

# Senior Housing Amendment

For vote at 2021 Lyme Town Meeting

*These are my opinions alone, and not those of the Lyme Planning Board - Rich Brown*

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## Senior Housing Amendment - The Good

- The Planning Board has worked hard to produce this amendment
- It relaxes zoning constraints to allow:
  - Increased density on a parcel, up to 10 units in a development
  - An average of 1,200 square feet per unit
  - For one or two people age 62 years or older
  - Only in the Lyme Common District
  - No more than 12,000 square feet with up to 3,000 square feet of covered parking (adequate for 10 cars)
- It is "good enough" to pass, but could still be made better...

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## Senior Housing Amendment - Making it better for Lyme

- Limited Location == Expensive
  - The current proposal is restricted to the Lyme Common District
  - Highly built-out: limited options for new construction
  - This is the most expensive (per-acre) land in town; translates to more expensive units
- Solution: Permit Senior Housing in the Commercial District or on Route 10 to lower land acquisition cost and provide more options

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### Senior Housing Amendment - Making it better for Lyme

- Narrow definition of "senior": The current proposal is limited to one or two people who are 62 years or older. It says:
  - NO to a 62+ year old with a younger spouse
  - NO to an adult child to living in to help their parent(s)
  - NO to letting a college-age grandchild live in for a term or a year
- Solution: Follow the Federal Housing for Older Persons Act (HOPA) that requires at least one household member to be 55+

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### Senior Housing Amendment - Making it better for Lyme

- The Poison Pill: This amendment would be nullified if NH allows the same building density for non-seniors. If the NH law passed:
  - Any current application could proceed
  - No further Senior Housing could be built under this language
- Solution: Acknowledge Lyme's responsibility to allow housing for people of all incomes as recommended in the Master Plan

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### Senior Housing Amendment - Summary

The current draft is OK, but to make it better...

- Permit Senior Housing in other parts of town to increase opportunities and decrease expense of homes
- Allow wider range of Seniors - 55+ years old
- Drop the poison pill. If the State requires it, don't cut off Senior Housing, but welcome new, younger people to Lyme

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