

The Town of Lyman Master Plan



Updated: Spring 2007
By: North Country Council &
The Town of Lyman Planning Board

Thanks to the Planning Board for all their hard work in pulling together this Master Plan
Update and thanks to the citizens of Lyman
for filling out your surveys and providing input during this planning process.

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Chapter 1: Introduction

Chapter 1: Introduction

The Master Plan, enabled under New Hampshire state statutes 674:2, is the non-regulatory guiding document that serves the community with the development of regulations, capital expenditures, and long range planning decisions. The purpose of the Master Plan is to “set down as clearly and practically as possible the best and most appropriate future development of the area” and to “aid the board in designing ordinances that result in preserving and enhancing the unique quality of life and culture in New Hampshire”. The Master Plan also guides the planning board in sound planning and smart growth initiatives in order to provide the best planning for the future of their community.

In recent revised state statutes, two sections are required in a Master Plan and should be updated on a periodic timeframe. Those sections are the Vision Section and the Land Use Section. The Vision Section gives direction for the other sections of the Master Plan including transportation, economic development, natural resources, and housing, just to name a few. The RSAs describe the Vision Section as a “set of statements which articulate the desires of the citizens affected by the Master Plan” with “guiding principles and priorities to implement that vision.” The Vision Statement along with general goals and more specific obtainable objectives makes up the Visioning Section of the Town of Lyman Master Plan. The Land Use Section of a Master Plan also gives direction to the other sections of the Master Plan in a physical sense. The placement of roads, land use, business, and the location of downtowns, natural areas, and cultural resources is integrated into the Land Use Section. The Land Use section should show existing land use conditions in a community and relate the goals to a future land use vision for the town. The Town of Lyman Master Plan includes an Existing Land Use and Future Land Use Section.

Chapter 2: Goals & Objectives

The Goals and Objectives of a Master Plan represent the Visioning Section required by RSA 674:2. The Goals and Objectives were formed using the data from the Town of Lyman Community Attitude Survey distributed in 2006. The survey results along with the knowledge of the planning board on land use issues served as the basis for the development of the visioning section. This section will help guide the land use section and other planning efforts the town embarks upon.

Town Character

Goal: Protect the scenic beauty, and small town character of Lyman

- Continue to be primarily a rural residential community
- Encourage the purchasing of land for conservation purposes to protect mountain views
- Continue to develop and protect the town's recreational assets
- Develop land use controls to help preserve Lyman's Rural Character
- Continue to be primarily a rural residential community

Goal: Maintain and encourage agricultural practices, home business, and cottage industry throughout Lyman

- Support cottage industry as the only commercial activity throughout Lyman
- Develop regulations to discourage large commercial retailers from locating in town
- Encourage well-managed forestry and agricultural practices

Goal: Balance growth and development in Lyman without jeopardizing Lyman's quality of life and rural atmosphere.

- Examine areas in town where larger lot size requirements may benefit the town

Recreation

Goal: Protect and enhance recreational opportunities in the town of Lyman

- Develop safe bicycle and pedestrian friendly areas throughout town
- Encourage low impact recreational activity throughout the town of Lyman
- Protect Gardner Range as a place for low impact outdoor recreation
- Protect and enhance Dodge Pond and all other water resources in Lyman as places for low impact outdoor recreation

Goal: Encourage recreational opportunities for all age groups in the town of Lyman

- Encourage the protection and development of multi-use/walking and hiking trails
- Increase public awareness in town of existing recreational resources

Chapter 2: Goals & Objectives

Natural Resources

Goal: Balance new development with the protection and the preservation of the town's natural resources

Goal: Protect Lyman's natural resources as an economic benefit to the town

- Encourage habitat sensitive development
- Promote linkages of large tracts of land for recreation, silvaculture, habitat, and water quality purposes
- Protect wildlife habitat throughout Lyman
- Develop wetland buffer zones

Goal: Preserve Lyman's rural character by protecting Lyman's natural resources

- Develop a Natural Resource Inventory for the town
- Identify prime areas of town for protection and conservation
- Encourage current use and conservation easements as a way to protect Lyman's natural resources
- Encourage Best Management Forestry Practices

Goal: Preserve scenic views

- Identify and protect viewsheds throughout the town of Lyman

Goal: Protect Lyman's water resources from overdevelopment

- Consider riparian buffer zones along waterways and wetlands
- Monitor water quality on an as needed basis
- Allow public access to Lyman's water resources
- Encourage low impact use of Lyman's water resources

Goal: Protect Gardner Range from Overdevelopment

- Develop a steep slopes ordinance
- Restrict ridgeline development

Transportation

Goal: Maintain and upgrade Lyman's existing transportation infrastructure

- Continuously evaluate Lyman's transportation infrastructure to identify required maintenance and improvements

Goal: Modernize Lyman's infrastructure by making it more vehicular friendly and safe without taking away from Lyman's rural atmosphere

- Implement a capital improvement program for road and bridge maintenance and repair
- Improve the town's infrastructure through capital reserve funds or mitigation grants

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- Recognize Class VI roads as an integral component of Lyman's rural character

Goal: Promote Infrastructure in Lyman that protects its visitors, residents, and natural resources

- Investigate areas where non-motorized forms of travel can be utilized

Housing

Goal: Provide a variety of housing opportunities to meet the needs of all citizens in the town of Lyman

- Research zoning standards that allows for large residential lots in designated areas of town
- Research subdivision standards/methods that allow for the preservation of open space
- Research methods to provide affordable housing for year round residents
- Encourage the use of residential alternative energy sources

