Lyme Planning Board Minutes
4/23/2026

Board Members and Staff Present: Richard Menge Chair; Vicki Smith, Vice Chair; Nathaniel Niles, Member; Jeff Valence, Member; Rich Brown, Alternate; Hebe Quinton, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: David Kahn, Select Board Representative;

Members of the Public Present: Renee Theall, UVLSRPC

Item 1: Acceptance of minutes from 4/9/2026
The Board noted a missing item regarding procedural changes. The Planning and Zoning Administrator add the missing item for the May 14th, 2026 meeting. The Board tabled the minutes so that the revisions may be completed.

Item 2: Zoning Ordinance Discussions.
Section 4.46 Conversions:
Noting the petition zoning amendment that passed at the March 2026 Town Meeting has some minor issues. The Board reviewed section 4.46 G and proposed the following change to clarify the section:
No building in Lyme may be converted to more than six units except as permitted in H.

While working section 4.46 G the Board noted that conversions of office/studio/restaurants were allowed by site plan review in the Rural, East Lyme, and Mountain and Forrest district as well as in the Commercial, Lyme Common and Lyme Center Districts. The Board discussed not allowing theses conversions in the Rural, East Lyme, and Mountain and Forest Districts, as they did not reflect the objectives of those districts. The Board decided to add this as an agenda item for the meeting next meeting on 05/14/2025.

Rich Menge asked the one member of the public if they had any comments. Renee Theall noted that she was a representative of the Upper Valley Lake Sunapee Regional Planning and wanted to let the Board know that the Planning Commission was available to help the Board with any of the Boards projects.

Lodging and Accommodations:
Nat Niles has compiled a document that has and extensive list of definitions and uses that differentiate between lodging types. The Board has decided to use this document as a working document to guide their discussions and ultimately propose an amendment to clarify Lodging and accommodations in the Zoning Ordinance. The Board reviewed the document with the intent of consolidating uses where possible.

Rich Brown had sent out an email with his thoughts on lodging and accommodations, Hebe Quinton notes that, if the Board wanted to they could integrate them into the working document.

The meeting adjourned at 9:13pm

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