000 people needs. New and larger do not always equate to better. While it isn't necessary to create many small lots for housing, 2-3 acre lots should be allowed in more areas of town that are already residential. The neighborhood tax that is applied should be reconsidered for those owning smaller homes in a section that has seen large homes built. This increase in tax for the small home owner seems another place where Lyme has become less affordable. A \$6000 tax bill translates to \$500/month - for many this is a burden.

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**Q26d: What should the Town do to address this challenge?**

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2 - 56

That people shouldn't have to pay outrageous rents & have more affordable rent for people to afford to live within their means,

2 - 57

Reasonable, fair, but strict planning

2 - 59

Educate all resident about: -growth and its complexities and imperatives. -conservation. -setting realistic and measurable growth goals. -preparing an actionable plan.

2 - 60

Relax the zoning rules and planning board rules so that people in Lyme won't feel that 'they' can tell everyone what to do.

2 - 61

Have to minimize services & encourage volunteerism

2 - 62

Don't change zoning

2 - 63

Do not encourage development. Allow small-scale housing development only, but slowly and carefully so the character of the town isn't changed rapidly.

2 - 65

Don't approve any petitions for growth of any type - why wreck a good thing? People live here for a reason & your property's value is tied to that reason.

2 - 66

Take care of this (High tech)

2 - 67

Perhaps there are some home financing programs that the town could become connected with.

2 - 68

Conserve

2 - 69

Cut budget Town & State. Encourage income tax

2 - 70

Continue to regulate building

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26d: What should the Town do to address this challenge?**

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2 - 71

Zoning that doesn't encourage only McMansions & 2nd Homes.

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2 - 72

The town must grow, but needs to preserve itself. Business is good, condo and cluster housing is okay, but all need to keep environmental impact minimal. Only lighting approved by the (blank) should be allowed. Cluster housing must preserve adequate free space. But we need the future. Let's plan for cell towers before the state tells us we have to have them for the emergency response infrastructure. I called the "local" cable company before having satellite receivers installed. "When will cable reach Lyme?" I asked, "Not in your lifetime" they responded. Lyme needs to plan for the future and preserve itself.

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2 - 74

Encourage more zoning options for housing

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2 - 76

Keep zoning tough

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2 - 78

The zoning should be lenient enough to allow medium-sized homes on medium-sized lots. This would preserve the range of incomes that has been a characteristic of Lyme. Large landowners have tax advantages - current use - that makes smaller landowners carry a greater tax burden, There needs to be some equalization of the tax burden.

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2 - 79

The town should discourage growth of a commercial nature... encourage open woods and fields. Allow as little building as possible either residential or commercial. Our services need not be expanded, just maintained as they are now. Developing a richer place, not a bigger place should be our goal.

---

2 - 80

Slow the growth of high-end houses and second homes.

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2 - 82

Enforce speed limits rigorously (try driving 55 on Rt 10 and see how many cars pile up behind or pass you in a mile). Discourage recreation that involves motorized vehicles such as snowmobiles, ATVs, Motor Bikes.

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2 - 90

Encourage farm economy!

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2 - 91

Not sure

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**Q26d: What should the Town do to address this challenge?**

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2 - 92

Maintain the present zoning ordinance and make it extremely difficult for outfits like <names removed> to run our town. We are growing fast enough

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2 - 96

If you want to be a "park land" then you need to hire a professional conservationist to lead the future planning/development of a "green" community.

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2 - 97

Raise taxes if necessary. Ask for donations -- I don't know for sure but I am certainly willing to pay a bit more in taxes to make sure the town maintains the small town character (I don't want to - but am willing to)

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2 - 101

I think the current zoning laws are overly strict. I do not like the trend in the U.S. to plunk a house down on large lots. This wrecks the environment. I prefer clustered housing, co-housing, co-ops and other "village" style development that provide safe, comfortable, and affordable (small) homes for those with the need or interest in living in Lyme. Our population is the U.S. is aging. So older people will need modest, single-level homes. I would love to bring my aging parents to Lyme, but there are no appropriate units for them, and Lord knows I can't afford two houses in Lyme. Also, my husband and I, when we were single, both rented in Lyme. At the time, there were very few affordable options and I think that's still true. We would like to be able to add an apartment in our own house, eventually, but are daunted by the zoning regs. And restrictions. Overall I appreciate the spirit of the zoning rules, but where they make it necessary to build on large lots, restrict multi-family home units (which can be done well) and prevent areas that are not otherwise naturally redeeming to see some modest construction.

Another issue is traffic and transportation. We are not far from Route 10 and hear the roar of the road almost constantly - trucks, Harleys (there should be a noise ordinance!!) and commuters. Many VT dwellers come over our bridge each morning & down River road - they drive fast and furious. Many Vters come down 10 to avoid the Ledyard Bridge. In the evening, flow is reversed. The traffic is a real safety and noise concern of mine. (on the other hand, more businesses to capture our dollars might not be a bad thing) Oh, and I really wish they wouldn't drive 65-70mph on Rt 10!! Maybe more policing to enforce the speed limit would help. Finally, I'll put my 2c in about Internet access. I work as an IT professional, and so does my husband. We need to be able to work from home, but have almost no options from our house (just 200 yds off Rt 10) Meanwhile, my parents in Podunk, Maine have DSL. My friend 5 miles up a dirt road in Cornish has DSL. What is up with Lyme that they (phone company) won't put in access. We are also dismayed by lousy cell coverage. Often there are accidents on our road and people have to bang on our door to call 911. It's the old-fashioned way and it works, but it feels un-necessary in this day and age. Thank you for listening. I really love Lyme - wouldn't want to live anywhere else. I love my neighbors (even though we have wildly different politics) and my community. As a couple with no kids it's hard to meet people but we're slowly getting to be Lymies. Thanks again.

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2 - 102

Allow more businesses to pay taxes

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2 - 104

Too much land in land use not paying taxes

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**Q26d: What should the Town do to address this challenge?**

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2 - 105

To preserve open spaces Town should acquire and protect land before it disappears. Commercial district should not be expanded. More use of existing buildings. Could town offices utilize space at Nichols?

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2 - 109

1. Internet access - encourage a communications company to wire the whole town in exchange for a monopoly of X years. 2. Don't know how to solve the tax problem

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2 - 112

Zoning

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2 - 113

Acquire and make the place on Rt 10 that used to be an import/export business into affordable housing -- mix of low rental and regularly priced apartments and/or condos. Acquire more land there to continue expanding it for village housing. Perhaps have town offices there instead of Nichols but not if it would exclude chance to develop it for housing!

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2 - 116

Not allowing as much as they have will not get funding if it keeps going

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2 - 117

Establish some sort of residency requirement before they are eligible to participate in local government.

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2 - 120

Build new elementary school

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2 - 121

Build Tower

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2 - 122

Use common sense. What would you do at home?

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2 - 127

Tax

---

2 - 130

limit

---

2 - 131

I think the zoning regulations are ridiculously tight and picayune beyond description. Some flexibility is required rather than rigid footprint requirements

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**Q26d: What should the Town do to address this challenge?**

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2 - 134

Regulate government spending, increase taxes on large oversized houses, alternate funding for schools

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2 - 135

Discourage development. Let Hanover, West Leb & Lebanon develop. They are already a mess

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2 - 137

Cluster housing, but provide a larger area not touched. Limit 5 to 8 duplex per 10-15 acres. 1 house per 2-5 acres

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2 - 142

Disband them

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2 - 143

The town should do less. To do more only increases the egos of self righteous town "fathers" and increases the property rate so those of us of reasonable income or below are forced out.

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2 - 145

Zoning

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2 - 147

Change the zoning to allow houses on small lots (as per Tom Toner & Arend Tensen's suggestions) How about a trailer park? Better than "Housing for Humanity"

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2 - 150

Stay flexible, not go overboard in any direction. Last town we lived in, developers owned the permitting office. Development was accelerating & McMansions on postage stamps on lollipop drives (But "dedicated" as public roads) Just Nuts. If it is a dead-end, don't accept the dedication as a public road - let it stay a condo/shared driveway. But stay flexible on permitting exceptions to zoning. & don't go nuts with new services, new "features" - we can keep taxes from skyrocketing, encourage volunteerism - for making improvements to trails, pond area & such. Bottom line - it ain't broke so don't fix it.

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2 - 153

Keep political dialogue going, seeking participation via committees, this survey etc. are all good. Reasonably tight fiscal policy a must. Need to keep fixed income and young families in mind. Encourage and expand use of existing facilities for arts and athletics rather than build costly new ones.

---

2 - 155

Change zoning laws to enable more mixture of various income families.

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2 - 156

Allow strategically placed, small areas scattered about + near villages for low-moderate lots. Do not create one concentrated or "hidden" ghetto. Stay family-orientated but have a few more apartments.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26d: What should the Town do to address this challenge?

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	2 - 166
Not sure.	
	2 - 167
Actively zone for & seek developers of low to moderate income housing	
	2 - 169
Limit housing to individuals (NOT developers)	
	2 - 170
Manage growth	
	2 - 171
Create some - instead of the HUGE McMansions build homes that will sell below 200K	
	2 - 173
Improve its reputation as an arrogant town board catering to arrogant residents. Seriously - the things I hear about Lyme from friends living in Hanover, Norwich etc. are unfortunate (at best) and don't bode well for Lyme. If the town is trying to slow growth & keep people from moving here it's been quite successful!	
	2 - 175
Refuse to include the liberal (Socialist) in town management + affairs.	
	2 - 176
Undo the foolish spending of the past many years	
	2 - 177
Find alternative means of funding the costs of Lyme & the state of NH. Look to California system of property taxes. NH should have an income tax.	
	2 - 178
Housing prices will always be determined by market forces so it seems impossible for the town to provide low income housing but perhaps the town can assist low income home taxpayers in some way. Also converting some large existing building into rental/condo units would help.	
	2 - 181
Favor cluster development, restrict commercial growth to Rt 10 area, use common sense rather than convoluted & complex solutions	
	2 - 184
Allow all low, mod, high income people to build a home and raise their family here in Lyme, live and let others live, rich or poor.	

