

Lyme Planning Board Minutes
September 28, 2017

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

Board Members Absent: Vicki Smith, Member; C Jay Smith, Select Board Representative;

Members of the Public Present: Lenore Bolton, Carola Lea, Nils Johnson, Martha Tecca, O Ross McIntyre, Patty Jenks, Rich Brown, Sue MacKenzie, Jacky Glass, Dee Scanlon

Item 1: Senior Housing Forum.

Several hours before the forum, Andrew Winter, the guest speaker from Twin Pines Housing Trust alerted the Planning and Zoning Administrator that he was unable to attend. John opened the forum, expressing regret to the attendees that Mr. Winter was unable to be at the forum.

The Board discussed with the attendees the various forms that senior housing could take. The overall sense was that different people wanted different types of housing.

The various forms below were discussed:

- Smaller single resident homes allowed on a single lot.
- Cooperative housing in larger buildings.
- A mixture of small houses and apartment or town house style buildings.
- Large assisted living facilities.

Some of the other comments included:

If a senior wanted to add an accessory dwelling unit to a lot so that they could downsize and rent out the main house, it was felt that 750 square feet was too small.

Nils Johnson from the Economic / Enterprise Committee felt that a large assisted living facility with over 85 beds, such as he developed in Ohio, would help alleviate the tax burden of individual land owners.

Jacky Glass asked if there might not already be a very high percentage of seniors in Lyme and if so, why would they want to skew that higher.

Higher density housing on a single lot would help spread the high cost of lots in Lyme.

Also discussed were the many challenges and Town-wide impacts of high density housing where there is no supporting infrastructure. Rich Brown agreed, stating that even

though the Pinnacle Project has a suitable area for waste treatment, the system would be costly to install. He also noted that he felt this is not a road block for developers but just an added expense.

John asked if anyone had any more questions or comments. There being none, he closed the forum.

John thanked everyone for attending the forum and gave a special thanks to Patty Jenks for the refreshments. He also noted that the Board will still try to have Mr. Winter attend a Planning Board meeting to discuss senior housing. If a date is set the Board will make every effort to let people know so they may attend.

Item 2: Acceptance of minutes from September 14, 2017

John moved to accept the minutes as amended by Tim and John.

Eric seconded the motion.

John called for a vote and the minutes passed unanimously.

Item 3: New Business.

The Board had a discussion with Rusty Keith about a greater diversity in the town's tax base and the implications of relaxing the Town's zoning.

Rusty thought it would be a good idea to be able to provide information about what the Board has accomplished over the previous year. It was noted that the Board can submit a year-end report to be included in the Town report. John asked to add this to the agenda for the October 12th, 2017 meeting.

The meeting adjourned at 9:25 pm.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.