Lyme Planning Board Minutes
8/27/2026

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: Tim Fisher, Prudence Fisher, Rich Brown.

Rich Menge designated Hebe Quinton to sit as a regular member.

Item 1: Tim and Prudence Fisher, Subdivision
On October 23 of 2025 the Fishers applied for a minor two lot subdivision of their property at 89 Whipple Hill Rd. The Board had approved the subdivision on the condition that corrections would be made to the Septic and subdivision plans within sixty days. The Fishers were unable to correct the plans within the sixty-day timeframe and therefore the approval had lapsed.

The Chair Menge re-opened the hearing to review the corrections to both the septic plan and the subdivision plan. The Zoning Administrator walked the Board members through the required corrections and changes to the plans. He noted that all the corrections were complete.
Nat Niles moved to accept the corrected plans and that the conditions on the previous approval dated 10/23/2025 were complete.
Hebe Quinton seconded the motion.
Rich Menge called for a vote and the motion passed unanimously.

The Planning and Zoning Administrator noted to the Fishers that they had sixty days to submit the final mylar copy of the subdivision plan to the Board to be signed and recorded with the county.

Item 2: Acceptance of minutes from 8/13/2026
Hebe Quinton 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: Public comment/questions.
Rich Brown asked if the Board would revisit its decision to invalidate the data from the last survey. Rich Menge noted that because of the legal issues and not having a full Board present, he did not feel it was appropriate to discuss the survey at this time. Chair Menge believe that the Board would revisit its decision at a future date.

Item 4: Section 4.46 amendment discussions.

The Board reviewed the current proposed amendments to section 4.46. Rich Menge noted a concern from Vicki Smith that completely removing and rebuilding a structure then converting the use may not be in line with the intent of the ordinance but is currently allowed under the ordinance. Because moving a building during a conversion could be beneficial, the Board did not want to disallow completely. A special exception was suggested, that would allow relocation and or reconstruction of a structure under certain circumstances.

Item 5: Cottage Courts.
The Board discussed the proposed language from Nat Niles for Cottage Courts Developments. Two of the issues the Board would like to address is the required number of parking spaces and accessory buildings such as garage and storage space.

The meeting adjourned at 9:12 pm.

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