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**Q26d: What should the Town do to address this challenge?**

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2 - 185

Assessing property values so that those with mini-mansions pay their share and give more benefits to the farmer.

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2 - 186

Scheduling

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2 - 190

Dialogue & inquiry of residents (i.e. this questionnaire) what are priorities & preference. Seek to attain an approach of consensus or compromise.

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2 - 192

Not sure. Strict zoning perhaps. We need to agree on what Lyme is and what we (the people who live here) want it to be.

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2 - 193

Keeping land open for recreation by encouraging people not to post their land through tax incentives. I feel that we should also help maintain farms by giving a tax credit for land under tillage or grazing. I feel that our zoning regulation is too inflexible and that the planning and zoning boards do not try to help citizens accomplish what they want. Without being adversarial it seems that most zoning and planning changes are to tighten the screws, making it harder and harder to build a home in Lyme. I am in favor of clustering houses and having more open land. I don't feel large lot requirements are good. Better to keep houses close together and not in the middle of big lots breaking up the land. I don't agree with many of the driveway requirements.

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2 - 195

The wealthy residents should contribute more towards the taxes and emergency fund! I would love to see Nichols hardware turned into a fitness center/senior center/community center and volunteer-based health center (run cooperatively). I live off the grid and would feel much safer if I had cell phone reception in case of emergency. No phone service now! This is the 2nd survey I have filled out and returned -- not sure why they didn't get the 1st one?

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2 - 196

Hire new police force

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2 - 198

Encourage dialogue (like this) between older residents and younger families, new residents and those who have been here for a long time. Recognize that private citizens can do a lot, if motivated - recent examples include the Academy Building/Lyme Historians, Lyme Nursery School's, Crossroads School, growth of Lyme Foundation, Those Guys and many of the services to the community quietly provided by the Lyme and Lyme Center churches. Consider ways to better introduce new residents to the town, its history, its advantages and its responsibilities and opportunities for service. Q6b: Town should set a goal of doing one Habitat for Humanity house in Lyme each year. Q12: We should know in a small town, the number, conditions, needs etc of the senior population. (70 and above?) Through voluntary efforts we could probably do more.

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**Q26d: What should the Town do to address this challenge?**

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2 - 199

Install careful planning/policies for growth; using feedback like this survey. Make affordable housing a priority; located in existing villages. Promote support for small businesses - internet access. Promote transportation, other than single driver cars - Bike paths/Bus services. Look at the pressures Norwich has experienced -- Don't overbuild for school/community capital projects. Keep major capital expenses to a minimum, to enable affordability. Utilize private groups, such as Lyme Foundation to generate enhancements . Utilize sustainable practices in Community projects modeling best approaches for energy conservation etc.

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2 - 200

Provide affordable housing.

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2 - 201

no development

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2 - 203

Change zoning rules

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2 - 206

Hold firm to current zoning

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2 - 208

Careful "long range" planning that involves all of its citizens.

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2 - 209

Careful long-range planning to allow growth for low and moderate incomes in attractive, natural settings.

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2 - 210

Reduce property taxes/ starting to get too high for the average house income.

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2 - 211

Work with the people - to meet the needs of all.

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2 - 212

Encourage cluster development in villages.

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2 - 213

I honestly don't know, I just hope that Lyme can continue to be a place where a low to moderate income family or an elderly person on Social Security can enjoy rural small town living.

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2 - 215

Strict zoning.

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**Q26d: What should the Town do to address this challenge?**

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	2 - 216
Restrictions on new construction and planning of town.	
	2 - 218
By being careful with zoning rules.	
	2 - 220
NH "current use" law not fair to land owners under 13 acres. Lyme should evaluate how much land is in current use and what % of taxes come from various zoning types.	
	2 - 223
zone for housing density that avoids chopping up large, otherwise unfragmented land.	
	2 - 225
Do not encourage growth & use the resources we have to keep the natural beauty as it is. Small professional business (needing internet access) would be an ideal way to grow the tax base without large drain on town resources or large impact on small town life.	
	2 - 228
Public forums/meetings.	
	2 - 229
Prevent it	
	2 - 234
Think ahead - employ a town planner.	
	2 - 235
Develop high standards for school especially at middle school level. Set the bar high. Zoning standards.	
	2 - 236
Establish a historical commission and an Architectural Review Board.	
	2 - 237
Intelligent overseeing of Proposed growth	
	2 - 241
Zoning rules should remain strict so that uncontrolled development will not occur. Many long-term residents are threatened by the growth of the value of their homes & the resulting increase in property taxes. Others will be motivated by greed to push for looser zoning. We need to limit the growth of costs wherever possible to keep property taxes down. We should also increase the support given to low-income older families in reducing this tax load.	

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**Q26d: What should the Town do to address this challenge?**

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2 - 242

I'd like to see Lyme hold a community profile perhaps with Vital Communities or through another organization. Encouraging individual involvement in civic Life is key.

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2 - 243

Make all the people in Lyme who are pushing growth move to Lebanon and on down to MASS.

---

2 - 244

The town could be less restrictive on giving out building permits. It seems that people who move in from out of town and buy land are able to obtain a building permit easily and then build large homes. At the same time a person who has lived in town for 20+ years struggles to obtain a building permit to build a modest home on family land. Because of this, children whose families have lived in town for generations are forced to move to towns where they can build (Orford, Piermont, Thetford, Fairlee etc)

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2 - 245

Make sure working class can stay, but keep rural undeveloped nature of town.

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2 - 246

Tighten zoning regs.

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2 - 249

Hold MULTIPLE community input events over a variety of days/evenings & provide childcare + sr. transportation so there's lots & lots of input on these issues. Ask for community volunteers to approach neighbors to ask for direction ( while guaranteeing no action said ideas). Get feedback involvement when Lyme citizens need to use dump, pay taxes, register cars/dog etc. Expand planning board to 7 with alternates. More representation, maybe from Town Govt. Workers (road crews etc. not just Selectboard)

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2 - 250

work very hard at being conscious of all income levels - this is a tough question concerning taxes. \$10.00 to one person is not the same to the next.

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2 - 253

Enterprise Zones and Leisure Parks.

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2 - 255

We must have some growth - some planned cluster housing. I would like to see some more small businesses in the village and on Route 10 south to Hanover. Please, if there is any way to have the transfer station open on Saturday so that people could go to church on Sundays I would be very grateful. Those who go to Church in Hanover (etc) for a 9 o'clock service do not have enough time to go before (recycling takes more than five minutes) and there is not enough time when one returns to Lyme. Some Sundays we either do not get to church or we have to be late. Q14: Lyme should take steps to protect what we have ; not add to. We do not need much more conserved land.

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**Q26d: What should the Town do to address this challenge?**

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2 - 258  
A kinder, gentler zoning board.

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2 - 259  
Exceptions to rules on property should be granted if no evidence of harm. Not granting exceptions for fear of setting precedence is not sufficient grounds to deny reasonable use of property.

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2 - 260  
Look at how other towns have changed/grown over the years. See what worked and what didn't. Continue to keep the taxpayers involved.

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2 - 263  
Keep getting easements on land. Maintain strong zoning ordinances. Allow native sons & daughters, below a certain income, to build on their parents' land with some exemptions to minimum plot size. Possibly some low income housing, but this won't necessarily protect natives; it will attract some people to Lyme. (which I oppose, but recognize is inevitable.)

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2 - 266  
Reduce the minimum lot sizes in some areas of town.

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2 - 267  
I wish I knew!

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2 - 268  
Group meetings, if possible with different backgrounds etc.

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2 - 269  
Review tax policy & ensure equity. What about the view tax? Is that equitable?

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2 - 270  
Be realistic

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2 - 271  
1. Keep plugging away on the internet problem. 2. keep the discussion going. Perhaps compile relevant statistics on past and projected growth (in terms of population, property taxes, school enrollment etc) to better inform the discussion. Lack of retail is an issue now that Nichols is gone -- have to drive to Hanover or Fairlee to buy basics. 3. Keep a lid on recent expansion of town-owned facilities (town garage, town office, etc.) Consider taxation of income rather than property. Consider town-owned projects that will be a net generator of income, thereby easing the property tax burden for residents (example: power generation (from renewable resources)). Attract new businesses that will contribute more to tax base than they consume in town services.

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**Q26d: What should the Town do to address this challenge?**

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2 - 272

In terms of preserving our beautiful landscape - if the town must encourage new housing (which I think is wrong) then INFILL! Keep the fields green. Provide more incentives to farmers to keep them going.

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2 - 273

Embrace it, with our minds' most gifted treasure, common sense, for which a degree isn't given.

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2 - 275

Stop development

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2 - 277

How to address the challenge - good question! Be careful. Be intelligent.

---

2 - 278

The town should maintain large lot zoning in all but village areas and should require all developers to contribute to the cost of all town services including schools to the extent that such development increases town population.

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2 - 280

It might be wise to hire regional planning consultants to assist in the decision making process.

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2 - 283

Suggest creating more commercial & jobs opportunities within town together with an honest effort at "affordable" housing (ownership, not rental)

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2 - 284

Limit and control development. Most importantly I believe that Lyme should consider its own development in the context of the neighboring towns in the Upper Valley. It should not try to be all things, but it should try to contribute to the area by making the whole of the Upper Valley greater than the sum of its parts. For example, instead of commercial development, we should share in the cost of a gym in another town, in exchange for access. We do need some business in town to build the tax base and we need to be sure that we have a good financial model for 10 years out. So, maintain the bucolic, rural beauty of the town with limited development. Plan not only for the town, but for how the residents can live happily in the broader Upper Valley.