Goal: Promote housing opportunities that sustain Lyman's rural character and residential population

- Continue to keep Lyman a primarily rural residential community
- Protect roadways from excessive traffic from large, small lot subdivisions and commercial strip development
- Encourage preservation and use of existing structures for housing
- Allow for one accessory dwelling unit by right in order to meet a demand for affordable housing
- Research the development of limited use, seasonal dwelling units

Public/Community Facilities and Services

Goal: Protect and enhance community facilities and places that are historic, or hold scenic and ecological value

- Develop a capital improvements program in order to stabilize the tax rate
- Maintain and enhance strong working relationships between various boards and town representatives

Goal: Enhance the capabilities of Lyman's community facilities to fit a growing populations needs

- Develop a plan of construction, renovation, and support of the infrastructure for the future

Goal: Maintain strong communication between the town and regional emergency responders

- Encourage community volunteerism and participation

Economic development

Goal: Support economic development that enhances recreational opportunity, encourages agricultural activity, and protects the town's quality of life

Goal: Encourage professional businesses that harmonize with Lyman's rural setting

Chapter 2: Goals & Objectives

Goal: Continue to promote cottage industry and agriculture as an economic foundation in the town of Lyman

- Foster cottage industry, home occupation and local business through community spirit and support

Chapter 2: Land Use

I. Historical Background

Lyman was granted to Daniel Lyman and sixty-three (63) others on November 10, 1761 by the Province of New Hampshire. The town boundaries originally encompassed what is now the town of Monroe as well as Lyman and was bisected by the Gardner Mountains. However, because of the difficulty of travel through the mountains for town meetings, the part of town west of the mountains was incorporated into a separate township known as Monroe. Lyman is bounded to the north by Littleton, the east by Lisbon, the south by Bath, and the west by Monroe.

In Hoskins' 1903 "Historical Sketches of Lyman, New Hampshire", the assets of Lyman were regarded to be its generally good soil and its geographical features. The geographical features of the town are "varied and picturesque", Hoskins said, "with several small lakes or ponds dimpling the surface of the town. The beauty and grandeur of the scenery from many localities in town is unsurpassed. Standing on the heights of Clough Hill, a panorama of mountain scenery is presented, extending from the peaks in Milan to the Moosilauke in Warren."

Few settlements were made in the town previous to the Revolution. The town was organized and the first town meeting was held on January 5, 1786, by which time the town had become well settled. The population in 1790 was 202, in 1860 it was 619, in 1880 it was 655 and in 1890, 543.

Ores and minerals have been found in various parts of the town, including gold, iron, lead and copper. The Dodge Gold Mine, located on the old Hall farm, was worked quite extensively for several years with over 60,000 dollars in gold taken from the Mine. With extensive mining operations carried out at Paddock Mine, Captain Bailey's farm, and several other locations, over 2 million dollars was expended in prospecting, opening mines, and building crushers and stamping mills.

Through the 1800's various businesses were operating in town, including general stores, blacksmithing, taverns, shoemaking, sawmills, cider mills, potato starch manufacturing, grist mills, a tannery, and potash manufacturing. The Tinkerville area grew, particularly in the 1840s and 1850s, with a school, shoemaker, tailor, sawmill, grist mill, woodworking and blacksmith businesses. Farms throughout town were also growing with large structures and large stocks of cattle and sheep. Later in the 1800s, the railroads built along the Ammonoosuc River brought traffic into Lisbon which was becoming a larger commercial center. Lyman experienced a decrease in traffic. Over the years, Lyman's businesses folded, leaving mostly farms and residences.



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II. Existing Land Uses & Population

Statistical Summary

To understand the dynamics of the land use and development trends in the Town of Lyman, it is important to view some demographic information. The number of people moving into town, the number of households, and the number of people per square mile influences land use and development patterns in a community.

- Over the past thirty plus years, the town of Lyman's population growth has been increasing. Although the percentage of growth increase from the 1980s decade was larger than the 1990s decade, the overall population in thirty years has more than doubled.

<u>Town of Lyman</u> <u>Population Change from 1970 to 2000</u>						
<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>% Change</u> <u>1970-1980</u>	<u>% Change</u> <u>1980-1990</u>	<u>% Change</u> <u>1990-2000</u>
213	281	388	487	31.9%	38.1%	25.5%

- The Population Density in 2004 was 18.1 persons per square mile of land area. Lyman contains 28.4 square miles of land area and 0.3 square miles of inland water area.

<u>Town of Lyman</u> <u>Housing - Year Round and Seasonal</u>				
<u>Year-</u> <u>Round</u>	<u>Seasonal</u> <u>Housing</u>	<u>% of</u> <u>Seasonal</u> <u>to Year</u> <u>Round</u>	<u>Number</u> <u>- Year</u> <u>Round</u>	<u>Total</u> <u>Number of</u> <u>Housing</u> <u>Units</u>
211	58	22%	-153	269

- In the year 2000, there were 269 housing units in the Town of Lyman. Of this 269, over 78% of the housing was year round and over 21% was seasonal housing. In many rural communities there are more seasonal housing units than there are year round. In Lyman, most of the housing units are year round; 153 more units of year round than seasonal.

- In 2003, there was a total of 302 housing units in town, 263 of which were Single-Family units, 5 Multi-Family units, and 34 Manufactured Housing units.

That means there were 33 more housing units constructed from 2000 to 2003, or an 11% increase in three years.

- There are twenty (22) active farms in Lyman and eighteen (18) inactive farms or fields. That amounts to 4.02% of land in active farms and 1.79% in inactive farms or open fields.
- There are approximately thirty-one (31) residential units located within active farm lands in the Town of Lyman.

