

**Lyme Planning Board Minutes**  
**1/30/2020**

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

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

Members of the Public Present: Sue MacKenzie, Bret Ryan, Judy Brotman, Lynore Bolton, Phil Pachoda, Mary Kelly, Jackie Richtter-Menge, Richard Menge, Hebe Quinton, David Roby, John Biglow, Earl Strout, Rusty Keith, Liz Ryan Cole

**Item 1:** Public hearing as required by RSA 675:3 for a proposed zoning amendment for Senior Housing. The intent of the amendment will be to promote housing that is suited to the needs of seniors located close to municipal and social services and facilities, and designed to facilitate independent living with an emphasis on safety and accessibility.

John opened the hearing and appointed David Van Wie to sit for Member Furstenberg.

Mr. Stadler then relayed to the assembled group, current language in NH house bill number 1629 that would require towns that provide incentives for senior housing to provide the same incentives for any type of housing. He stated that he had reservations sending the proposed senior housing zoning amendment to be voted on at Town meeting with this bill pending.

John asked the Board for their opinion. There was some support for continuing forward as well as some for waiting until next year to see where the bill went in the legislature.

Rich Brown stated his objections to the amendment based on his belief that the amendment would not create opportunities that were economically viable.

John opened comments to the public.

Rusty Keith believed that the public hearing was not notified correctly. The Planning and Zoning Administrator noted that Mr. Keith's concern had been brought to his attention earlier in the day and both he and the Select Board's administrative assistant had verified that the meeting was noticed correctly.

There was some support from the public for going forward but for the most part, members of the public felt that the risk posed by the pending bill was too great.

John asked each of the Board members how they felt about sending the amendment to Town Meeting for a vote. None of the members were in support of bringing the amendment before the Town for a vote.

John moved to table the amendment and not send it to the Town for a vote.  
Tim seconded the motion.  
John called for a vote and the motion passed unanimously.

**Item 2: Discuss response to Petitioned Zoning Amendment.**

John asked the Board if they would be willing to create a list of reasons why they voted to disapprove of the petitioned zoning amendment to allow for a new definition of planned development to apply to lots abutting RT 10 and to un-restrict business use there and in the Lyme Common and Commercial zoning districts. The list would be used as talking points when people ask why the Board voted to disapprove.

Rusty Keith objected believing that this may be considered electioneering.  
Rich Brown spoke with Steve Buckley at NHMA and came to the conclusion that the Board should talk to counsel before proceeding.

Kevin Sahr was concerned with individual Board members contacting NHMA but it was decided that it was a Select Board issue.

John asked the Planning and Zoning administrator to contact the Town's attorney and clarify what the Board is allowed to do.

**Item 3: Acceptance of minutes from 1/9/2020**

John moved to approve the minutes as amended.  
Tim seconded the motion.  
John called for a vote and the motion passed unanimously.

The meeting adjourned at 8:57 pm.

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