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2 - 285

Have a planning board that understands this issue and really cares about the special character of Lyme as they plan for the future.

---

2 - 288

Create a transfer-of-development rights capability within the Lyme zoning ordinance. Have the town partner with a local nonprofit housing developer (or for-profit developer) to create affordable/workforce housing near the village. Allow smaller lot size & clustering & multiple uses in village areas - focus growth in developed areas. Allow the use of creative technologies (composting toilets, solar heat, etc.) that may not conform with current codes but that meet objectives in a creative way.

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**Q26d: What should the Town do to address this challenge?**

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2 - 293

Answer to this problem deserves action at state level, to install income tax & decrease property taxes, which are archaic and regressive. Locally I'd like to see Lyme continue to preserve it's wild lands, something we can do so well.

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2 - 294

Keep taxes down.

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2 - 295

The town must recognize and reject many of what I call "suburban values". We must work hard to run a town without "high-speed chase vehicles", expensive town buildings, leash laws in rural areas, postings of land, overemphasis on "wild forest" versus the tremendous need to foster open land. It is absurd for new owners to bar horses from land always open to trail riding, to forbid the use of "conserved land" and to post traditional hunting areas. The typical attitude that "I have my land and now no one else can use it and no one else can build and share the town" must be fought. The best way to preserve a rural atmosphere is to make sure the Town government and especially the Planning Boards has local business people, tradespersons and local professional serving. To weight the Planning Board heavily in favor of so-called conservationists is to create an elitist town. The result may well be to increase the value of existing properties, but in the long run, Lyme will be like tens of thousands of other suburbs, clean, well-ordered, well-protected. But it will no longer be a "Live Free or Die" rural town.

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2 - 297

Planned growth looking at conservation of rural areas & character of villages, maybe through farm tax breaks and tax easements for conserved land . Moderate growth looking at necessary building i.e. fire station/police station , town offices also needs for the future and planning for energy efficiency in these building projects.

---

2 - 298

Zoning regulations

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2 - 301

Keep any housing growth near the Tuckaway Timber site. Make use of the Nichols hardware building to keep town office, shops, coffee shop downtown. Bike path/side walk to any new housing near Tuckaway Timber. Children and parents could easily get to town without a car. Nichols Hardware building is a key building for Lyme - getting rid of the gas pumps, putting in some trees, redesign parking - the front of this building could have an improved porch area & screen area for a nice coffee, tea "Dirt cowboy" kind of place - would increase tourism - lots of local Lyme folks could gather.

---

2 - 302

Development that only restricts excesses, not growth opportunity. Also a business center that brings technology to small business.

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2 - 305

Continue to emphasize community. Build a reasonable community center/town office and keep it full of activities. The more Lyme interacts, the more its problems will resolve.

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**Q26d: What should the Town do to address this challenge?**

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2 - 309

Utilize existing buildings for town offices, fire and police. Keep the buildings true to the setting but function in today's times. Nichol's building could function as a community center, fitness center or a recreation center - if the town offices can't make it work.

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2 - 310

Make sure that public schools are adequately funded.

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2 - 311

I don't have the answer except perhaps making sure that older residents, town elders, have a huge say in town development. While it is wonderful that newcomers want to serve the community, I'm not sure they understand small town life. I've seen big changes in this town in the time we've been here.

---

2 - 313

Fix or rewrite our zoning ordinance for starters. Let's encourage the development of all parts of our town for residential and small business use. We need to keep property taxes in check. Some of the things we would like to develop in this town like recreation fields, trails, conservation of land etc. should not be paid for with the public purse. As individuals we should financially support our own passions. In other words let's put our money where our mouths are!

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2 - 314

Lyme zoning since inception has been developed and controlled by financially independent individuals who have limited concern for others having limited resources to fend off perceived or actual threats to their meager financial independence. Lyme's challenge is to turn this image around by honestly making use of this survey and not using it like a menu where you may pick & choose what is palatable and ignore the remainder. Please respect the survey's intent & adjust out zoning regulations to be more user friendly for all Lyme residents including those of low and medium income housing.

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2 - 315

Reduce planning & zoning restrictions making it easier for all people to be created equal - and live free before they die.

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2 - 316

Bigger is not always better. Keep town and school taxes down by fairer assessments. No large developments to require more services.

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2 - 317

It's probably too late; there are so many elitists and special interest groups pushing their own agenda.

---

2 - 318

If I knew the answer to that one I would be on the planning board.

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**Q26d: What should the Town do to address this challenge?**

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2 - 321

1. Let up on the density restrictions across all districts by any combination of methods - allow for smaller building lots and less road frontage requirements, decrease the agricultural soils district, eliminate the restriction on subdividing lots under 10 acres etc. 2. Expand the Lyme village north and south. The Bailey farm south of town is an ideal place for an extension of the village. 3. I think creating another village cluster or "center" in Lyme is not feasible because few sites along route 10 will support a significant cluster of homes. 4. I would not rule out concentrated development in the forest District.

---

2 - 324

Assure some low income housing & zone for clusters & small lots.

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2 - 325

Part of this is a state issue -- tax credits for farmers?? The town needs to conserve open land to keep Lyme attractive but also needs to allow some limited development for more affordable housing. Don't zone out mobile homes - but help the owners to make them more attractive or provide reasonable alternatives.

---

2 - 331

I wish I had a brilliant answer.

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2 - 334

Allow growth, but under fairly strict/well-planned zoning. It's good to allow growth, but only in the right way.

---

2 - 335

Let more houses be built and more business.

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2 - 339

We should explore ways to encourage more affordable housing so that persons who have modest income can live here. We should also revise our zoning laws to prohibit the growth of large trophy homes or McMansions which are completely out of character with the history of the community.

---

2 - 340

The best way to achieve this balance is to reduce the influence of extremists on either side & enhance the influence of those who are consensus builders.

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2 - 341

Rigorously enforce zoning.

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3 - 2

Clustered housing, perhaps assisted care for seniors, which would have mixed income prices, would free up modestly priced housing for younger family members. This should be near the town center with Advance Transit service.

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**Q26d: What should the Town do to address this challenge?**

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3 - 5

1. I'm uncomfortable in "low-priced housing" since it tends to make mascots of the people who utilize it. Favor some sort of grant or pricing arrangement to make purchase, restoration of existing dwellings readily affordable. 2. Make any real-estate commission greater than 3% payable to town coffers to enhance #1.

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3 - 6

Re-examine master plan to be sure protections are in place to preserve its small-town nature.

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3 - 7

One way to address that challenge is to look at the size of government; get an outside analysis of town agencies. The drive to build a new town hall is, in part, due to the large number of people who work for the town. I think there may be ways to improve the efficiency of services - and perhaps the current town office space - to allow us to continue within the current structure. I fear my taxes will force me to move if we are to build a new building. But one of the other effects of new rules, regulations, as well as seemingly frequent assessments. My main point is that I think Lyme needs to assess what kind of governing and services it is providing. While I think that Lyme growth has been pretty stable, town offices and employees are growing at a fast rate and I wonder if anyone is looking at the big picture. Don't get me wrong - I love Lyme and I greatly respect the people working for us in the town offices. One other point: I'd love to see town offices in the Nichols building. Thanks for undertaking this survey.

---

3 - 8

Good question and one that needs working on (seriously) hard.

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3 - 10

Good question. Create areas of cluster housing for diverse socio-economic groups - but keep it to a minimum. Keep zoning, but give some aid for those who can't work through the labyrinth of rules & regulations with ease (that would be everyone).

---

3 - 12

Trap them, remove them, relocate them, lower the pond! To address the tax challenge, I have no idea..... To address the beaver dam and pond.....let out the water every fall and spring so that the pond area does not get how it was this year. Trap the beavers and relocate them or just get rid of them....

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3 - 15

Don't know

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3 - 16

Careful planning; lots of feedback from residents and landowners.

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3 - 18

Lyme should maintain its independence and continue to celebrate and encourage the preservation of land and the conservation of its natural resources. In particular, the Town should encourage the protection of agricultural land by finding the means by which Lyme's citizens can support and participate in agricultural activity.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26d: What should the Town do to address this challenge?

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3 - 19

Continue to (1) err on the side of conservation (2) Hang together and hold on!

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4 - 1

I would like to see the "old timers" of Lyme be well taken care of by those wealthy residents.... I believe the wealthy residents should subsidize taxes the most for those less fortunate lower and middle class residents. I would really like to "see" a CELL TOWER in Lyme (some place discreet) as I live off the grid and without a phone line--a cell phone is my only safety and means of communication--life is very difficult without a phone!

---

4 - 3

We really don't need to feel as a town we need to provide better facilities than we now are providing. Hit the woods--hike. Ease up on zoning, allow more affordable housing, single family homes on rural land.

---

4 - 4

re-evaluate zoning

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4 - 5

ease zoning to allow more housing, multi-family homes on smaller lots, allow land to be subdivided in less acreage per lot.

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4 - 7

I have no idea.

---

4 - 8

keep zoning tight; support conservation fund with more funding; educate public regarding conservation easements

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4 - 9

Try to make it so moderate income people can live here. We are not all rich, and it is a great place to live, but the rich people make it hard for low or moderate income people to live.

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4 - 12

come up with plans from public discussion and have residents vote on alternatives

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4 - 13

Encourage specified funding (user fees) school tuition, land use, etc. to supplement property taxes.

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4 - 14

Give the town back to the people, try to work together, this town should be for everyone.

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**Q26d: What should the Town do to address this challenge?**

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4 - 19

1. zoning to regulate growth/development  
2. encourage small business development of clean, especially high tech sort to boost tax base: software, architecture, professional, IT, restaurants, hotels/inns, etc  
This would require DSL lines! Possible short-term tax breaks; public-private partnerships (esp. timbering public lands)

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4 - 20

Question "c." seems like too much to ask for both outcomes.