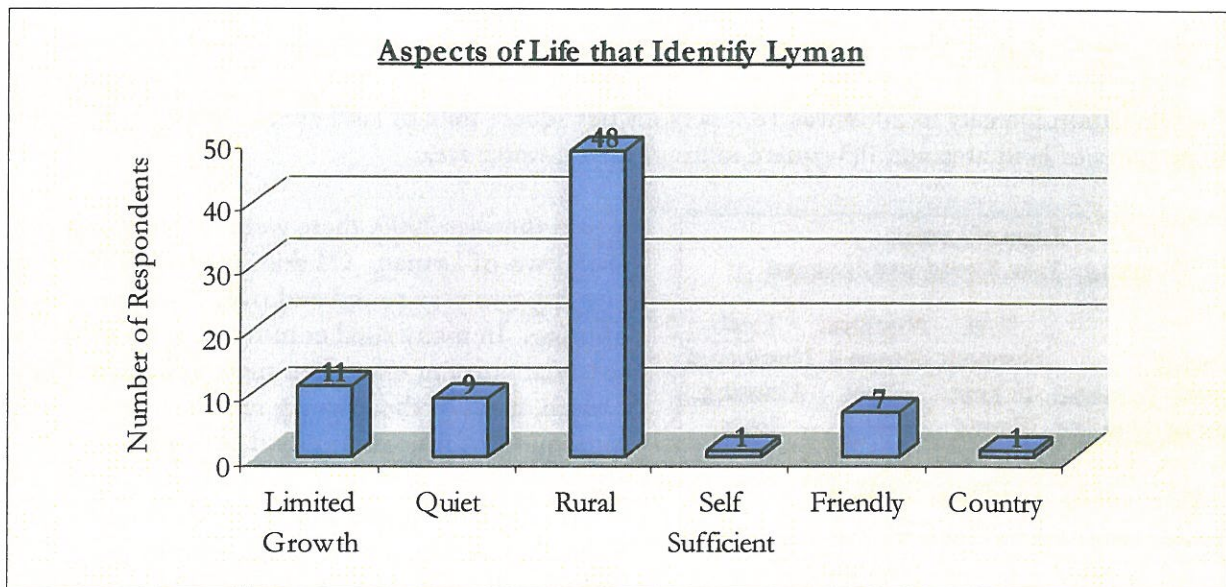
III. Existing Land Use & Community Views

A community survey serves as an important tool when evaluating land use trends and patterns in a community. Getting a sense of why citizens value the community, why they have chosen the community as a residence and what types of uses do they perceive as non-compatible to the community are important in determine what future land uses are appropriate for a community. In this section, charts and graphs depict key elements of the survey that help give insight into the types of current land uses in town as well as the community's views of future land use.

Lyman's Value, Character & Growth

The Town of Lyman is a rural community of residential homes, farmlands and very few businesses. It is set off of Route 302 before the Town of Lisbon and is nestled back in the hills and peaks of the Gardner Mountains. The citizens of Lyman perceive their community as a quiet and rural place and enjoy this lifestyle.

In the survey when asked what aspects of life identify the community and what is important to maintain this visual image of Lyman. The chart below depicts the responses of the citizens.



Out of the seventy-seven (77) respondents, forty-eight (48) of them, nearly 63%, found the rural character of Lyman the most identifiable aspect. Along with rural character, limiting growth, quietness, and friendly demeanor are relatively important to the community. As the town identifies future land use recommendations, it is important to recognize rural aspects and to define by land use those uses that are perceived as rural. Certainly the active farms, open fields and old home sites that are currently visible throughout Lyman are rural aspects. The town must work towards planning efforts that enhance, maintain and continue development of those aspects.

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In regards to rate of growth, most of the residents of Lyman would prefer a slow rate of growth or the same rate of growth that has been occurring most recently. The residents support the growth of the town primarily as rural residential but would also except encouragement of farming, outdoor recreation, and tourism based businesses as well as home occupation and cottage industry.

