

## LYME COMMUNITY DEVELOPMENT COMMITTEE

April 11, 2018

Meeting

Approved

PRESENT: Rich Brown, David Shafer, Nils Johnson (Chair), Sue MacKenzie, Earl Strout,  
Chris Ramsden (phone)

Guests: Kevin Sahr, Tim Cook, John Stadler, Eric Furstenberg, David Roby Jr., Duncan Macintosh, Stuart Arnett.

Meeting called to order at 7PM

Minutes from 3-28-18 were approved

LCDC Charge from Selectboard. There is another revision on the table that must be discussed at the next Board meeting to determine the final charge.

Steering Committee: Nils explained that this committee was organized prematurely and the LCDC needs to clearly define the role of an adjunct committee.

David made a motion to: Develop clear guidelines and direction for the many enthusiastic members of the public to aid and enhance the work of the LCDC. Seconded by Sue

Reviewed letter from Planning Board. Letter read by Nils. Nils took issue with the statement that the LCDC is an advocate for development of business interests in Lyme. That is not simply not true. Our aim is to evaluate the current tax structure and see if there is a way forward. The statute does not give the Planning Board exclusive authority to do a "Visioning" exercise.

There is a clear need to get the two groups together and perhaps ask the Town Moderator to assist with working through the process.

We asked Stuart Arnett, potential consultant, to describe what services a consultant might provide to the committee/town. He suggested:

- As the town works towards finding solutions, we need to gather the information about the "facts on the ground", several potential solutions, and their financial impact before asking the town which they prefer
- This is often called an Opportunity Assessment that looks at people, place, money and market issues.
- This will give a sense what is, then we can proceed with the visioning.
- Stuart Arnett points out that a significant problem in NH is that there is only one source of revenue: Property taxes.
- Since town expenses are going up 1-4% per year, taxes must increase 1 to 4 % a year. This is true for all towns/municipalities across the state.
- Communities that have more commercial development have lower increases than those that do not. However, even towns/cities that are willing to add significant commercial development annually cannot indefinitely hold off tax increases.

- Since 4% of Lyme's tax base is currently commercial, the amount of change we are likely to accept can only hold down tax increases, never actually decrease tax rates.
- \*It is important to see what the potential is.

Arnett also talked about ways that the process could work:

- Generally hiring a consultant is done by using an RFP.
- First create a report giving the relevant facts about the town: number of homes, number of people, number of schoolchildren, their age distribution, tax base/grand list, percentage of residential, and a myriad of other factors.
- How do we balance changes with an acceptable change to the community.
- Surveys can help get a sense of the community's attitude.
- Charrettes ("a meeting in which all stakeholders in a project attempt to resolve conflicts and map solutions"), provide another way for the public to examine the opportunities
- In all cases, we need to provide multiple opportunities for people to attend, to participate, and to offer their opinions.

PB feels the SB authorized the LCDC to do the Visioning at the same time the PB is doing the Master Plan chapter on Housing, and that is a problem for them. John Stadler does not see how this could work. Nils stated he would like to work with the PB to get the results both desire. Discussion as to why this committee was formed it was felt that the PB was not addressing these concerns in a timely manner.

How can we work together? We will have another joint meeting. Date to be determined.

Kevin Sahr stated that after attending the NHMA Selectboard seminar he needed to discuss the RSA 91A Right to Know Law and that this committee needed to be very careful about sequential emails.

The meeting audio and video was recorded. The video is available on Youtube at: [https://www.youtube.com/watch?v=na6RZtrmoEg&t=0s&list=PLhg\\_eBomuA8hth3LJWFv3R0LWnuDEHmFP&index=3](https://www.youtube.com/watch?v=na6RZtrmoEg&t=0s&list=PLhg_eBomuA8hth3LJWFv3R0LWnuDEHmFP&index=3)

Meeting Adjourned at 8:28 PM  
 Next Meeting 4-25-18  
 Respectfully submitted,  
 /s/ Susan J. MacKenzie