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4 - 21

Encourage more affordable housing.

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4 - 22

Get things done faster! Have a computer station access to citizens in the Town Hall where citizens can see all proceedings of its government. Make it possible for anyone to be a selectman by a ten-fold increase in the "salary" of selectmen since paperwork and rules are so excessive!

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4 - 25

For points above:

1. spend the money necessary to solve this transfer station issue.
  2. ditto for fire station
  3. ditto for sidewalks (plus eminent domain)
  4. Good question. Very tough, I don't know!
  5. Not sure - somebody please start a place that caters to locals (or buy the inn and make it friendly like it ought to be!)
- 

4 - 27

Work together on all levels.

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4 - 28

One way is to search for what best practices have been tried by other similar communities. These are complex, tension-filled considerations that many communities have and are struggling with. I appreciate the work that the planning board is undertaking to poll residents.

---

4 - 29

Public transportation-limit starter castles-proper zoning so we keep our natural areas and wildlife protection; use of smart growth so we limit our impact; involve the public in the planning; more community events where people get to know each other

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4 - 31

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**Q26d: What should the Town do to address this challenge?**

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4 - 32

The only negative aspect is the absence of taxi service and public transportation to Hanover. If these services were supplied, it would be perfect for a senior citizen living on Route 10. No complaints and lots of gratitude!

4 - 33

Growth should be carefully managed-space is finite, and development will need to be restricted at some point, so I would argue that it should start now. Clustering of new development to preserve open land/farms, and linking any development to the provision of some more affordable housing would allow for responsible growth while trying to preserve the things that make Lyme special and unique. Commercial development should be carefully scrutinized and limited--America is filled with West Lebanon's, there is no reason to bring that part of American "culture" here.

4 - 34

Town officers should oversee more fully finances of town's fund.

4 - 35

People should treat volunteers with more respect.

4 - 36

Have a super knowledgeable, wise planning board, especially and school board and select persons. Try to have taxes within means of low/moderate income people. I have to go into savings to pay my taxes.

4 - 37

Don't forget that Lyme is its own town. Do not let it become any more of a "bedroom for Hanover" than it already is--bigger is NOT better.

4 - 42

We shouldn't be afraid of developing or more population. We could do it slowly and carefully.

4 - 44

Be sure the Master Plan is proactive.

4 - 45

Use zoning to encourage balanced development. New homes for families vs. cost of roads, garbage, schools, i.e. how much we can afford given Lyme's distaste for taxation--even sensible taxation. Use zoning to discourage tract housing, but have new areas of mixed smaller and larger plots. If this is not attractive to big developers and spenders, so much the better.

Lyme residents need to realize controlled development and adequate services require a higher level of taxation than now seems acceptable. Volunteers are less and less able and willing to take up the slack.

4 - 46

Get NH to stop relying on property tax.

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**Q26d: What should the Town do to address this challenge?**

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4 - 48

Make more facilities and housing available for middle class and elderly families in the center of Lyme, within walking access of stores. This would help maintain the outlying rural charm of the Town.

4 - 51

Lower taxes - cut services to school - protest to Feds about "no funding" business. We in towns should "no fund" the system here. We're smart - get the folks with kids in system to work this out. I educated their generation to do just that. Lower taxes at the Federal level has sure helped my economy and I sleep through economics classes in college!

A. Citizen

4 - 52

not seek to grow too much or too fast

4 - 53

We need to let more people in. The zoning serves a good purpose: it allows us as a town to set the rules and pace of expansion. However, the zoning is so restrictive that almost no new people, no new blood can come in. The zoning needs to be loosened up. There are two extremes that Lyme may become depending on zoning: 1. if the zoning is too strict, Lyme will become a retirement community for the wealthy; 2. if the zoning is too lax, there will be chaos and uncontrolled expansion.

Right now, I fear Lyme is headed to 1. above. We need to find a middle ground. For example, a few houses in the Hillside District is OK. We should develop a formula like the agricultural soils percentage formula, which allows for limited development in the Hillside District. As another example, more growth could occur in East Lyme. Loosen the Subdivision rules to allow some to move in. This would be a good compromise.

4 - 55

Stay put!

4 - 56

dedicate enough money and support for the best teachers and administrators, continue to spend money very conservatively, continue to hold the line on development pressure.

4 - 57

zoning

4 - 58

stop doing what selectmen desire and do as people voted - example - bought new police car when voters said, "no."

4 - 59

Don't make a big deal about just step into it, quietly.

---

**Q26d: What should the Town do to address this challenge?**

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4 - 65

I would like to see more cafes/restaurants/community gathering places, particularly as Nichols is no longer in town, I would hate to see the planning board discourage any proposal that would allow people to gather in town. Though sense of community is strong, that is a key part of Lyme's appeal and should be supported in planning decisions.

One major improvement would be the addition of sidewalks or trails connecting homes, schools, shops, recreation. This would enhance community, encourage people to walk and bike locally, and increase traffic/pedestrian safety.

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4 - 70

I don't know of anything different from what Lyme has been doing--talking giving the community a chance to voice their opinions and vote. I do think clustered housing near Lyme would be desirable--where there is some level ground--so town amenities and school and public transportation would be easily accessible. Last but not least , I'd like to see Nichol's Store become the "town hall."

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4 - 71

Not a clue.

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4 - 73

Wind turbines! Solar energy! Co-op housing, local food, local farms. An eco-bus that runs up and down Route 10.

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4 - 74

Channel growth into the two town centers by expanding the two high density zoning districts.

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4 - 75

Move forward now.

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4 - 77

The zoning ordinance must be changed to allow for and encourage housing that more people can afford. We must also designate a commercial zone that can't be conserved by special interests. It is totally irresponsible to eliminate appropriate commercial land just as it is irresponsible to pave over the finest farm land.

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4 - 79

Spend money on infrastructure, make it easy for commercial development, affordable housing for young families, go after businesses, market the town, otherwise the town will die....

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4 - 81

continue planning process; update zoning laws

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4 - 83

Be open minded but slightly cautious.

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**Q26d: What should the Town do to address this challenge?**

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4 - 84

Be more careful about how they want the town to end up. Big is not always better. I don't want Lyme to be another Hanover; we must stop all this stuff that only allows the rich people to live here. When I can't afford a 1-bedroom or small 2-bedroom home in Lyme, that is sad to me. We need to stop the growth of the town and get what we have under control. Do we want a town with only million dollar people. If you answer "yes" you already have done it.

4 - 85

Support efforts of various groups to "do the right thing" regardless of religion, political preferences, age, or economics.

4 - 87

slow development, increase mindfulness of environment impact.

4 - 89

Hard issue to address! It's hard to allow growth while trying to stay small? Just high end only housing will drive local working families out. Which in turn will lose the heart of the community and in turn what makes Lyme what it is.

4 - 90

Nichols' departure - need for another community store.

4 - 92

This survey indicates that these issues are known and being addressed....

4 - 93

The Town of Lyme is driving the natives of Lyme out with the taxes and little things like the dump that used to be included in your taxes and now you pay. I got a dumpster that removes trash from four residences and still costs half the price. And child care is outrageous in the Town of Lyme. My children go to Hanover for half the price with the same care as Lyme.

Tax the Flatlanders that are moving in.

4 - 96

Minimize development.

4 - 98

I don't know.

4 - 99

stay the same

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**Q26d: What should the Town do to address this challenge?**

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4 - 100

Make sure town government does what it can to endorse the sense of community, inclusiveness, history, and respect for traditions: we already do some things, including, but not limited to, inclusion of history in the town report, the civil way town meeting and other meetings are conducted, the mix of volunteers for counting ballots and the socializing associated therewith, the acknowledgment of the faithful service of public servants, and the support of community functions (e.g. Memorial Day, Fourth of July, etc.)

Ensure that planning, including land use ordinances, permit affordable housing (i.e. apartments, condominiums, houses on small lots) for persons of all incomes and senior housing (i.e. condominiums, group homes, assisted living, and nursing homes).

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4 - 102

Recycling bins should be open (as they are in many places in France and Spain) for use at all times.

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4 - 104

Have open-minded people on the Planning Board.

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4 - 105

Lyme should maintain strict zoning regulations to control growth and protect the rural character and small town aspect of Lyme. However, efforts should be made to assist low and moderate income people find housing. Also effort should be made to encourage farming.

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4 - 107

The town should actively discourage more development. Once built and developed, it cannot be undone.

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4 - 108

Create a concrete plan.

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4 - 110

Make it easier for developers to build affordable/cluster housing for young families in the \$125k - \$150k price range. Solicit bus companies to provide bus service to Hanover area.

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4 - 112

Clever zoning will help! Conserving critical pieces of land. C.2.[above] is very difficult, and I have no good ideas to address it without the town vulnerable to rampant development, which could make it inaccessible and much less desirable to many of us who live here now.

---

4 - 113

Citizens of this town (and all towns of NH) need to support a broad-based tax (like a state income tax) that would greatly reduce the amount of tax presently generated by property tax.

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4 - 114

Carefully zone.

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**Q26d: What should the Town do to address this challenge?**

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4 - 115

Allow (be more liberal) with cluster development - in existing village areas.

1. encourage "business" while preserving space, e.g. Crossroads School development, Lyme Nursery School.

Or

2. in town business, e.g. Veracka's; and in village

3. active farm protection --dairy, cattle, wildlife habitat

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4 - 116

I don't know.

---

4 - 117

End the residential zoning we now have. Make a new less restrictive zoning.

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4 - 118

You're off to a good start.

---

4 - 119

keep strict zoning

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4 - 121

Compiling information and reporting on the statistics about housing and business growth/change, etc. for the past 25 years--what have the consequences been with that information; involve the community in discussions, decisions, and votes, etc...