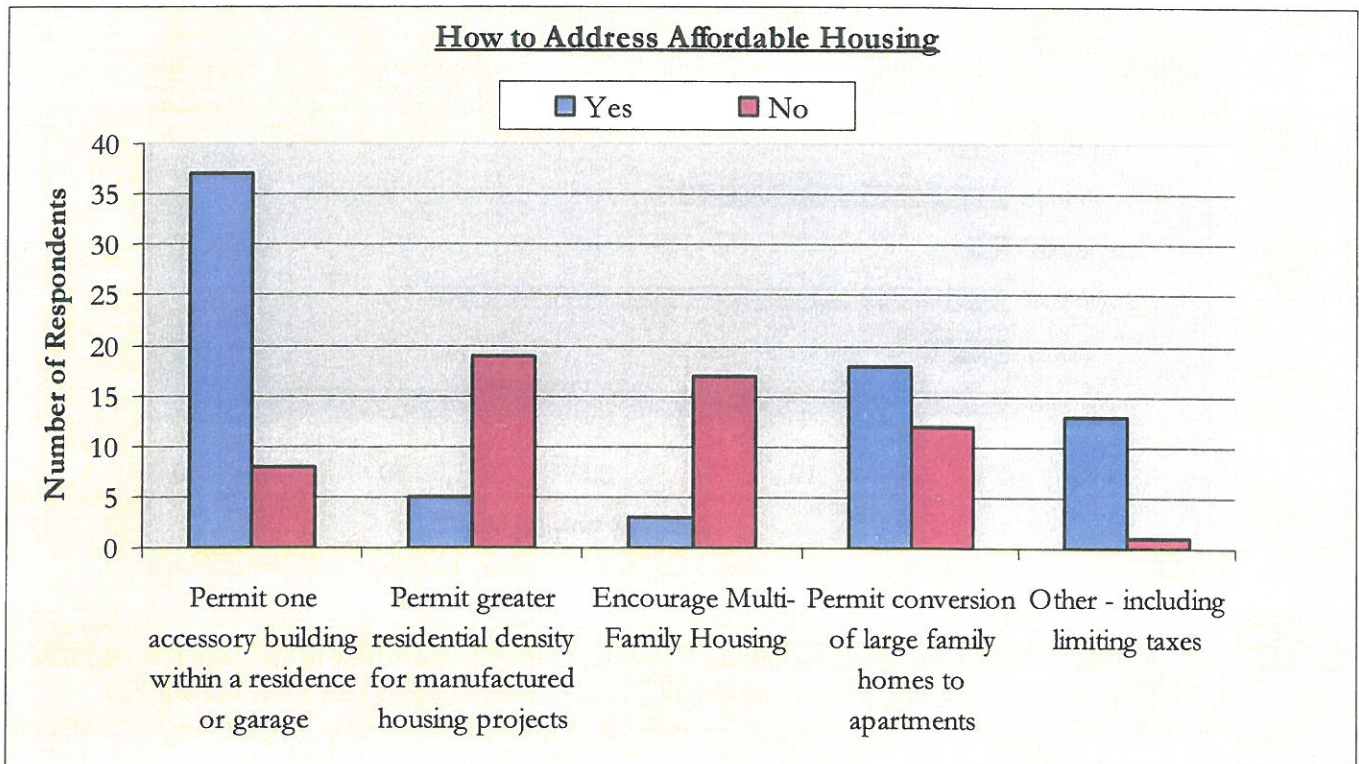
Commercial Development

Currently there is no large commercial development in the town of Lyman. There are several active farms some of which sell their products and there is the camp of Ogontz Lake. The one commercial entity that was identifiable in recent years, the Tinkerville Store, has closed and the property is currently for sale. The citizens of Lyman are not inclined to encourage business development in town. Generally, businesses related to outdoor recreation, tourism or home occupations are considered compatible with a rural lifestyle. Perhaps a new general store or other small variety retail or restaurant would also be compatible with the character of Lyman. However, large commercial development does not exist and is strongly discouraged.

Residential Use/Housing

Most residents in the Town of Lyman live in a single family home on 2.07 naces or more (68%) while others live in a single family home on less than 2.07 acres (22%) and eight residents live in a camp (10%). Almost all homes of the respondents were conventionally built. Additionally five (5) respondents live in a log home and six (6) live in a manufactured home.

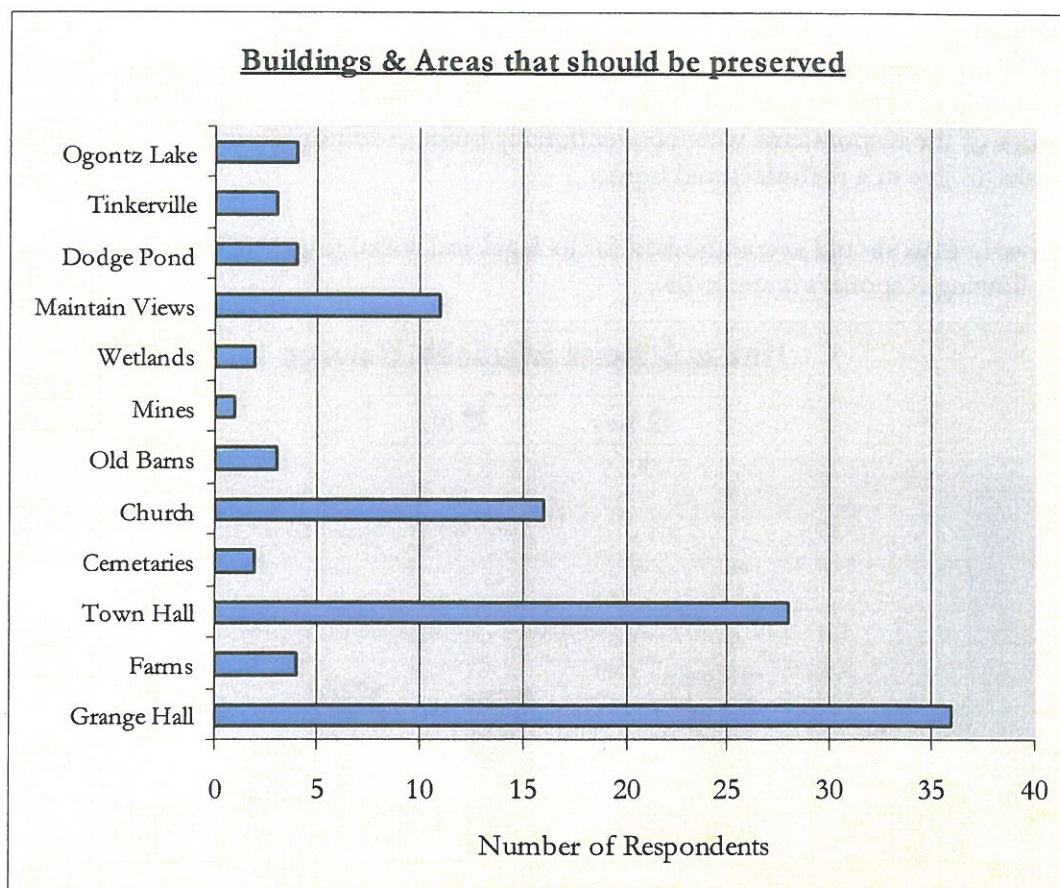
When asked how Lyman should accommodate for its legal and social responsibilities to provide affordable housing, the following responses were made.



