Lyme Planning Board Minutes
8/13/2026

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

Board Members Absent: David Kahn, Select Board Representative

Members of the Public Present: Philip Hastings, Liz Ryan Cole.

Item 1: Philip Hastings 84 Orford Road, Informal Multi Dwelling / Condominium Conversion.
After introductions, Phil described the proposed project to the Board.
The property owner has two cabin that several weeks earlier were removed due to age and deterioration. The owner intends to rebuild both cabins and convert to them to two dwelling units. They would also like to subdivide the property into three, possibly four condominiums. The Board discussed the necessary steps to accomplish the conversions.

Item 2: Housing survey legal.
The Zoning Administrator stated that he had talked to Town Counsel and they had said that the Board could discuss the survey but they would have to refrain from any discussion regarding the legal issues.

Item 3: Acceptance of minutes from 7/9/2026 and 07/23/26
Vicki Smith moved to approve the minutes of 07/09/26 as amended.
Jeff Valence seconded the motion.
Rich Menge called for a vote and the motion passed unanimously.

Nat Niles moved to approve the minutes of 07/32/26 as submitted.
Rich Menge seconded the motion then called for a vote and the motion passed unanimously with Vicki Smith and Jeff Valence abstaining.

Item 4: Cottage Courts.
Rich Menge asked the Board members if they believed that a cottage court amendment might be worth working on. The consensus of the members present was that it was something the Board would like to look into. Mr. Menge stated that Nat Niles has written a draft amendment. Nat Niles said he would forward it to the Zoning Administrator to be distributed to the Board members.

The meeting adjourned at 9:17 pm.

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