---

4 - 122

affordable housing, more reasonable zoning

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4 - 123

Keep zoning tough.

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4 - 125

encourage all-income housing

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4 - 126

limit development and strengthen zoning.

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**Q26d: What should the Town do to address this challenge?**

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4 - 128

First, maintain and enforce a strong zoning ordinance. Then, in order to accommodate controlled growth, modify it gradually to allow development in the large unpopulated areas of town--but don't let lot sizes get smaller than one area.

A comment on "affordable housing"--affordable is in the eye of the beholder. Lyme is peanuts for a billionaire, cheap for a multimillionaire, OK for your average professional, a stretch for your average hourly worker, out of reach for someone unemployed or on welfare. For towns like Lyme that are widely regarded as desirable places to live, real estate will always be expensive--there is nothing we can do to change that. Nothing, that is, unless we want to change it into a town that is widely regarded as an undesirable place to live....

---

4 - 129

I don't know.

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4 - 130

n/c

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4 - 133

Public transportation for students, people with jobs outside of town, for getting to appointments, etc. Also, service for the elderly to be picked up at home, if necessary. Free bus service for elderly, others pay as needed. Senior Center with activities and meals each day. Also a place where crafts could be done and put on display.

---

4 - 134

Continue to allow building at a restrained pace on large lots (with sufficient road frontage) and also perhaps support some development of single family homes on smaller lots near the town center. Some limited amount of higher density development might be attractive to long time residents who want to down size in their retirement, singles, and families who love the out of doors but don't desire a large property or can't afford one.

I also support Lyme's continued investment in its public school and high school offerings. A number of other towns in the Upper Valley appear to either have too much growth in school enrollment or declining enrollment, and either of these situations is undesirable. I hope Lyme continues to be attractive to families without becoming a boom town and losing the many things that make it special.

---

4 - 136

Avoid random or widespread development, concentrate on present "village" areas and prospects with cluster zoning included.

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4 - 137

Which is the challenge. People made this town long ago when they settled and worked and they were not on the higher economic ladder. Now only wealthy families can settle here--so there must be a balance created anew to bring in new people, but not get too crowded. To make some affordable housing without development!! How?? I don't know.

---

**Q26d: What should the Town do to address this challenge?**

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4 - 140

Simplify the zoning ordinance. Provide for cluster housing. Allow reasonable modifications or additions to homes.

4 - 142

don't know

4 - 144

Small gradual changes. Although there's no reason we shouldn't have high speed internet.

4 - 146

Adhere to the present zoning. Don't tamper with the zoning. It was meant to keep Lyme as a small town and any diminution of it is likely to promote urban sprawl.

4 - 147

Perhaps converting larger properties into condo/co-op units is one possibility, as is a limited number of higher density housing clusters with residents of mixed incomes.

4 - 151

Protect more land from development. Carefully regulate development to minimize impacts to the natural environment and existing villages. Keep dirt roads. Continue to rely on volunteers for programs--FAST, fire, recreation teams. This keeps residents involved and contributing to the town.

4 - 152

tax the wealthy and businesses

4 - 154

Increase participation of Lyme residents in volunteer residents and tasks. (Much is being done by a few.) How about a tiny tax break for volunteer work--on town projects, offices.

4 - 155

concentrate new houses; maintain strict zoning; raise taxes if necessary to conserve more land; give more help in taxes to remaining dairy farms

4 - 156

Don't have any answers, but would be willing to participate in some form of town wide discussion/open forum, etc. to deal with this.

4 - 158

Two things: Pay a better salary to their own employees (as an example) and to encourage low income housing.

4 - 159

careful planning

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**Q26d: What should the Town do to address this challenge?**

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4 - 160

We need more respect for landowners and their rights to improve their property without having to get every little thing approved by a committee.

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4 - 164

Lyme should look at the new wi-fi systems (Sprint has a new one), rather than laying cable. You should consider mixed use development so that you can have more intense development in certain areas that carries with it community green space, playing fields, trails, etc. It should include light retail and restaurants. The notion is to create other mini-village greens so that new developments have a sense of focus and community. And you should identify some areas that would be attractive for new high tech businesses. Again, connectivity is extremely important. Energy costs will remain high and go higher so folks will seek out beautiful places like Lyme and work from home--provided they have high-speed internet access.

---

4 - 168

What we should not do is set aside land for low-income housing (e.g. trailer park), as this will tend to create ghettos. I believe that modifications should be made to our zoning laws that make it easier for landowners to split out small parcels, especially for family members--in a way that does not provide a loophole for developers.

---

4 - 169

cooperative to deliver wideband services, etc.

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4 - 173

This survey is an excellent tool for getting a handle on what residents want - try and keep an open mind - changes can be implemented without always having destructive consequences.

---

4 - 174

Enforce speed limit--traffic will increase--need to manage it trying to "stop" increase is silly - keep dirt roads - do not, do not allow new thru-passages - connecting north to south for easy commute ensure barriers (stop signs, unpaved dead ends) to high speed commuters force traffic to go slow? Traffic speed controls the ambiance life style of Lyme.

---

4 - 179

not sure...

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4 - 182

Say people who move in here have to live here for one year before we pay for their schooling. This would probably help the taxes stay a little lower.

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4 - 183

Tuition students to larger area schools starting in sixth grade.

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4 - 184

stay rural/underdeveloped

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**Q26d: What should the Town do to address this challenge?**

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	4 - 186
Commit resources to technology.	

	4 - 187
?	

	4 - 188
Make it possible for families to easily subdivide to give land to children/other relatives--especially in lower income groups.	

	4 - 189
don't know	

	4 - 190
Allow for smaller affordable lots and affordable housing.	

	4 - 191
Like all towns radiating out from Hanover, affordable housing is the big need.	

	4 - 192
The Town needs to develop a master plan that insures that the highly desirable characteristics of Lyme are well protected in the face of growth. I am not a town planner, but it seems to me that one measure that could increase the tax base necessary to support growth would be the introduction on a carefully controlled and measured basis of light, clean industry. Such a business or businesses would have to be placed in settings that can be naturally screened so as to not visually impact the physical appearance of the Town. I think that new private home plot size should be at a five acre minimum. There are, I am sure, other methods of expanding the tax base without dramatically increasing the Town's population.	

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**Q26d: What should the Town do to address this challenge?**

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4 - 193

Municipal Services: First and foremost, spend money carefully, but spend as necessary to get new facilities built responsively and well. The serious problems with the new town garage could have easily been avoided with a better roof design, proper building insulation, a better-designed heating system and lighting that was more responsive to actual needs of the users of the building. All of the corners that were cut to save money on design and project supervision will end up costing all of us a great deal of money over the years to come.

Do whatever is necessary to relocate the town offices into the Nichols Hardware building. There are no unsolvable problems associated with this from an architectural standpoint and everyone in town is already familiar with the traffic pattern so its failings are not a serious issue. Integrate the police station into the Nichol's building. Use the basement: create a good meeting room there and put a fireproof vault in the basement and go ahead and install an elevator and have done with the issue.

Find a location for the transfer station. It could, for example, easily be placed on the Tuckaway Timber lot and the building could be used as a decent fire station. regarding the utility of the present building, the energy costs associated with the current fire station could pay for a significant amount of a new building in a very few years.

Housing: Use zoning regulations in a creative way to encourage cluster housing in some areas of town.

Structure the regulations to ensure that such housing is designed for medium and lower income families.

Cluster housing, if done properly, encourages development of a neighborhood. Also, there is nothing wrong with condominium-type structures and cluster-based septic systems if they are done properly. Cluster/condo housing also puts less of a load on town services and utilities.

Business development: Lyme is an ideal place for small technical businesses and for retail business to serve community needs. Lyme is unlikely to attract any manufacturing businesses because of its distance from other commercial suppliers. The nearest service hubs are in Lebanon/White River and in Bradford, and manufacturing is likely to find these areas more attractive. The fate of Nichols Hardware sends a clear message about most retail businesses in places like Lyme: they cannot survive competition from places like Home Depot or Foggs, especially if their customers work and do other shopping near such stores.

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4 - 194

Certainly, this form (seeking everyone's well thought out views) is a good start. The results should be shared so we can all become aware of the consensus if there is one.

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4 - 195

Plan carefully.

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4 - 198

Encourage cluster development yet retain low population density.

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4 - 199

Enact, adopt, enforce stringent development controls. Growth is NOT inevitable. Purchase conservation lands/conservation easements. Re-zone the Mountain and Forest District to exclude/prohibit year round residential use.

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4 - 200

Enforce our zoning ordinance. Do not encourage hacking up our land. We are growing at a good, moderate pace--we are doing fine.

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**Q26d: What should the Town do to address this challenge?**

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4 - 201

designate areas for growth new and when as reach full potential, that's it.

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4 - 203

Encourage an affordable range of housing costs in any new development. Allow some smaller lots sizes in cluster development, but keep them off the main roads.

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4 - 205

The big challenge with all this is how do you preserve certain land and still reimburse the people who want to sell it, for the fair market value. We complain about Lyme becoming populated by all very wealthy people, but it is usually only those people who can afford to donate land for conservation easements. I see no easy solution: to keep open space it takes people with money and then less well off people get squeezed out. It is hard to have the "haves" and the "have nots" living side by side. I guess the main thing to avoid is a house on every two acres, so non-wealthy people will have to accept living in clusters. This could be new villages in appropriate places, or apartments and condominiums. I think the real key to saving Lyme for our grandchildren and great-grandchildren is allowing an increase in population, but at the same time keeping a lot of non-developed land. To do this it will take either individuals donating conservation easements or somehow coming up with the money to buy development rights. I would even be willing to pay a little more in property taxes if that extra money was used to buy development rights or buy land and put conservation easements on it. That might be a hard sell at town meeting, but I can guaranty people would thank us in 50 years.