The one mechanism for providing affordable housing that Lyman residents are most comfortable supporting is the permission for one accessory apartment within a residence or garage to be used as the affordable housing unit. Some residents were also comfortable with allowing the conversion of a large family home into apartments. The citizens do not support greater residential density for projects designated as manufactured housing nor encouragement of multi-family housing. Lyman is primarily made up of single family homes and in allowing for affordable housing, the residents would like to keep some consistency in type of housing.

Town Services & Structures.

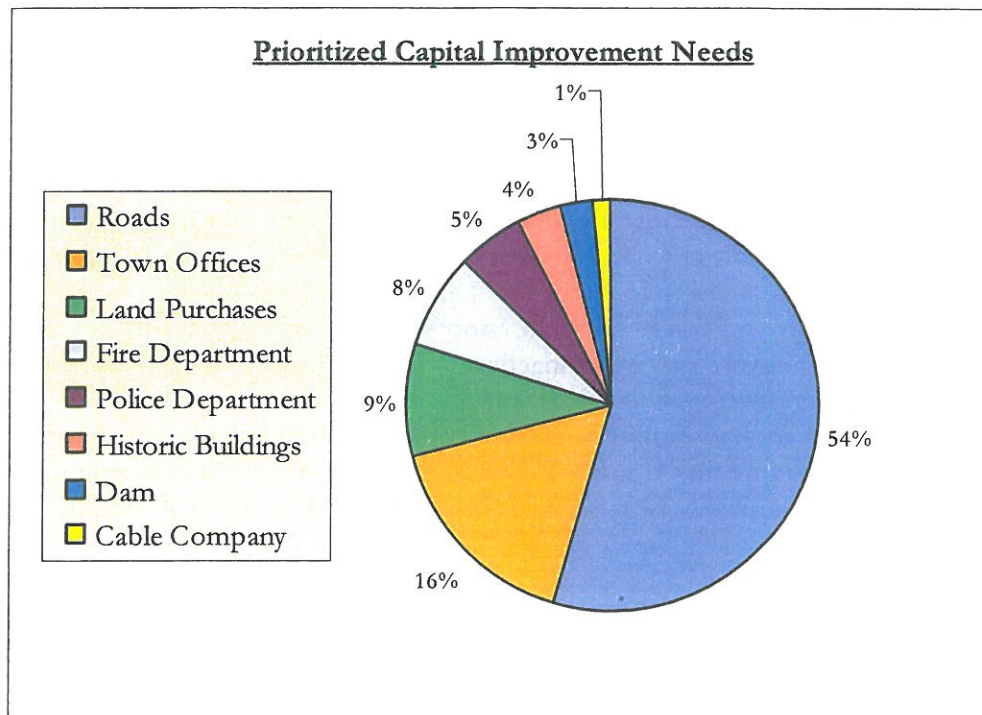
There are two areas of town services and structures that were discussed in detail in the survey that are important in relation to land use planning. The first is important structures in the community. The citizens were asked to identify structures and places in town that they felt were worth preserving. The chart below depicts the responses.



The Grange Hall, Town Hall, Church and Mountain Views were the top priorities for preservation within the Town of Lyman. However, it is evident from the responses of the citizens that there are a lot of features in town they feel are worth preserving from water features such as Ogontz Lake, Dodge Pond, and wetlands to specific areas such as Tinkerville and the Old Mines.

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Another aspect of town services that was identified as an important planning tool is the support for Capital Improvement Planning. When asked if they support the idea of Lyman developing a Capital Improvement Plan, 52 of the respondents agreed that it was an appropriate planning tool for the town to engage in. The citizens were also asked to prioritize the capital needs of the Town of Lyman for a Capital Improvement Plan. Their responses are depicted in the chart below.



As in community structures and places, the citizens of Lyman presented many aspects to protect and maintain through a Capital Improvement Plan. However, a majority of the respondents felt that the roads in town were the highest priority followed by town offices and land purchases. The purchasing of land for conservation and recreation purchases may assist the town in preserving the rural lifestyle of Lyman. Perhaps developing a Natural Resource Inventory or other plan that identifies key parcels throughout town for protection would be the first step in land purchase and the protection of the rural lifestyle.

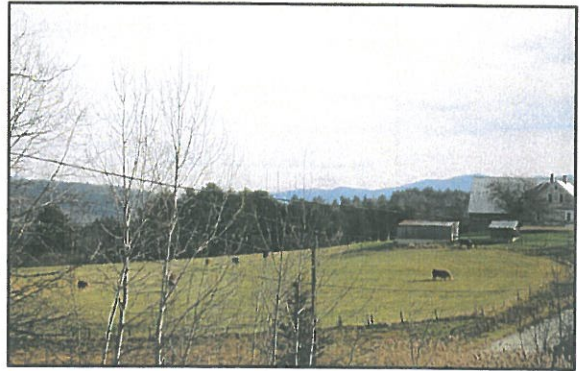
In summary, Lyman's citizens are relatively pleased with the character, lifestyle and services of the community. They value the rural qualities, old buildings, and scenic views that define Lyman. They are concerned about the future of Lyman and feel that development within the town and in surrounding towns is of great concern to the quality of life. Identifying land uses that are compatible to the rural lifestyle as well as identifying new planning techniques to protect what exist in town is important in keeping Lyman as a rural community.

