Lyme Planning Board Minutes
7/23/2026

Board Members and Staff Present: Richard Menge Chair Nathaniel Niles, Member; 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: Rich Brown.

Item 1: Acceptance of minutes from 7/9/2026
The Board tabled the minutes from 07/09/26, as there were not enough members who were present at the meeting on 07/09/26.

Item 2: Legal questions.
Rich Menge asked the Planning and Zoning Administrator if he had heard any more information on the legal issue surrounding the Planning Board's survey. The Administrator stated that the attorney who had been working on the issue was out on leave and was waiting to hear back from one of the other lawyers. He stated he would follow up again.

Item 3: Zoning Amendments.
Section 4.46 Conversions.
The Board worked through the remainder of the draft amendment. The following items were discussed:

Gross Floor Area definition.
Allowing multiple buildings and uses on a lot under conversion.
Limited expansion of 15%.

Hebe noted that once the Board had a good working draft, it should be sent to the people who had submitted last year's petition zoning amendment for their review to ensure that it is not contrary to their intent. There was complete agreement with the other Board members.

The Board then started reviewing the changes to the Site Plan Review regulations. Chair Menge had asked the Planning and Zoning Administrator to try to incorporate the proposed changes by Member Niles into the Site Plan Review Regulations. The Board discussed if the changes should be their own section or be incorporated into the existing document. Chair Menge asked the Zoning Administrator to integrate the changes into the Site Plan Review regulations so that the Board may better understand them.

The meeting adjourned at 8:42 pm.

Respectfully Submitted,

David A. Robbins
Lyme Planning and Zoning Administrator.