Lyme Planning Board Minutes
6/11/2026

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

Board Members Absent: David Kahn, Select Board Representative; Rich Brown, Alternate; Hebe Quinton, Alternate;

Members of the Public Present: Ray Clark, Renee Theall

Item 1: Ray Clark, 25 Union Street.
Mr. Clark stated that he has re-considered his options for 25 Union Street and now is looking at restoring the building into a single-family residence. Mr. Clark sited both the NH State Building Codes and the Towns Zoning as reasons for the change. The building codes made converting the existing building into four units cost prohibitive. He would have liked to have converted the front of the building into two units and then remove the rear of the building and rebuilt it as a second building with two units. The current zoning would not allow for this configuration.
Mr. Clark reiterated some of his previously suggested changes to the zoning, including greater building footprint, larger lot coverage, and smaller setbacks. During the discussions it was also noted that the Planned Development requirement of a commercial use as well as residential made development under this section difficult.

Item 2: Acceptance of minutes from 5/28/2026
Vicki Smith moved to approve the minutes as amended.
Nat Niles seconded the motion.
Rich Menge called for a vote and the motion passed unanimously.

Item 3: Zoning Ordinance Discussions.
Nat Niles had written a new version of his proposed update to section 4.46 conversions. The Board had a short discussion on the changes and decided to adopt this version as a working document to start revisions of section 4.46.

The meeting adjourned at 9:01 PM.

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