

Lyme Planning Board Minutes
June/09/2016

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; C Jay Smith, Select Board Representative; Vicki Smith, Member; Eric Furstenberg, Member; Amber Boland Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Freda Swan, Alternate

Members of the Public Present:

Item 1: Acceptance of minutes from May/26/2016

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

Item 2: Lyme common Review – Meet with Police Chief.

The Police Chief was unable to attend. He will try to come to the June 23rd meeting

Item 3: Master Plan Chapter – Hazard Mitigation.

The Planning and Zoning Administrator passed out a draft Hazard Mitigation chapter for the Master Plan for the Board to review. Vicki suggested, with agreement from the Board, to add the following sentence to the first paragraph:

“One of the ways to minimize impacts is to enact land use regulations that limit development in areas with identifiable risk”

She also suggested having the Police, Fire and Highway Departments review the chapter.

Item 4: Workforce housing Inventory and report.

This item would be taken up again at the next meeting, once all the members provide their feedback.

Item 5: Zoning amendments, Workforce and Senior Housing, Dwelling unit definition.

Accessory Dwelling Units

The Board reviewed Town Counsel’s recommended changes to the ADU language to ensure conformance with the new state laws. Counsel is recommending that the maximum square footage be increased from the 750 square feet for detached ADU’s. The State requirement is not less than 750 square feet. The Board feels that this meets the State’s requirements and would like the attorney to review his changes. The Board is concerned that counsel may have confused attached ADU’s with detached ADU’s.

Workforce and Senior Housing.

The Board reviewed draft language that John had written to address Lyme's supply of workforce and senior housing. Tim asked if the new article should only address senior housing as the information in the draft Workforce Housing Inventory and Report seemed to show that Lyme has a reasonable amount of workforce housing. Vicki felt that it should address both as needs for workforce housing may change in the future. In John's draft he questioned if two or three units of workforce housing in a conversion should be the threshold for allowing a seventh unit. The Board agreed that three should be the threshold for workforce housing. The Board also determined that when there is a mix of workforce and senior housing, a combination of three of those units would qualify the conversion for a bonus seventh unit.

Eric noted that it seemed that the draft language was discriminatory to seniors as it required all six units to be senior housing before the bonus was allowed. Said that seniors could qualify for the bonus with only three units. His language was an attempt to recognize this desire. Eric suggested that they have just one option that covers all the scenarios. John agreed that was a good idea.

Vicki suggested that the Board discuss the draft ordinance with groups such as Twin Pines as they deal with senior housing issues. She also suggested changing the Compliance language to be 99 years.

The Planning and Zoning Administrator suggested that the violations section be changed to refer to section 9.12 of the Zoning Ordinance as this section deals with violations of the ordinance. He also suggested that the Board undertake a review of the available building in Lyme that are large enough to be converted to ensure that seven units is a realistic number. He agreed to ask the Select Board administrative assistant to provide that information from the tax records.

Dwelling Unit Definition.

The Board has been trying to standardize the definition of Dwelling Unit between the Zoning Ordinance and the Subdivision Regulations. John suggested that the definition drawn from RSA 674:71, while keeping Lyme's current wording regarding regular occupancy:

"A room or rooms providing independent living facilities for one or more persons, including provisions for sleeping, eating, cooking and sanitation that is established for regular occupancy."

The Board agreed that this definition would be suitable. John proposed that this definition be added to the proposed changes to the Zoning Ordinance for the 2017 Town meeting and the Board agreed.

Item 6: Registration of rental units.

The Board noted that while working on the Workforce Housing Inventory and Report that finding information on the rental units in Lyme was difficult. Vicki said that in Hanover, any property owner who has rentals must register the property as a rental property. This registration was used to ensure that all rental properties meet applicable life safety codes.

Vicki suggested that before the Board proposes any new regulations that they meet with residents to help decide if it is necessary and, if so, then what types of rentals should be regulated. Vicki noted that there are different types of rentals, such as boarding houses, where you only rent a bedroom and have access to the cooking and sanitary facilities, long term whole house rentals, and short term ones such as an AirBnB. The Board decided that they should hold a Public Forum to discuss these issues with Town Residents at their meeting on October 13th, 2016. Vicki said she would contact Community Cares of Lyme to see if they wanted to be involved.

The meeting adjourned at 9:00pm

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.