

**Lyme Planning Board Minutes**  
**11/25/2019**

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Kevin Sahr, Select Board Representative; Vicki Smith, Member; David Van Wie, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Eric Furstenberg, Member; David Roby, Jr., Alternate; Rich Brown, Alternate;

Members of the Public Present: Robert Thebodo, Bret Ryan, Sue Mackenzie, Margaret Caudill-Slosberg, Lynore Bolton, Rusty Keith, Earl Strout, Richard Menge, David Roby, Jennifer Boylston, Catherine Hopper, Laurie Wadsworth, Michael Beahan, Virginia Beahan, Dale Mason, Jim Mason, Sarah Shipton, Jim Nourse, Harry Glass, Martha Tecca, Jackie Glass, Deidre Willies

**Item 1: Working session to finalize wording on the Senior Housing Zoning Amendment.**

The Board met for a working session to work on finalizing the language for a Senior Housing Zoning Amendment. Due to the large public attendance the Board had a short discussion on how they want to proceed. The Board decided to proceed with a Board discussion for approximately 45 minutes, have a short public comment time then continue with the Boards discussion.

John gave a short overview to the members of the public of where the Board was in the process and a description of the amendment and its general provisions. The Board then went into a Board discussion of the proposed amendment.

The Board revised the definitions, and worked on the general requirements.

The Board paused discussions for a short public comment session.

Comments included suggestions that the Board consider setting special exceptions for the dimensional controls; not setting an average for the floor area; allowing an additional bedroom for a caretaker; should not be restricted to the Lyme Common District only; pro and con comments related to the age restriction.

John closed the public comment and thanked people for their input.

The Board discussed the accessibility requirements but were unable to come to a consensus. The Board did feel that they would like to have Town Counsel give them some guidance on this issue.

As it was nearing 9:00pm and the Board was at a good stopping point John suggested that the Board continue the meeting to another night, suggesting Monday December 2<sup>nd</sup>, 2019. The Board members agreed.

John moved to continue the meeting to Monday December 2<sup>nd</sup>, 2019 at 7:00pm

Kevin seconded the motion.

John called for a vote and the motion passed unanimously.

The meeting adjourned at 8:49 pm.

**Continuation December 2<sup>nd</sup> 2019.**

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Kevin Sahr, Select Board Representative; Vicki Smith, Member; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Eric Furstenberg, Member; David Roby, Jr., Alternate; Rich rown, Alternate; David Van Wie, Alternate;

Members of the public present: David Roby, Brett Ryan, Sue Mackenzie

John called the meeting to order at 7:00 pm.

The Board continued its work on the language for the Senior Housing Amendment.

While working on language for allowing mixed use, the Board had three questions that they wanted sent to Town Council for answers.

Can the Ordinance restrict the housing to people age 62 and older and allow new commercial uses within the same building/development?

Can an existing use be combined with a new Senior Housing development where the existing use is allowed to remain and the residential units are restricted to age 62 and older?

Can a mixed use of residential units (existing or new) for any age and Senior Housing (age 62 and older) be allowed?

It was noted that a reference in section 4.41for Senior Housing was needed.

Keven asked that going forward a revision date be added for each new draft.

The Board discussed the issue of trying to ensure that architectural integrity of the district is maintained. The Board decided that if the structure was deemed to be a contributing building in the Lyme Common Historic District then it could only be developed through conversion.

John and the Planning and Zoning Administrator agreed to update the draft document and send the updated version to the Board members.

The meeting adjourned at 9:02 pm.

Respectfully Submitted,  
David A. Robbins  
Lyme Planning and Zoning Administrator.