

**Lyme Planning Board Minutes**  
**January/26/2017**  
Draft

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: James Black, Flora Krivak-Tetley, Bob Rufsvold, Carola Lea, Faith Pushee, Wayne Pushee, Liz Cole, Rich Brown, Kevin Sahr, Darla Sahr, David Roby, Ray Clark, Meg Shehan, Faith Catlin, Amy Kelly, Jay Kelly, Lynne Highic, Eleanor Shafer, David Shafer, Meg Russell, Tom Morrissey, Chris Jackson, Ross MacIntyre

**Item 1: Public hearing for the petitioned warrant article “Pocket Neighborhoods.**

John opened the public hearing by thanking the members of the public for attending. He then asked the Board members to introduce themselves. John then asked Liz Cole and Rich Brown to make their presentation. Liz and Rich described what they intended the amendment to accomplish. They wished to create moderately priced homes by developing a small high density community where the residents share the cost of the land and infrastructure. The proposal allows for the placing up to six housing units in each building in order to share construction costs.

Liz and Rich included data comparing the cost to the Town of a single family home with students to the Pinnacle Projects proposed 24 units. They believed that their development would increase tax revenues without increasing the cost to the Town.

Vicki asked for more detail as to how the numbers were calculated. Liz responded that it came from a combination of NH state data, average assessed value of housing built in Lyme over the last five years and assumptions as to the value of the pinnacle project units.

Ray Clark asked how their proposal differed from what was allowed under the current zoning ordinance. Rich stated that their proposal allowed for a greater density.

Kevin Sahr stated that he believed that the Pinnacle Projects number of students was under stated. Liz stated that they use state data. Kevin noted that many of the school districts in the state are seeing lower enrolment numbers. Lyme is in fact continuing to grow. He felt that the increase of the number of students could be one per unit. He believed that this would lead to additional costs to the Town, not a tax benefit as the Pinnacle Project had stated.

The Planning and Zoning administrator noted that comparing a single family home to a 24 unit multifamily development was not a reasonable comparison.

Meg Shehan asked if a build out analysis had been done to determine the total impact of the amendment. Rich stated that they had not. John noted that the Planning Board had also requested the same analysis. She then asked if there was any thought about extending the area where pocket neighborhoods are allowed to the entire rural district. Rich answered that their intent was for this to be an experiment in a limited area, if it worked well then the Town could expand the area where pocket neighborhoods are allowed. She continued by asking if any part of the Lyme Common Zoning District would be open to pocket neighborhoods. Rich said not in this amendment but the Town could add it at a later date.

Tom Morrissey asked about the scale of the buildings. Rich stated that each building would be limited to maximums currently stated in the zoning ordinance.

The Planning and Zoning Administrator noted that the amendment allowed for buildings to be connected without defining how. If buildings were connected side by side such as you find in many town houses or condo complexes, this would allow you to create extremely large structures by claiming that they were individual buildings.

He then asked what would happen to the existing lodge. Liz stated that it would operate as it does now. Mr. Morrissey expressed a concern with the intensity of the use on that lot if the development was to go forward.

Vicki noted that under the proposed language, pocket neighborhoods would be allowed along Route 10 from the Hanover border to the southern boundary of the Lyme Common Zoning District and from the northern boundary of the Lyme Common Zoning District along Route 10 for one mile. She understood that this was not the intent but the language was written in a way to allow it.

Tim was concerned that due to the limited number of properties available for development under the proposal, that the proposal could be considered spot zoning. Liz stated that she had discussed this possibility with the Pinnacle Project lawyers and in their opinion the proposal was not spot zoning.

David Roby suggested to the Board that they vote to disapprove of this amendment. He felt that selling this amendment as a tax savings was not correct.

Ray Clark stated that he believed that the basic plan was sound but that Lyme was not the place for such a development. He suggested that they should look to other communities that may welcome the development.

There were no more questions or comments from the public or the Board.

John made a motion to disapprove of the Pocket Neighborhood petition amendment. Tim seconded the motion. John called for a vote and all five members voted to disapprove. John closed the public hearing.

**Item 2: Public hearing – Accessory Dwelling Unit Zoning Amendment.**

John opened the public hearing for the Planning Boards proposed Accessory Dwelling Unit Zoning Amendment.

There was no public comment as all the members of the public had left.

John made a motion to send the amendment to town meeting for a vote

Tim seconded the motion.

John called for a vote and it passed unanimously.

**Item 3: Acceptance of minutes from January/12/2017**

John moved to approve the minutes as submitted.

Tim seconded the motion

John called for a vote and the motion passed unanimously.

**Item 4: New Business**

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.