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4 - 206

Limit the number of \$1 million (and up) homes

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4 - 207

Lyme needs to look carefully at its priorities and its pocketbook. It doesn't make much sense to encourage rental housing, for example, since this doesn't contribute to the tax coffers. At the same time we shouldn't encourage the expansion of recreation facilities, trails, etc. if, with limited tax dollars, we need to improve the town's infrastructure. The town should also consider the example of the improved transfer station as a model for other proposed projects. The benefits of only a modest outlay, together with some reasonable regulations, has yielded positive results in both recycling and the bottom line. We should apply the lessons of this work to future needs, and adapt our desire to grow with sensible, careful planning.

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4 - 208

Limit growth and preserve the open spaces. Town has to engage in thoughtful comprehensive planning; with growth comes increased demands for services/tax base. Cluster/village developed only allowed with significant set asides for permanent conservation land.

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4 - 211

Hold an election.

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4 - 212

I would strongly favor some sort of "grandfathering" to allow some division of old family holdings in order to provide property for a child, etc. This, to me, would be preferable to altering Lyme's careful zoning.

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**Q26d: What should the Town do to address this challenge?**

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	4 - 216
Limit new building and realize that this is not a low-income area - preserve the historic buildings and community feel!	
	4 - 219
cancel overpowering zoning regulations and make zoning administrator's office "user friendly"	
	4 - 220
strong zoning	
	4 - 222
thorough going zoning regulations and enforcement	
	4 - 225
Retain a restrictive (even perhaps a frustratingly unworkable) zoning plan though fraught with troubles (what isn't?). I believe this effort has been a true gift to the town.	
	4 - 226
Make housing affordable. Stop catering to the rich people who are driving all the natives out because they can't afford taxes, etc.	
	4 - 227
keep doing surveys for opinions	
	4 - 228
Encourage and help provide for more affordable housing for the low and moderate income people--the working people/servants. Do more for the elderly who can't afford places like Kendal at Hanover.	
	4 - 230
Make taxes more reasonable. We don't need to keep up with Hanover.	
	4 - 231
We shouldn't be trying to keep up with Hanover. We should be our own little town.	
	4 - 233
Punt! Just like always.	
	4 - 235
1. Get out of Hanover High; 2. Fire incompetent Budget Committee members; 3. Reduce staff in office; 4. scrap zoning ordinance; 5. reduce police force and budget; 6. freeze teacher salary for five years; 7. Survey: does not ask pertinent questions; 8. trim roadside trees; 9. get tough on drugs in elementary school; and 10. this survey had better not be funded w/my taxes!	

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**Q26d: What should the Town do to address this challenge?**

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4 - 239

maintain and enforce zoning rules

4 - 240

conservation is a priority; housing growth well-monitored--like the idea of right to subdivide your land once every 5 years--only one new unit every 5 years.

4 - 241

Change zoning requirements; church has started some services--how about housing for low-income elderly in town?

4 - 244

aggressively work to establish it

4 - 247

Encourage flexible land use--communities of clusters with shared conserved open space. Really make a town plan; too much NIMBY, affluent professionals and retirees who forget or never knew what a limited income is like.

Encourage use of the river by non-powered boats.

Get Advanced Transit to come through town--run to Hanover HS and Thetford Academy

4 - 248

To this end, high quality internet access is essential. It lets professional people work from home so that it does not turn Lyme into a bedroom community. It increases the opportunities for small business start-ups in town and makes the town competitive with more urban locations. Lacking useful broadband immediately limits the range of desirable businesses that might locate in Lyme.

4 - 249

The town should have a brave and actual role in encouraging conversation about the regressive property tax in NH. As long as we rely on the property tax, the elderly will have to sell land and/or move out. Any agricultural based businesses will be at an unfair disadvantage and young people won't be able to move in. The property tax is BAD for the town and the State and people should be more open in discussing it. It is no longer just a political issue. It really hurts people who aren't rich. How about issuing a challenge to other area towns for voter turn-out? Get the numbers up. Have some sort of annual "my road" event. A parade with floats perhaps. Neighbors would get to know each other and kids would get to know adults and vise versa; prizes for most household participation. Don't do it on Old Home Day because people are out of town--maybe a harvest festival. And USE THE TOWN GREEN (and have people park away from the edge of green when at an event) Meeting Etiquette: Person in charge should remind people to speak up, repeat questions, ask if people can hear, etc. Use a mic. if possible. At town meeting all committee members should wear name tags and committee name; it is a friendly thing to do.

Town support of anything that brings town adults and town kids together.

Cheers to this committee!

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**Q26d: What should the Town do to address this challenge?**

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	4 - 251
Re-examine zoning regulations to allow moderate-income housing.	
	4 - 252
loosen up the overly restrictive zoning rules by about 30%	
	4 - 253
Cluster growth around village--towards Orford. More apartment buildings and multi-family units. Much less acreage requirements. Leave the rest of Lyme open and undeveloped.	
	4 - 254
encourage land conservation	
	4 - 256
1. New to develop town center, a place for people to gather. 2. Suggest purchase of Tuckaway/Green Mt. Studios, Nichols Hardware, and Jenks's sand pit 3. Create visual buffer (trees, etc) to sand pit, investigate the visual effect of the town garage/town recycling area (1-foot pine trees just don't do it), need new fire station that has some visual integrity.	
	4 - 259
Don't allow McMansions; keep up the community events that keep people involved in town; tax breaks for the elderly, farms, and low-income; tough zoning--cluster housing, etc.	
	4 - 261
don't know	
	4 - 267
Establish and maintain controls.	
	4 - 268
zoning could be eased but with very clear limitations to prevent development projects and large building from happening (multi-family/commercial)	
	4 - 269
if all landholders paid their fair share i.e. land use reserved to give homeowners a chance to pay only their fair share	
	4 - 270
Consider how small industries can be attracted to keep a vital center to the town.	
	4 - 271
No idea which is no help.	

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**Q26d: What should the Town do to address this challenge?**

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4 - 272

It just may be too late. We sure seem to be moving in that direction now. I already know that I can't afford to stay in Lyme my whole life.

4 - 273

Do not encourage/allow community water or sewer systems. Subsidize or otherwise encourage remaining farms such as Bailey, Tullar and Record to stay in business. Provide subsidy to owners of cattle, sheep, and goats who work at keeping up the open space and maintaining our "view scape."

4 - 275

keep conserving land, plan growth wisely. Engage the community.

4 - 276

Talk, meet, wrangle, keep an open mind.

4 - 282

I think that structured development, combining a goal of broader financial spectrum of citizens with the careful planning of commercial/residential pockets (clusters) needs to be aggressively pursued. These goals won't be achieved by a couple of isolated Habitat for Humanity initiatives. This will cause some loss of rural/ridgeline/scenic quality--somewhere. Hopefully, these impacts can be minimized with the net effect of having less impact than the present trend of dispersed services and increased activity on roads.

I do not have a detailed knowledge of "service" topology, but perhaps a map showing business, potential cluster pockets, with conservation overlays could serve as a starting point for prioritizing such locations. A review and substantial revision of the zoning ordinance would probably be required--because in its present form, it hasn't provided the tools to implement some of the early plans when the original zoning districts were established.

4 - 284

I am not exactly sure. We need taxes to run our town and State government. We need taxes to be raised to maintain and improve the amenities of our town, but every year at town meeting the budget gets higher and many new tasks requiring tax monies begin. I want to encourage growth in Lyme to a "reasonable" degree to help broaden the tax base and hopefully ease some of the burden on each household. But I don't know how successful this idea would ultimately be. I appreciate all of those people within the Lyme community who work so hard to keep our town running so well. Keep up the good work and I trust that you'll do your best.

4 - 285

I know it is really hard work to promote limited, responsible growth, and I would urge the Town to move slowly and carefully, study other places where it's been done well and learn from where it's been done poorly. Lyme is such a special place--it's worth all the effort to do this right.

4 - 286

Be reasonable with zoning laws. Advise people who are tax poor of their options. Make sure these organizations are up front with everything they do and say about landowners options.

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**Q26d: What should the Town do to address this challenge?**

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4 - 287

limits on development

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4 - 288

What I would most love to see is Nichol's Hardware made into some sort of community center. A place that would bring the different generations of the town together more. A place where the elderly who live on the green could walk over, get breakfast, sit and relax. The space is large and could be partitioned off into different areas. I have seen large old homes put to commercial use with a café/bakery in one section, tables, chairs, game tables, sofas set out as an extension of this-like a "coffee house" atmosphere-where folks could hang, meet, read the paper etc. Children could feel welcome: safe to be-play board games, etc.

There could be one area or a commercial vendor for inexpensive used books, another sort of a permanent "bargain barn" and still room left over in that space to make a dance/yoga studio. I realize it is a huge space. Perhaps it could be deemed a non-profit venture-falling under the auspices of the Lyme Foundation. Anyway - some sort of multi-use area that would encourage the town to come together more, and the different generations to interact more.

And while I don't really see the need for new housing (I think the problem is the real estate prices in general), I do feel strongly that some provision should be made for "old timers" say people living in town for a minimum of 25 years - to partition off their land for their children-as in the case of Alfred Balch and family. It seems these folks are often rich in the "land" they own - and I do not feel it is right that their children would have to move out of town to find an affordable home. If they have land and want to give a parcel to their children (say a minimum of 2 acres), they should be able to. It doesn't mean the whole town will start doing it! I appreciate living in a town that at least takes all these ideas into account. Good work Lyme!

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4 - 289

Encourage growth on smaller, cluster developments near villages to minimize social service costs, thus protecting the large open spaces for agriculture and forestry, etc.

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4 - 290

No new roads unless have sidewalks or bike paths. Make Lyme a place where it is safe and the thing to do it.