IV. Existing Land Use Categories & Map

The Town of Lyman does not consist of many land use categories. Most of the land throughout town is rural residential, farm land, and forest. The planning board of Lyman identified where these uses existed in town and the Existing Land Use Map on the following page shows the layout of the town's existing uses.

Farms, Active & Inactive

There are several active farms within the town of Lyman. Most of those farms are located along Parker Hill Road between Tinkerville Road and the intersection of Pettyboro Road. There are also some active farms along Mountain Meadows Road, Lyman Road, Skinny Ridge Road, and Clough Hill Road. The active farms range in activities from livestock such as horses, cows and sheep to hayfields. There is one dairy farm left in Lyman on Parker Hill Road, Santy's Farm, that ships out milk. There are also many inactive farms in Lyman. These are undeveloped tracks of land which were once farmed and are now simply open fields. It is important to identify these areas because they have a high potential for development. If the vision for Lyman is to remain a rural community, perhaps some of the open fields and rural views of farm fields, whether active or inactive, are important to protect.



Residential

The most predominant land use development in Lyman is residential. There are many residential housing units spread throughout the Town of Lyman. There are several old farm houses and older structures still in use for residential purposes but there are also a lot of newly constructed homes in the community. The rural lifestyle and proximity to employment makes Lyman a desirable residence. The largest subdivision in town is Mountain Meadows located off of Mountain Meadows Road. There is higher density housing along Dodge Pond and near the intersection of Ogontz Road and Hurd Hill Road as indicated on the Existing Land Use map in the yellow shaded areas. There are also several rural residential units at the intersection of Clough Hill Road and Parker Hill Road, the Tinkerville area, and along the Quebec Road. There are really no roads in Lyman that are not providing access to residential units. There are also approximately thirty-one (31) residential units located within active farm lands.



Other Uses: Commercial, Recreational and Municipal

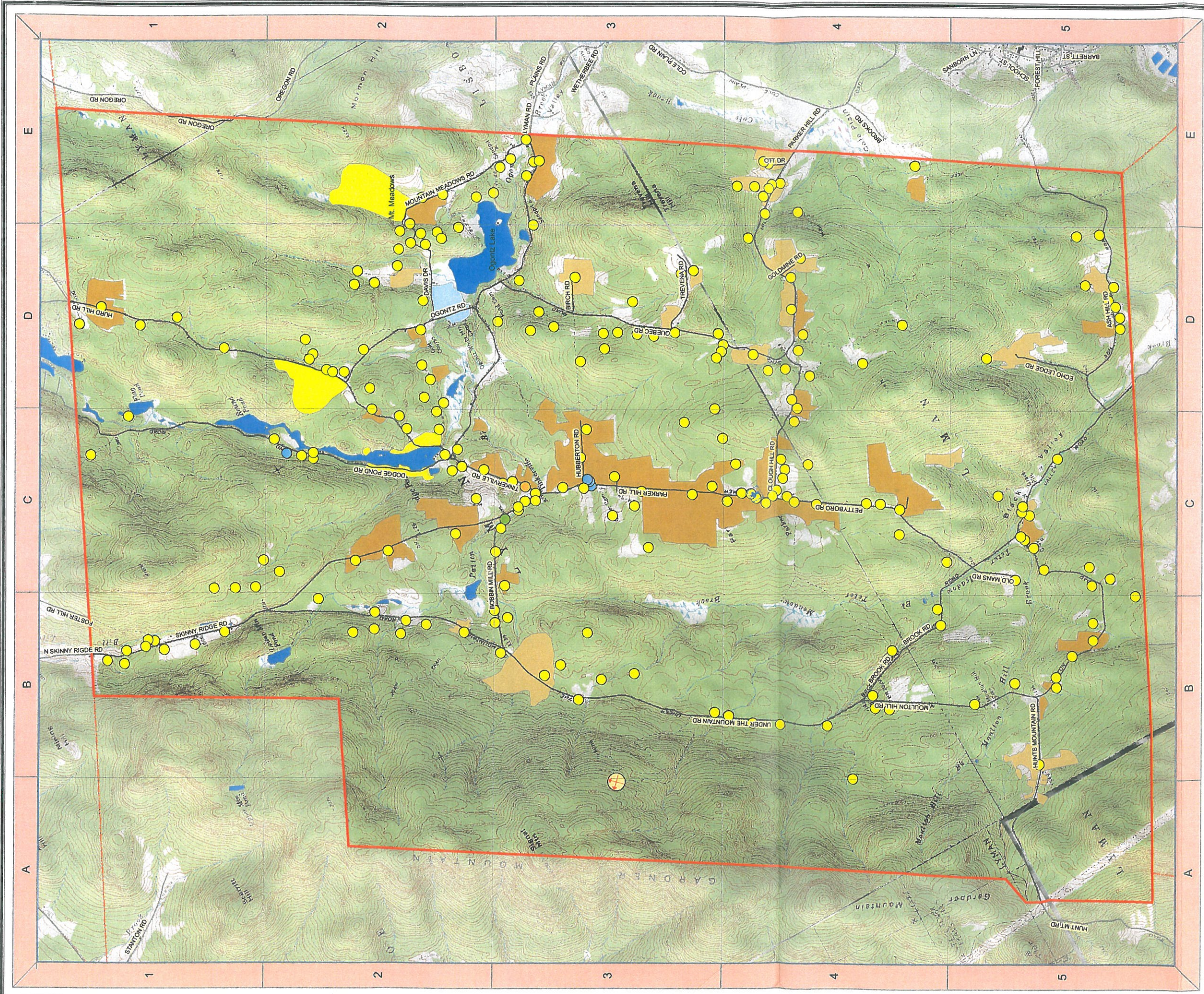
There are a few other uses within the Town of Lyman but none that are predominant. There are only two semi-commercial uses in the town. One is at the location of the old Tinkerville Store. The store has been closed but the land is for sale and could be used as a commercial business. Second are the camps along Ogontz Lake. Although used as residential units, the camp itself is more of a commercial use. The camp was once a girl's retreat that included archery, horseback riding, and other recreational activities. It also supported many local

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residents with employment. It is now used as a retreat and is not quite the same commercial industry as it once was.

