

EEC Minutes, 6/21/17

Attending: Sue MacKenzie, Dee Scanlan, Mike Smith, Jonathon Voegelé, Earl Strout, Manton Copeland, Chris Ramsden, David Schafer, Nils Johnson (conference call)

- Minutes of prior meeting, 5/17/17, approved
- Manton Copeland elected Chair, Dee Scanlan elected Secretary
- Update from Sue regarding low-income housing options in Lyme; she attended a NH Community Loan Fund luncheon and spoke with a representative from Twin Pines; they reportedly have no interest in Lyme due to the town's reputation as being difficult to work in
- Earl had previously spoken with Twin Pines and found them interested; they may have been aware of the increase in the number of residents interested in affordable senior housing in Lyme
- Mike notes the law can be tough in NH in terms of limiting minor residents, the solution is to structure it in terms of percentage of minors within a development
- Dave noted that condominiums attract childless young couples
- Mant asked if we know yet which type of housing brings in the most tax revenue and Sue believes Rusty Keith had started looking into it and that the Planning Board is drafting a section about Housing to be added to the Master Plan
- Dave suggested drafting an addition to that draft; Sue suggested that the committee attend PB meetings ; upon request the current problems with the garage renovation project on Rte. 10 were summarized
- Nils found that Dartmouth does not have an urban planning program similar to the one he had experience with in Ohio; he spoke with Ms. Griffin in Hanover and concluded that geographical features (hills/dirt roads) limit expansion to a few areas; need citizen involvement
- Sue clarified that the Zoning Board only handles appeals, Planning Board handles proposals
- Mike brought up the commercial zone on Rte. 10 near Crossroads; unclear if school has fields on that land or what the utility capabilities are
- Earl pointed out that the situation with the old garage on Rte. 10 is exactly what dissuades businesses from seeking out Lyme locations
- Mike noted that the NH Community Loan Fund has been very successful in converting privately held trailer parks into co-op style housing communities; they have a relationship with Twin Pines; Sue thinks the owners of Pond View might be open to selling or developing; Nils said it has been brought up as a potential commercial zone
- Mike noted that the Master Plan was based on a Citizen Attitude survey so we do have some indication of people's feelings towards these ideas; gave some background on the

Lyme Water Association; he owns the aquifer and doubts there is any room for expansion; Earl noted there can only be some many people on a well before it comes under a different set of restrictions/codes

- Dee asked about commercial restrictions on plumbing, Earl said when his building was built there were none (applicable) and they had 23 employees
- Mike is familiar with power needs of larger manufacturers, such as Dartmouth Printing, and said there's no way Lyme can handle anything that big
- Sue noted that we need to propose article before everything is lost to conservation
- Discussed Rte. 10 as best option; commercial enterprises might have better options than residential for power and fiber
- Part of committee's charge is educating public about these issues
- Can we ID telecom issues? Can larger businesses draw better coverage towards Lyme?
- Jonathon asked if we could propose a tax rebate to offset cost of bringing greater telecom capabilities (for businesses)
- Mike noted that increased business could also increase costs for police etc.
- Proposals need to match Master Plan
- Mant re-iterated that we need to ID which options will bring in most revenue
- School is a large tax burden while zoning encourages building large, single-family homes
- Jon noted that the tax burden should be assessed according to how long families stay; Earl noted that rentals add to problem due to families only staying in town as long as they need the school
- David re-iterated that expanding housing types can attract different sized families, condos especially
- We should look into revenue vs. impact; what is the sweet spot in terms of size, units
- Nils suggested that we communicate seriousness of situation to residents, then suggest solutions
- Dave noted we need to know who in the Upper Valley will move here? Where will they come from?
- Nils suggested speaking to B. Stevenson about development in Lyme
- Dee asked if we can create incentives for dividing current use land for the sake of home building but in large enough lots that they still qualify as current use
- Earl couldn't find old studies of comparable towns
- Orford has elected to hire a new police chief so joint force not an option

- Need to keep Highway Department salary in mind to keep the people we have; haven't been able to fill position
- Chris will speak to the UVLSRC
- We should look into the nature of the Budget Committee, should be statutory rather than advisory
- Earl will look into R&R and why they were turned down for expansion; will also speak to Twin Pines and B. Stevenson
- David will draft summary of Rte. 10

Meeting adjourned at 8:20

Next meeting scheduled for July 12th, 7pm

Respectfully submitted by Dee Scanlan