Lyme Planning Board Minutes
6/25/2026

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

Board Members Absent: Vicki Smith, Vice Chair; David Kahn, Select Board Representative; Jeff Valence, Member;

Members of the Public Present: Renee Theall via zoom

Rich Menge appointed Rich Brown and Hebe Quinton to sit as regular members.

Item 1: Acceptance of minutes from 6/11/2026
There were only two board members present who attended the 6/11/26 meeting, the Board decided to table the minutes review until the next meeting on July 9th, 2026.

Rich Brown asked the status of the housing survey. The Planning and Zoning administrator stated that it was still with legal counsel. He then read a prepared letter of resignation as an alternate member of the Planning Board and left the meeting.

Item 2: Zoning Ordinance discussions.
Section 4.46 Conversions.

The Board reviewed the proposed changes to the section from draft #5 from Nat Niles. Members were concerned that the expansion allowance could be used in subsequent conversions, to prevent this; the Board added the following to the limited expansion section: "This expansion is a onetime event and not be allowed on subsequent conversions."

The Board concluded that the expansion criteria should be established in Site Plan Review and the applicant should demonstrate the need for the expansion.

It was noted, that with the additional language, sections B through E were redundant and could be removed.

Renee Theall noted that RSA 674:84 requires that Multi-family residential development be allowed in commercially zoned land. The Zoning Administrator stated that the zoning ordinance allows multi-family residential development in all areas that allow commercial development.

Rich Menge proposed the following definition for Adaptive Reuse:

Adaptive Reuse: The re-purposing of an existing building for a new type of use in which the overall form, scale and exterior appearance remain largely unchanged except for changes needed to provide access or to comply with code requirements and other interior enhancements.

The meeting adjourned at 9:07 pm.

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