**Lyme Planning Board Minutes**
**5/28/2026**

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 Zoning Board of Adjustment Present: Bill Malcolm, Robin Spencer

Members of the Public Present: None

**Item 1: Members of the Zoning Board of Adjustment to discuss issues with the Zoning Ordinance.**

Bill Malcolm and Robin Spencer discussed a list of issues with the zoning ordinance based on a list former Zoning Board Chair Frank Bowles had authored. Mr. Malcolm categorized the list into administrative issues and policy issues. He then reviewed the list with the Board. It was noted that several of the items were already on the Planning Board's list for review. Mr. Menge thanked the Zoning Board members for bringing the issues to the attention of the Planning Board.

**Item 2: Acceptance of minutes from 5/21/2026**
Jeff Valence moved to approve the minutes as amended.
Nat Niles seconded the motion.
Rich Menge called for a vote and the motion passes unanimously.
Vicki Smith abstained, as she did not attend the meeting.

**Item 3: Zoning Ordinance discussions**
**Section 4.46 Conversions.**
Nat Niles had sent out draft language for section 4.46 items G and H.
The Board discussed the proposed language and decided to use Mr. Niles's document as a starting point for further discussions.

The Board recognized that the Town had passed a petition zoning amendment in March of 2026 allowing for greater density in the Lyme Common and Lyme Center zoning districts for buildings under conversion. The intent of the revisions is not to undo the vote of the town but to clarify language.

The Board had a short discussion about sharing working documents with the public. The Planning and Zoning Administrator noted that documents excluding legal documents, shared with all the board members, should be considered a public document and may be shared.

The Meeting adjourned at 9:30 pm.
Respectfully Submitted,
David A. Robbins
Lyme Planning and Zoning Administrator.