

Town of Lyme
LYME ZONING BOARD OF ADJUSTMENT
Minutes – January 15, 2026

Board Members: Present - Bill Malcolm, Chair, Aaron Mancuso, Robin Spencer, Tom Toner

Absent: Zoe Washburn

Alternate Member: Absent - Lynne Parshall

Staff: David Robbins, Zoning Administrator; Adair Mulligan, Recorder

Public: Sanger Robinson (by Zoom)

Chair Bill Malcolm called the meeting to order at 7:00 pm.

The minutes of December 18 were approved on a motion by Aaron seconded by Robin.

Application #2025-ZB-99 – Sanger Robinson (Tax Map 403 Lot 25) 339 River Road, Lyme NH

Sanger Robinson has applied to the Lyme Zoning Board of Adjustment for a Special Exception under Sections 8.22 and 8.25 to construct a 120sf addition to the guest house for the purpose of storage on his property. The proposed addition will intrude into the road setback and exceed the maximum building footprint for the lot.

Sanger explained that he wants to add the storage space for his tractor. In 2024, an application for a shed of the same dimension was approved, but that shed was not built and the intended project has changed to an attached covered storage space.

Deliberations: The board reviewed the terms of Sections 8.22, 8.25, and 10.40.

Aaron moved to grant a special exception for the storage addition with the following findings:

- the storage area is to be attached to an existing structure and thus cannot be built elsewhere
- the structure was built before zoning was adopted in 1989
- the Zoning Administrator spoke with two abutters, neither of which had a concern about the project
- the application meets the requirements of Section 8.22 A and B
- the application meets the requirements Section 8.25 A, B, and C
- the application meets the requirements of Section 10.40A that are applicable.
- the application is for 120sf, which will leave 880sf for future expansion in the road setback and future expansion of lot coverage
- The following conditions were set for section 10.40B:
 - the project will be built according to the plan presented
 - downward-casting lighting will be used
 - the permit for project 2024-ZB-60, issued on November 21, 2024, will be withdrawn

Robin seconded the motion and it passed unanimously.

Out of deliberations

Meeting adjourned 7:16 pm

Respectfully submitted,

Adair Mulligan, Recorder