

Lyme Planning Board Minutes
10/22/2020

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Vicki Smith, Member; Eric Furstenberg, Member; David Van Wie, Alternate; Rich Brown, Alternate; Rich Menge, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Ben Kilham

Members of the Public Present: Cybele Merrick, Nancy Grandine, John Biglow, Sue Ryan, Rusty Keith, Lynne Parshall

Due to Covid-19 restrictions the Board met on-line via Zoom.

Item 1: Public Forum on Senior Housing.

At 7:00 pm John opened the forum and started by reading the Senior Housing Article. As he went through the article members of the public asked questions and commented.

There was a discussion concerning the limiting of the residents to age 62 and older. John noted that the Board had considered and debated the issue early in the process. The Board had listened to public input and tried to allow a single resident of 62 or older with other residents being of any age only to learn that State Statutes would not permit it. Also discussed was allowing a companion who is not 62 being able to live with a resident.

Members of the public wondered if the Lyme Common District has a large enough supply of lots that could be used for Senior Housing and asked why the Board did not expand the areas where the incentives would apply.

John stated that the Board was starting with the incentives applied to this area because indications are that there is an adequate supply and because the Board believes it provides seniors with access to the most services within walking distance. He felt that these incentives or others could be expanded to more of the Zoning Districts such as in and around the Commercial District, where the Board is currently investigating expansion. It was noted that each zoning district has its own objectives and controls for building dimensions. Creating incentives for Senior Housing needs to be done on a district by district basis to ensure that the incentives do not violate the objectives of that district. Some questions were raised concerning the requirement for developments to exceed 70% of the floor area specifically for senior housing before the Planning Board could allow the incentives. The Board's intent is to make Senior Housing primary use through the incentives and not other types of uses.

One member of the public asked about the language that would revoke the article if the state passed statutes that applied all incentives given for Senior Housing to other types of housing. They wondered if the Board could write the language to not revoke the article if the state were to only apply them to workforce housing. The Board felt that it would be difficult to word and would prefer to address both issues separately. The incentives for

Senior Housing and potential incentives for workforce housing would likely be different and be located in different areas of the Town.

One person noted that the Article names the Select Board as the enforcement entity. He felt that the past Select Boards had not enforced the ordinance well. It was noted by Vicki that the Zoning Ordinance is enforced by the Select Board and the language in the article just reiterates that fact.

Having no more questions from the members of the public, John closed the forum and thanked everyone for taking time to provide the Board with their comments.

One member of the public sent an email stating that she had no specific comments but she felt it was time to stop the debate and to move forward.

Item 2: Fall Meeting Schedule.

The Planning and Zoning Administrator noted that the second Planning Board meeting in November falls on Thanksgiving and the second Meeting in December falls on Christmas Eve. The Administrator asked the Board if they wished to cancel the meetings or reschedule them. Vicki suggested that they cancel the meeting and if new business came before the Board, then they could schedule a meeting that would meet noticing deadlines. The Board agreed and canceled the meeting on November 26th, 2020 and December 24th, 2020.

Item 3: Acceptance of minutes from 9/24/2020

John moved to approve the minutes with edits from the Zoning Administrator and Tim. Vicki seconded the motion. John called for a roll call vote and the motion passed unanimously.

Item 3: Acceptance of minutes from 9/10/2020

John moved to approve the minutes as amended by Rich and John. Vicki seconded the motion. John called for a roll call vote and the motion passed unanimously.

The meeting adjourned at 8:42pm

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