

Proposed Amendments for Senior Housing To the Lyme Planning Board

As requested at the 12 September 2019 meeting, I ask the Planning Board to consider the following for the discussion of amending the Lyme Ordinance to permit senior housing.

Rich Brown – 25 September 2019

Because the Ordinance should permit the development of Senior Housing since it would benefit the residents of Lyme, and

Because Senior Housing should be located with easy access to transportation and services, and

Because Senior Housing works best when residents can visit and support nearby neighbors, and

Because volunteers and paid professionals benefit when senior residences are close together, and

Because residents of Senior Housing have varying needs, and consequently require different unit types and sizes, and

Because the residents may desire a broad range of amenities, with corresponding accessory building types, and

Because the Planned Development language of the ordinance allows the development of a diversity of housing and building types and sizes, since it permits multiple buildings on a parcel, multiple dwellings within a building, with reasonable dimensional controls, and

Because Planned Developments are currently only permitted in town districts that have significant physical constraints (Lyme Common District), or that are far from the center of Lyme (Commercial District),

Therefore, the Lyme Zoning Ordinance should be amended to:

1. Create a new definition: Senior Housing is a living arrangement where at least 80 percent of the occupied units include at least one resident who is over the age of 55.
2. Change the definition of Planned Development 4.49A to say, "Planned Developments may be 100% residential. At least 15% of the floor area shall be reserved for residential use. "
3. Change Article IV so that a Planned Development for Senior Housing is permitted on any parcel with frontage along NH Route 10.