

Lyme Planning Board Minutes
2/12/2026

Board Members and Staff Present: Richard Menge Chair; Tim Cook, Vice Chair; David Kahn, Select Board Representative; Vicki Smith, Member; Nathaniel Niles, Member; Hebe Quinton, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Rich Brown, Alternate;

Members of the Public Present: None.

Item 1: Acceptance of minutes from 1/22/2026.

Vicki Smith moved to approve the minutes as amended.

Tim Cook seconded the motion.

Rich Menge called for a vote and the motion passed with four members voting to approve and Nat Niles abstaining as he did not attend the meeting.

Item 2: Discussion of projects for 2026.

The Board discussed what projects to work on in 2026. Vicki Smith suggested that they should continue with a Master Plan Housing Chapter. There was wide agreement from the rest of the Board.

Tim Cook noted that the Board had started working on some zoning ordinance revisions in 2025 and should continue the work. Mr. Cook also related a conversation with Bill Malcolm of the Zoning Board of Adjustment. He suggested that the Boards have a joint meeting to discuss issues with the zoning ordinance.

The Board agreed that they should review the following sections of the zoning ordinance: 3.27.4 and 4.64 Agricultural Soils Conservation District.

4.55 Lodging and Accommodations.

4.49 Planned Development.

4.46 Conversions.

4.42 Accessory Dwelling Units.

Table 4.1 uses.

The Board had a short discussion about the requirements for Accessory Dwelling Units. The Board discussed the maximum gross floor area and septic requirements; no decisions were made.

The Planning and Zoning Administrator had sent the Board members information provided by Nat Niles in regards to transient housing and from Hebe Quinton about additional uses for table 4.1. Chair Menge asked the members to review this information for the next meeting.

The meeting adjourned at 8:40 pm.

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