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4 - 296

Hold a town-wide meeting on this one issue alone. People will flock to it.

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4 - 297

Lower taxes

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4 - 298

cluster housing, protect the farmland

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4 - 301

Be more creative about and willing to spend the necessary monies.

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**Q26d: What should the Town do to address this challenge?**

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4 - 302

improving the quality of the school; examine zoning regulations; perhaps create some subsidized housing

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4 - 303

Keep the essence of four planning regulations with continual upgrading as we have done over the last decades. Also, get Advance Transit back into town, so that we can use it rather than be forced to drive when heading south.

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4 - 304

Encourage growth in village; encourage elderly (low cost) housing in village; limit building on small lots in rural areas; protect rural, scenic areas and forests.

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4 - 308

priority should be addressing lower income housing near existing villages.

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4 - 309

I think we need to remember that it's the working man or woman that are the heart of this town. We shouldn't have to worry our taxes are going to run us out of town. After all, we are the ones all the higher income people hire to do all the work that keep this town alive. A carpenter shouldn't have to build houses in Lyme and then drive home to Canaan, or wherever because he can no longer afford to live in his own town. I'd hate to think that in 10-20 years there's no one left in Lyme who's actually from Lyme. Let's figure out a way to help the low-moderate income people stay and raise their families in the town they grew up in. We do not want to become a bedroom community to Hanover. Lyme is unique. Let's keep it that way.

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4 - 310

Commit to strict zoning laws; look to Vermont's success in preserving the aesthetic of rural New England.

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4 - 312

keep zoning restrictions; continue supporting conservation efforts

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4 - 314

Development should be governed by the community; not developers. We need strong controls on growth. I would like to see as much space as possible left open for wildlife habitat and human recreation --hunting, skiing, snowmobiling, hiking, and walking. I think we should plan to provide some multi-family housing which would be appropriate for seniors, singles, and young families located in or near the villages.

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4 - 315

Make zoning less restrictive - see answer to #7 [higher density housing along Route 10]

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4 - 317

Not allow building as less than 10 acres except in a limited number of approved developments.

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**Q26d: What should the Town do to address this challenge?**

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4 - 319

That's the \$64,000 question.

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4 - 321

encourage multiple providers [internet access] to compete for business

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4 - 325

Take great care in considering planning or zoning changes - we don't have the infrastructure to support major growth, but we can make it easier for moderate income folks to buy and build by considering exceptions to road frontage and some lot size issues. Let's not invite large-scale development, but instead think [?] at small progress and flexibility that suits a small population and limited infrastructure.

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4 - 327

Be reasonable, yet restrictive in a manner which is not exclusive or detrimental to current beauty and quality of life here. (Pollution as well.) Difficult issue we need a town-wide discussion. Someone e-mailed about an organization which leads such gatherings. Maybe allow tax incentives for residents who wish to leave their property to their own families.

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4 - 328

Unless deliberate efforts and changes are made to our zoning, Lyme will become more and more exclusive. Within 10 years, school enrollment will drop markedly for the simple reason that working families cannot afford to live in Lyme. The reason they cannot: our exclusive zoning. Middle class folks cannot afford a house in Lyme, never mind lower income families. That is not right.

The fact that more people lived in this town almost two hundred years ago is very telling of the unnecessary restrictiveness of our zoning. When we do our next survey in 10 years, without real change to our zoning, the town will be even more exclusive. Without change, there will be absolutely no affordable housing units added and working class families will not be able to afford to live in Lyme.

Lyme is a very beautiful town. The challenge is to find a way to balance allowing affordable housing while preserving the town's natural beauty. Under our current zoning, that will never happen.

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4 - 329

listening to its inhabitants

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4 - 330

A residential community formerly a good demographic mix--but planning and zoning have made it "exclusive" by putting policies into place that have forced many from the town. Regulations were put in place to benefit the wealthy keeping old families from keeping a home in the community. The writers of the original zoning, feathered their nests at the expense of those that just didn't understand what was being done to them. Many people on these committees have agendas more personal than good for the town. They might be good people until their agendas, "what they think best" is challenged. Then how righteous they become. The word "exception" should not become a dirty word. Every situation should not be a "one rule fits all." There should be ways to meet people's needs. The town is so variable, people's needs should be met with variability and tolerance in mind. Black and white, no gray, creates ill will.

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**Q26d: What should the Town do to address this challenge?**

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4 - 333

Form a Town Committee to actively pursue affordable housing.

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4 - 335

Keep communication lines open. Have opinion polls/meetings, etc.

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4 - 336

Encourage local business for "everyday" goods and services so we don't have to drive 20-30 miles for it. This will promote "community."

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4 - 337

Work harder to give the lower income people a chance to live in a town that they were born, raised, schooled, and given many hours to the town. Some us would like a chance to live in a town where my family settled about 10 generations ago!

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4 - 339

don't know

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4 - 340

Place a moratorium (2 year? 5 year? Town vote on development >3 lots) on all development over 3 houses; and/or... require conservation easements on development >3 lots; appoint permit process ombudsman/advocate for those that need assistance.

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4 - 341

See attached article ["A Deliberate Neighborhood: On Martha's Vineyard, a co-housing project sets and example of sensitive development, affordable housing and community building," Fine Homebuilding Spring/Summer 2001]

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4 - 342

Lyme should allow development of "green" communities clustered housing that allows/requires large open areas. Such developments should mimic/tag on to current village areas. Development should encourage moderate/low-income options. Such developments can help retain small, community orientation and keep a variety of housing options available. I don't know how to keep Lyme affordable. A large part depends on taxes, but Lyme can't ignore its responsibility to ? and care for its residents and maintain its infrastructure in order to cut taxes. I wish I had the answer.

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4 - 346

slow growth

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**Q26d: What should the Town do to address this challenge?**

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4 - 347

Evaluation fairness of property tax. Why should someone with less than one acre pay more than neighbor who has >10 but in current use. Is such a piece of property assessed as one parcel or shouldn't the lot with house be taxed similar to neighbor's property and the current use acreage taxed by different rate?

Would like to see bike path on side of road to Post Pond and Thetford Road. Unsafe conditions for the many bikers we see on the road.

---

4 - 348

We don't need any more land conservation. We do need to attract more young families and provide things for teenagers to do. Affordable housing also.

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4 - 349

The town needs to aggressively examine options that allow for measured development, and by extension, a broader tax base. For commercial development this is not only a matter of zoning but infrastructure. We are not going to attract a range of business interests if the town does not have 21st century communication options like broadband and wireless. For residential development the town needs to look at creative housing solutions that will provide a range of affordable opportunities while at the same time preserving open space. Communities all across the northeast are wrestling with similar problems. What can be learned from their experience? Hopefully, the community attitude survey will prove a catalyst for getting this important discussion started.

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4 - 350

Perhaps to allow a limited amount of new commercial development of small businesses to help contribute to the tax burden. Businesses do not add to the "growth" in population or children that increase school taxes, but help subsidize taxes. I realize the tax situation in Lyme is not unique, however, I believe we should not "encourage" new public buildings which will realistically drive some people to have to leave. In some ways, I feel the current zoning laws are extremely restrictive--one of the strictest in the state of New Hampshire. I would like to see some limited easement in the restrictions in some areas, while still maintaining sensible zoning to prevent over-development.

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4 - 352

Change zoning so families can build on smaller lots if they grew up here.

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7 - 1

Let small businesses in food, gas, restaurant.

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7 - 2

Not allow rapid growth.

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7 - 3

Study what types of business encourage that "real town" feeling and require fewer trips out of town for the basics. Then provide them and begin an ongoing, long-term, somewhat low-level effort to attract and retain them.

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**Q26d: What should the Town do to address this challenge?**

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7 - 4

Control town and school spending, but don't do so with major changes to level of service. Enact some more reasonable zoning. Lyme's ordinances are too restrictive and every year they just become more so. Model our zoning regs after Hanover's, rather than making them more restrictive in every way.

7 - 6

In as many ways as possible, continue to solicit the participation of Lyme's citizens. The survey is a good start. It might be useful to have a series of "study circles" to address those areas where there is the widest divergence of opinion. The Lyme listserv is terrific; however, the number of those on it is too small to be considered representative of the town. Participating in a Lyme Community Profile, through Vital Communities, could draw forth those areas of greatest interest and concern, with community-generated solutions.

7 - 9

Good question.

7 - 12

I have no clue as to what could be done.

7 - 15

Find a way to ease up on taxing people to death.

7 - 16

Stay the same

7 - 17

School needs to be re-evaluated - raise standards ? Change to a charter school and get out from under teacher's union. Continue strict zoning - leave development to the south of us.

7 - 18

Need more help for the elderly (low income).

7 - 22

I think that the Town does try to address these problems. It is up to the voters whether changes are made or not.

7 - 23

This survey will hopefully give everyone to have a chance to voice an opinion - and for it to be heard in a non-threatening environment.

7 - 26

Do not encourage commercial development or tourism. Tourism destroys what exists. Do not water down the Zoning Ordinance. Try to avoid raising taxes, because the tax rate is already forcing residents to sell their property.

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## Town of Lyme Planning Board

## Citizens' Survey Comments

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### Q26d: What should the Town do to address this challenge?

