

Lyme Planning Board Minutes
Master Plan Public Hearing
May/29/2012

Board Members and Staff Present: David Roby, Chair; John Stadler, Vice Chair; Simon Carr, Select Board Representative; Vicki Smith, Member; Tim Cook, Member; Sam Greene, Alternate; Jack Elliott, Alternate; David Robbins, Planning and Zoning Administrator

Board Members Absent: Freda Swan, Alternate; Ben Kilham, Alternate

Members of the Public Present: Elizabeth Kilmarx, C.Jay Smith, Bob Green, Scott Nichols, Bill Nichols, Elaine Hallett, Charles Hallett, Stephen Doig, Claudia Kern, MaryBeth Keifer, Jay Davis, Ben Nichols Bill Waste, Karen Sanders, Bob Meyer, Rebecca Lovejoy, Kevin Peterson, Mark Schiffman, Ray Clark, Tina Clark, Barbara Lynch, Sue Hanlen, Stephanie Reiniger, James T.Shea, Richard Menge, Michael Whitman

Chairman Roby opened the meeting at 7:05pm.

Jack then began a review of the Master Plan with a Power Point presentation summarizing each of the chapters. Each chapter of the Master Plan was reviewed and discussed. The following comments and suggestions were made:

Chapter 1 Vision:

Open Space needs to be defined

The plan continually calls for more restrictions instead of offering creative ways to allow for managed growth of commercial development and more flexible housing options.

New economic considerations may have changed people's outlook, the survey results may be different today than they were in 2006-07.

Question 21 of the survey showed that a majority (47%) of the respondents to the survey had only 2 people in the household, this is only a small demographic and may not represent the entire population.

The Plan is negative and imposes too many new restrictions.

The plan does not adequately promote local and sustainable agriculture. Agriculture is important to Lyme and the Master Plan should include a dedicated agriculture chapter.

The plan does not address workforce and low income housing.

There are property owners in Lyme who have raised their families in Lyme and sent their children through the Lyme School system. Now that their children have left the school system they are paying, through property taxes for the current generation of school children to attend the Lyme School system. If taxes increase to the point where staying in Lyme is no longer an economic option, these properties, if sold would be of interest to families with children. This could lead to an unintentional increase in the school population.

If Lyme wants to stay as Lyme then it must say no to increased development. Growth will lead to change, if commercial development is allowed, the natural progression will be for the nearby residential buildings to be abandoned to more commercial development because nobody wants to live next to the commercial areas.

The Town should be identified by its diverse population not by the land.

There seems to be a disconnect between the data used for the plan and the Town's desire for more diverse housing options for low to moderate income and seniors.

Chapter 2 Land Use:

The Board should do a "Build Out Analysis" for the Lyme Common and Lyme Center to see if the vision for commercial expansion is viable.

Terms such as "Industrial Agriculture" need to be defined.

The document is too negative, it state what people should not be able to do but does not state what they can do.

Page 2-7 paragraph 4 Change "Prohibiting new commercial and industrial uses" to "Prohibiting new commercial and industrial development"

Vision for the Central Hills

Change to "No way to upgrade many of the roads" to "It would not be economically feasible to upgrade"

The statement "Zoning should be modified to allow a less dense residential development pattern" should be removed.

The three conservation maps should be combined into a fourth map to show all the conserved land in Lyme.

Chapter 3 Transportation:

The Plan should recognize the changing weather patterns that can have an effect on the transportation network.

The Plan should address ways to encourage public transportation options including plans to encourage public bus service (advance transit) to include Lyme.

Chapter 4 Community Facilities and Services:

No comments

Chapter 5 Community Profile:

Address workforce housing and senior (elderly) housing.

Chapter 6 Natural Resources:

Analyze the resources that should be protected and set priorities as to which resources are most important to the residents.

Chapter 7 Business and Economy:

The Board should research “Transitional Communities” to help the Lyme face the challenges of increasing fuel prices, climate change, and the economic crisis.

The Plan should promote small scale family farming and agriculture to help make Lyme more self-sustaining.

Chapters 8 & 9 received no comments.

Chapter 10 Energy:

The Board should look to the ETAP (Energy Technical Assistance for New Hampshire Communities) program from the Regional Planning Commission. (UVLSRPC)

Several comments have been received via email by the Planning and Zoning Administrator. Those comments will be forwarded to the Planning Board.

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