Lyme Planning Board Minutes
5/14/2026

Board Members and Staff Present: Richard Menge Chair; David Kahn, Select Board Representative; Nathaniel Niles, Member; Jeff Valence, Member; Hebe Quinton, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Vicki Smith, Vice Chair; Rich Brown, Alternate;

Members of the Public Present: Ray Clark, Renee Theall, John Biglow.

Rich Menge appointed Hebe Quinton to sit as a regular member.

Item 1: Ray Clark, 25 union street, Zoning Ordinance.

Ray Clark using his property at 25 union street as an example, made the following suggestions to the Zoning Ordinance that he believed would promote greater housing opportunities in the Lyme Center and Lyme Common zoning districts.

1) The 1-acre minimum lot size is too restrictive the Board should consider 1/3 acre.

2) The current 20-foot setback requirement is too large the Board should consider revising to 7 to 10 feet.
3) The current maximum building footprint of 6%, Mr. Clark recommended the limit be increased to 10%.
4) The current maximum lot coverage of 12% His rec be increased to 20%.
5) Currently, the maximum gross floor area for a detached ADU is 750 square feet. Mr. Clark believed that this should be increase to 1250 sq ft.
6) Currently and ADU must have either the primary unit or the ADU be owner occupied, Mr. Clark recommend that this requirement be if it is a multi-residence property.
7) Septic Easements, allowing septic systems to be constructed on adjacent lots would allow for a greater density on smaller lots. The Zoning Administrator noted that the Lyme Zoning Ordinance does not prohibit septic easements that meet state septic regulations He knew of at least to such easements in the Lyme Common District.

The Board discussed the issue of ADU ownership; The Zoning Administrator stated building under the Planned Development section could solve this issue. One issue brought up us that Planned Development requires both residential and commercial uses, it does not allow for residential use only developments.

Mr. Clark stated that under the current zoning in the Lyme Common and Lyme Center zoning districts you would not be able to build to their current density.

Item 2: Acceptance of minutes from 4/9/2026 and 4/23/26

Nat Niles moved to approve the minutes from April 9th, 2026 as amended.
David Kahn Seconded the motion.
Rich Menge called for a vote and the motion passed unanimously.

David Kahn moved to approve the minutes from April 23rd, 2026 as amended.
Nat Niles Seconded the motion.
Rich Menge called for a vote and the motion passed unanimously.

Item 3: Appointment of a Planning Board Representative for approval of Curb Cuts.
On a unanimous vote, the Planning Board appointed the Planning and Zoning Administrator to represent the Planning Board for review and approval of Curb Cuts.

Item 4: Zoning Amendments.

Nat Niles passed out copies of the third revision of his proposal for Lodging and Accommodations. The Board reviewed the document and decided that they would like to use it a starting point for revisions to the ordinance.
Chair Menge asked that an electronic version of the document be sent out to all Board members.

The meeting adjourned at 9:22 pm.

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