There are no formal hiking trails in the town but a lot of people enjoy recreating throughout the community. There is also a lot of land for hunting in Lyman. There is a small beach on Dodge Pond that is used but there is no parking or facilities at the beach. There is a town park located on Parker Hill Road and identified on the map by a green dot. The park is the site of the old Water Power Dam and has picnic tables for use.

There are a few municipal structures and uses in the town. The town hall, grange hall, the equipment/storage shed, and the town garage are the only municipal uses in the town of Lyman. Lyman does not have a police or fire department. The children in Lyman go to school in Lisbon. With the lack of commercial industry and municipal employment, what once was a town that supported local industry is now a bedroom community. There is now a lot of traffic due to commuters and second homes used for vacationing.

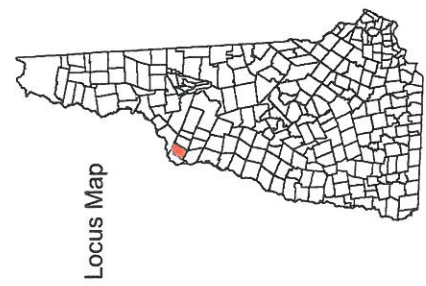


Existing Land Use

Lyman, New Hampshire

Master Plan 2007

- | | | | | | |
|--|------------------------|--|---------------------|--|---------------------|
| | Church | | Active Farmland | | Road Network |
| | Commercial/Residential | | Non-Active Farmland | | State Boundary |
| | Municipal | | Ogontz Camp | | County Boundary |
| | Old Gold Mine | | Residential | | Municipal Boundary |
| | Residential | | Waterbody | | Lyman Town Boundary |
| | Town Park | | | | |



1 inch equals 3,000 feet



This map is for **PLANNING PURPOSES ONLY** and may not fully represent geographic conditions. Inaccuracies are known to exist in these data layers. Corrections, additions, or deletions should be directed to North Country Council.

Data referenced to New Hampshire State Plane Coordinates, 1983 datum.

IV. Future Land Use

Future land use is derived by examining the existing land uses and their location and comparing them to the goals set forth in this Master Plan. The idea is to get a visual image of what the town would look like if the goals were obtained. The Future Land Use Section and map are not to be confused with the town's zoning map. The Future Land Use section, as well as the entire Master Plan, serve as a vision for the town, a guiding document that will assist in making future planning decisions. Regulations and long range plans should be reviewed and edited to be compatible with the Master Plan and the Future Land Use Map should be used to examine existing zoning districts and permitted uses. However, the Future Land Use Map is not a regulatory map.

Residential Development

Besides the forested undeveloped land, the Town of Lyman's most dominant land use is residential. The town is perceived as a rural residential community and the citizens of Lyman would prefer that character remain unchanged. However, there are other important land use features that identify the rural community and are important to protect while allowing for new residential development to occur in town.

One of the most significant areas of town to develop strategies for protection are the ridgelines and hilltops identified in green on the Future Land Use Map. The Gardner Mountain range slopes are of particular concern for overdevelopment. In these areas, extensive development would change not only the views throughout town but potentially create negative impacts on the natural environment. The town should research ridgeline protection ordinances and/or develop mechanisms to reduce the amount of residential development in those areas.

Another significant land use feature that identifies the town of Lyman as a rural community are the active farmlands and open fields. Once dominating the landscape of Lyman, the farmlands have slowly been converting to non active farmlands and open fields and some have been converted to residential lands. One planning technique that the town should consider adopting is provisions for open space developments in these areas. By providing a developer an incentive to protect the farmlands as open space and place new residential developments adjacent to these protected lands, Lyman may be able to keep the rural feel in these areas. Additionally, Lyman can identify important open fields to protect and research the probability of conservation easements on these lands. Most rural communities are willing to spend a small amount of tax dollars on purchasing conservation lands throughout town. If the farmlands and open fields are a key identifier of the rural landscape of Lyman perhaps there are some specific areas that are worth protecting permanently.



Another area to consider planning techniques for protection from residential development is Teeter Meadow. Located in the low lying area between Under the Mountain Road and Parker Hill Road, this environmental sensitive area contains many features that should be protected. Mostly the area is defined by floodplains and flood hazard soils but also contains wildlife habitat for beavers, moose and other animals.

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Along with the protection of farmlands and ridgelines, the protection of low lying wet areas and wildlife habitats is important in maintaining the rural character of Lyman.