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	7 - 27
Keep zoning tight.	
	7 - 28
Develop a plan for the future that fits all scales of income.	
	7 - 29
Move to vacant house on the green.	
	7 - 31
Make schools as good as possible.	
	7 - 32
Keeping our growth confined to the village areas should help.	
	7 - 34
My husband and I both agree we would be willing to pay more money to curb development needs esp. for things we do not need and adversely affect our natural resources for our younger generations. We pay taxes to Hanover too as part of our real estate is on Hanover land. Let's help Lyme continue to be an ideal community.	
	7 - 36
Strive to get more balanced board membership. Remember to advocate for the little guy for the ? That's been here 60 years who can't get out to enjoy the town forests and yet somehow have to scrape together their fair share to fund it.	
	7 - 39
Don't know	
	9 - 2
Keeping out big developments and commercial franchises, and focus on the little start up business and the people who make up the town. We are Lyme.	
	9 - 3
Minimize development: we moved from Etna because it's beginning to look like Connecticut and the suburbs of New York City. It's losing the tranquility and pastoral appeal.	
	9 - 4
To address this problem the Town should shift from the unreasonably restrictive zoning and planning thinking to one that allows more housing which would reduce taxes as it does for other towns that have greater populations.	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26d: What should the Town do to address this challenge?**

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	9 - 5
Maintain slow growth. Avoid all large developments or any measures which would bring large influx of newcomers.	
	9 - 7
The town should attempt to attract a small commercial tax base to offset the burden on property owners.	
	9 - 8
Increase the tax base to create revenue not create low cost housing that will increase service needs costs without tax revenue.	
	9 - 10
Careful study and planning.	
	9 - 11
Not sure - Be cautious.	
	9 - 12
This question is ____ of ____	
	9 - 13
Set regulations to limit growth & development.	
	9 - 14
Help the tax base with low impact commercial industry.	
	9 - 15
Drop the taxes; drop property prices. Allow for diversity. Blow up the beaver dam. Stop the "liberal" environmentalist.	
	9 - 16
The town should hold firm against the population spread from southern communities and the desire to replicate the suburbs that these populations leave behind. Undeveloped land is a mental, physical, & spiritual asset that once developed, can never be regained.	
	9 - 17
Listen to the average person who makes 20-30 thousand a year.	
	9 - 18
clamp down on spending	
	9 - 19
Zoning	

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**Q26d: What should the Town do to address this challenge?**

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9 - 20

Resist development pressure and continue maintaining the strict zoning rules that have allowed Lyme to maintain its character and beauty while other areas have not.

9 - 21

Everything possible.

9 - 22

it would appear that many folks are already working on growth issues in our town. I do like the idea of Nichol's becoming a fitness center as well as other town oriented facilities and space.

9 - 24

Reduce spending/

9 - 25

I think to maintain & determine what is happening at the highway department we need to visit the crew at the shed and on the site. Are they working? Is the process efficient and productive? Are we spending more \$\$ than necessary? And I guess my last comment would be "Is that not the Road Agents job?" If it is than I would say that that man was not doing his job and the Town of Lyme is very guilty of wasting taxpayers money. Lets get a handle on this Department. I'm tired of having my car fixed.

10 - 1

Not sure

10 - 2

Protect ridgelines. Enable affordable housing near town. Keep town govt. modest. Do not allow building in flood prone areas. Keep dark night sky make it easy to find new uses for historic structures with out adverse impacts to them. Protect water supplies. Don't pave or widen dirt roads. Keep village character, don't widen roads. Keep 100% of land use change tax for conservation.

10 - 3

have a more open minded planning board.

10 - 4

Protect lands, discourage growth

10 - 5

Good Question

10 - 6

establish dialog and communication, keep approval process transparent to the community (no secrets or hidden agendas).

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26d: What should the Town do to address this challenge?**

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	10 - 8
construct affordable housing in clustered communities	
	10 - 9
look at zoning to provide more options.	
	10 - 11
comprehensive review of Zoning regs.	
	10 - 12
be open to change and growth	
	10 - 13
Truthfully there is not much you can do... older residents have to realize that people will move here because it is convenient and new residents have to know that this is a town with some history and change will come slow. To me the key is communication..... Town meetings, "working Suppers" (where different issues are worked out over a meal), or even just inviting people to walk through the school and talk to parents and kids. These are the things that will keep Lyme alive.	
	10 - 14
Keep property taxes under control. Develop affordable housing and do not cave into demands of newcomers for restrictive zoning and every possible city-type service.	
	10 - 16
Sanction a fine of \$100 per truck occurrence when sound ordinance is broken- great potential revenue for town.	
	10 - 18
We have too much zoning in Lyme the Zoning board should be broken up. We shouldn't have one or have one that natives are on- not people who move here for a few years to send their children to a high school of their choice. The people on this board already have what they want but do not want anyone else to have it.	
	10 - 19
Try to stay right sized. I think a well selected track for a limited amount of low income people is fine if it's well thought out and not overdone.	
	10 - 20
? Tax payers are paying 2 times to get rid of trash- in our taxes plus the bags. If you have bigger items you pay an arm and a leg to discard them. Cheaper to rent a dumpster. Plus open only one day a week. Taxes are getting harder for people to stay in their homes (the new evaluations are ridiculous). Everyone that works has to pay for a portion of their health insurance but if you work for the town or school the taxpayers have to pay not the workers.	

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**Q26d: What should the Town do to address this challenge?**

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10 - 21

Prevent town highway department from wasteful spending to keep taxes more affordable. Highway crews waste taxpayers money plowing base roads and sanding all dirt roads when unnecessary. Stocking piling sand year round, wearing out town trucks and wasting fuel. Most town work could be contracted out to bids to save the town hundreds of thousands of \$\$ in taxes . Down size the highway work force and town trucks.

10 - 22

apply strict and watchful laws, encourage land trusts while allowing some local business to keep the town prosperous.

10 - 23

Allow tax breaks for farmers and have sliding scale based on income for all other taxpayers annual taxes (high income bracket). (pipe dream I know).

10 - 27

Stop listening to rich people who want to keep low and middle income people out of Lyme by making Zoning so restrictive that only people with money can afford to buy or build.

10 - 30

Implement policies in favor of affordable housing and work to ease current zoning restrictions. As for facilities, the sooner the better, as costs always rise.

10 - 33

We don't live in Lyme and don't feel it is appropriate to fill out the survey.

10 - 34

Be conservative, limit spending and growth more buildings means more classrooms.

14 - 1

stricter budgeting

14 - 2

Discourage large houses outside of villages.

14 - 3

Encourage affordable housing

14 - 4

The need to work at making all people feel able to live in Lyme, to be accepted by others, and to feel integrated in the community. It is good that we are building a Habitat for Humanity home. We should have more. We should have affordable housing with covenants that provide for indefinite affordability.

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**Q26d: What should the Town do to address this challenge?**

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	14 - 5
tax on ability to pay basis	
	14 - 6
I'd like to see Route 10 fixed up, though that may be the state's job. I think the clear trash bag mandated recycling program is a crock, and would like the town to revert to its previous system. Finally, the Post Pond baseball field, or maybe the one at the school, should be made regulation-size for baseball so our kids don't have to be permanent road teams.	
	14 - 7
none	
	14 - 9
Maintain current zoning laws; no new roads; any NEW housing should be affordable to low and middle income families. Square footage should be moderate. Location should be considered.	
	14 - 13
encourage housing development; the theory a new home adds to taxes is no longer true. Many high price housing does not involve more school children or service requirement.	
	14 - 14
The important thing with challenges is to remember they are just that: challenges. Calling them problems makes them harder to address. Most challenges have several possibilities is we are open to them.	
	14 - 15
planning & zoning need to look at regulations so they aren't eliminating different income level people. I feel strongly that the elementary school needs a library within its own school building, so children and teachers can access books/info in a more natural daily fashion. The heart of any school is it library!	
	14 - 19
zoning - to preserve open space	
	14 - 20
Unsure - just fancy ideas!	
	14 - 22
create a Chamber of Commerce	
	14 - 23
(See letter code above): A. keep strong but intelligent zoning laws; B. invest in education!; C. join with other towns (as you are doing)	

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**Town of Lyme  
Planning Board****Citizens' Survey Comments**

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**Q26d: What should the Town do to address this challenge?**

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I don't really know

14 - 24

Hang tight the way they are.

14 - 28

Control growth, balance the desire for conservation with the ability of the residents to avail themselves of the town's natural resources - e.g., Post Pond recreation area's being overtaken by high water to "protect" beaver dams.

14 - 31

stop discriminating against the poor and allow new people to be involved. The zoning rules are way too strict. Lyme's become the country club \$500,000 and up to live

14 - 33

find a good balance between growth and restriction

14 - 35

Zoning has become too restrictive - institution of recent driveway restriction (length and steepness) for example, operates to exclude all but the wealthy: "Conservation" is a noble goal, but the corollary is "I've got mine; now let's shut the door." Lyme should find a way to encourage reasonable development - the present trend is to preserve it as an enclave of the rich and richer.

14 - 36

?

14 - 37

Continue to have strong conservation convictions and to continue committees to really dialogue, design solutions and present solutions to address problems and concerns of townspeople on these issues of growth.

14 - 38

Planning Board: Thank you for generating this survey.

14 - 40

Protest the land, control the density

14 - 41

avoid excessive growth

14 - 43

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**Q26d: What should the Town do to address this challenge?**

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14 - 44

Have a safe Police Department that's here when we need them!! One that will watch out for the kids of Lyme. Also keep taxes lower for the family farms. There are only two left in Lyme now. Please think about this!!  
Sincerely, Millie Bailey

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14 - 45

In terms of specific suggestions, I don't think we need to encourage new housing, roads and subdivisions to accommodate persons employed in Lyme (how many people actually work here?) Ideally, new housing in the Upper Valley should be closer to the places of work, i.e., Hanover, Lebanon. A practical revision of the zoning ordinance might be to loosen restrictions on adding rental units to existing housing. This would allow extended families to stay I Lyme, and would also address affordable hosing needs It would also potentially benefit empty nesters and the elderly.

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14 - 46

Drop the zoning!! It only helps the rich.

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14 - 47

Our planning needs to have some flexibility built in, if we are to include those who are not wealthy, in the future of the town.

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14 - 48

not strive to be a "city"

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14 - 49

Allow higher density development in villages and along paved roads near town.

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