Lyme Planning Board Minutes
9/10/2026
Draft

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

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

Members of the Public Present: None.

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

Item 1: Acceptance of minutes from 8/27/2026

Nat Niles moved to approve the minutes as submitted.
Hebe Quinton seconded the motion.
Rich Menge called for a vote and the motion passed unanimously.

Item 2: Section 4.46 conversions.
The Board reviewed the latest (#8) draft of section 4.46, Conversions. Nat Niles had added a section that would allow the relocation of a building under conversion by special exception. He also noted that he revised section 8.29 by removing the 5-year waiting period for conversion on buildings moved within a conservation district. The reasoning is that there would be safeguards in place from the special exception language.

Hebe Quinton noted that there is no definition of Demonstrated Site Capacity. The Board held a short discussion and believed it should be defined. Hebe Quinton suggested the following definition:

Demonstrated site capacity is a measure of potential usage determined by review for each lot based on the zoning ordinance.

Nat Niles suggested an alternative:

The ability of a site and the structures upon it to safely and adequately accommodate a proposed use and its intensity, taking into account wastewater disposal, water supply, access and emergency access, parking and circulation, fire and life safety, traffic, storm water and drainage, environmental and physical site constraints, and the capacity of applicable infrastructure and municipal services.

Rich Menge noted that he would like to have a full board discuss the definitions at the next meeting.

The meeting adjourned at 9:12pm.

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