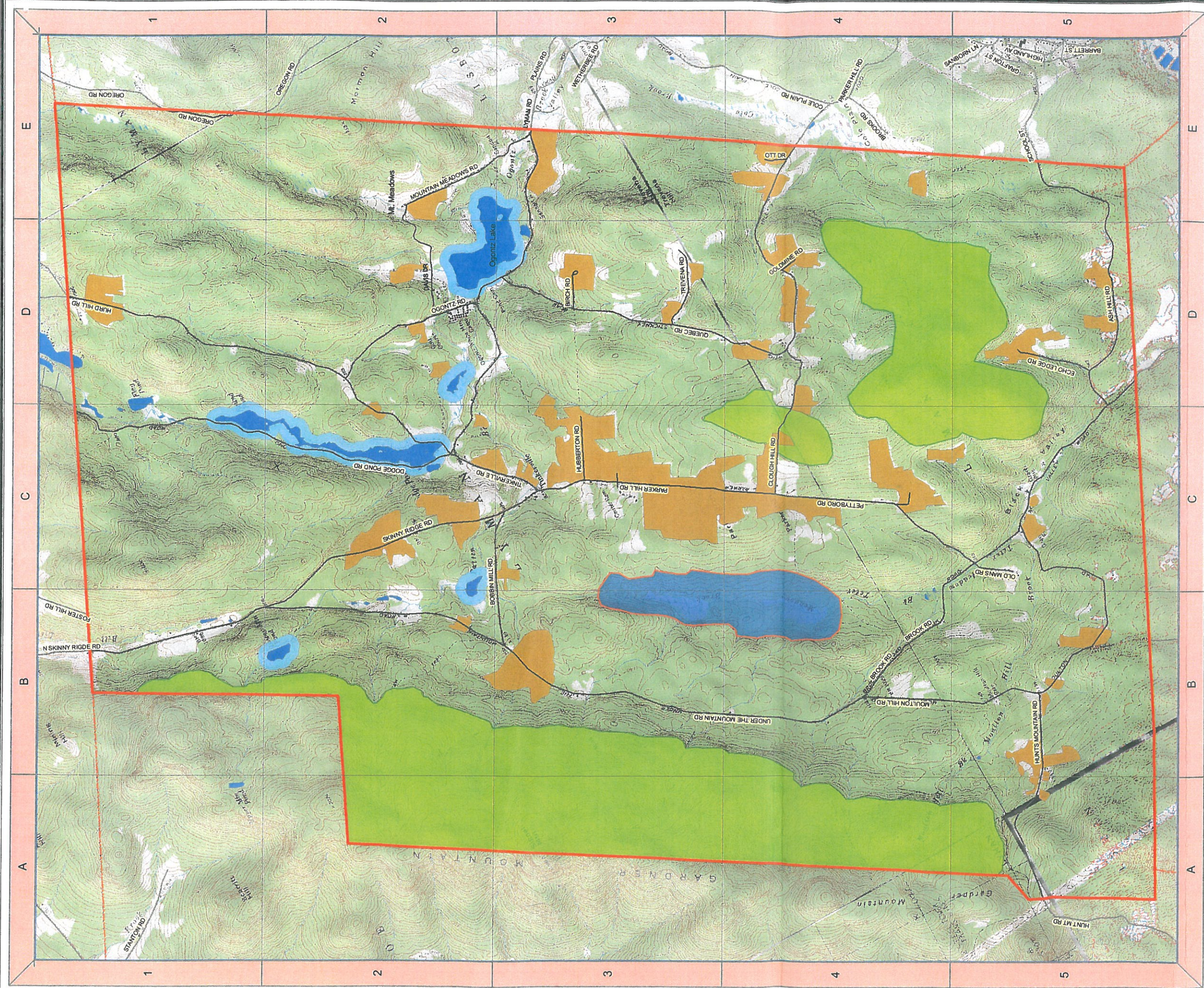
The other areas that should be reviewed to determine the best way to strike a balance between new residential growth and environmental protection are the shorelines of Lyman's many lakes and ponds. The protection of these areas was clearly indicated as a priority in the Lyman community survey. However, land along these beautiful natural features is desirable and there is a potential for all land along these water bodies to be developed for residential purposes. Again, looking into conservation easements and incentives for open space development are planning techniques that town should consider.

Commercial Development

Currently the town of Lyman has no large commercial development. The only commercial/residential development is the Camp at Ogontz Lake. This type of development fits with the rural character of town and developments comparable to this would be welcomed if developed appropriately. However, the town does not encourage any large commercial development. Under current regulations, the town allows for cottage industry businesses, a home based business of 3 or less employees. There may be other similar commercial businesses that have more than 3 employees, such as active farms, that fit into the character of town that should be allowed. The town should consider adopting guidelines for someone to go to the Zoning Board of Adjustment for some flexibility of the cottage industry regulations so long as that new development is consistent with the vision for the town of Lyman.

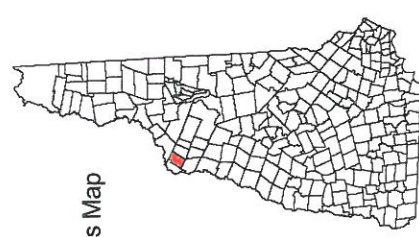
Recreational Lands

The town of Lyman does support passive and some active recreation in the community. Currently, there is the town park, areas for hunting, fishing, horseback riding and hiking. As new development emerges in the town, it is important to keep the recreational areas that have been established. Additionally, there may be new recreational uses encouraged by the town such as access to the lakes and ponds in town. Again, if there are specific areas the town would like to protect for recreational uses or access points to recreational lands, conservation easements could be considered.



Future Land Use Lyman, New Hampshire Master Plan 2007

- Ridgeline / Hilltop Protection Area
- Teeter Meadow
- Agriculture / Open Lands
- 300' Protection Buffer
- Waterbody
- Lyman Town Boundary
- Ridgeline / Hilltop Protection Area
- County Boundary
- Municipal Boundary
- Road Network
- State Boundary



Locus Map



1 inch equals 3,000 feet



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