

**Lyme Conservation Commission
Meeting Minutes
February 9, 2015**



Members Present: Blake Allison (Chair), Tom Colgan, Lee Larson (Alternate), Sue MacKenzie (Select Board), James Monroe and Matt Stevens

Public Present: Crossroads Academy: Jean Behnke, Kim Quirk, Jolin Kish and Brian Muenzer. Pinnacle Co-housing Project: Bill Waste and Rich Brown. UVLT: Peg Merrrens

Blake called the Commission's regularly scheduled meeting to order at 7:30 p.m. He appointed **Lee** as a full voting member for the evening's meeting to fill vacancies created by the absence of Russell Hirschler and Joanne Jaspersohn

1. Review and Approve Minutes from 1/05/15

- The January 5 meeting minutes were approved as submitted unanimously.

2. Land Protection and Easements

- **Consideration of Conservation Fund Withdrawal for Bailey/Clay Brook Easement Purchase – Blake** opened the floor to discussion. **Tom** – reiterated prior concerns about the acquisition cost. Other members restated their support based on the desirability of protecting the Clay Brook frontage and ensuring the hay field remained in agricultural use. The potential public access component also garnered support. Lee moved that the Commission appropriate \$30,000 from the Conservation Fund to be donated to the UVLT to help acquire the aforementioned property (Map 407 – Lots 58.1, 50& 52). The measure passed 4-to-2 with no abstentions.

In post-vote discussion it became known that the public access option would not extend to the hay field parcel. This surprised some Commission members who considered potential linkage to the Town Forest trail system via that parcel as one of the acquisition's selling points. It was also asked whether the public's funds should be used to purchase land that would have no public access. Peg said a non-access stipulation was not unusual for that kind of easement and that it was the wish of the seller there be no access to protect its agricultural use. Lee questioned whether a path along the field's wooded, northern edge might be possible. Peg said she would inquire. **Tom** moved, seconded by **Sue**, that the Commission's donation be structured so that if there were some access, the amount would be \$30,000. If there were no access, the amount would be only \$15,000. The motion passed 4-to-0 with **Blake, Matt** and **Lee** abstaining.

3. Trails and Land Management

- **No Items submitted**

4. Project and Application Review

- **Pinnacle Co-housing – CLD Consulting Engineers** – Bill Waste and Rich Brown appeared to update the Commission on the Pinnacle Co-housing Project's revised proposal. The newest iteration will involve construction of six dwellings and a common building on four acres of a 93-acre parcel on the Loch Lyme Lodge property. The ZBA requested that the Commission's review the site, because the project work will encroach upon the adjacent wetland buffer at seven different sites. Bill said mitigation plans were being developed to minimize any intrusions. It was agreed a site visit was appropriate and that one should be scheduled when the grounds are clear enough to see the seven areas in question.
- **Crossroads Academy Solar Panel Project – Jean Behkne**, head of Crossroads Academy, and representatives Energy Emporium (EE) appeared to present plans for a proposed solar power project. Presenter Kim Quirk of EE said It would involve three 12' x 62' solar arrays mounted on 3'-to-4' high poles. The installation would be in a field behind the Academy's commons building. When fully operational, the installation would generate 40kw of electricity about 75% of the school's needs.

The ZBA had asked that the Commission review the project because some of the work would intrude into an adjacent wetland buffer. Quirk said that under the plan, one full array and about half a second would be placed within the wetland buffer. She said a second option had been drawn up that would be less intrusive. The arrays could be moved south about 20 feet and rotated about 12 degrees to the west which would result in only about 500 square feet of one panel intruding into the buffer. However, Quirk said, that configuration would not be optimal for generating power.

5. Outreach and Education

- **Schedule Annual Snowshoe Walk** – It was decided to hold the event on Sunday, February 22nd beginning at 1:00 p.m. Blake said he would post the notice in the Lyme Community and Church News as well as on the Lyme Listserv.

6. Other Business

- **Chaffee Wildlife Viewing Blind Update** – **Blake** read an update e from Russ who said a grant proposal requesting \$4000 to defer construction costs had been submitted to the Lyme Foundation. He said the proposal assumed a \$500 contribution from the Commission as discussed previously.
- **UFLT Annual Conservation Commission Gathering** – This year's event will take place on Thursday, the 26th beginning at 6:00 p.m. at W. Lebanon's Kilton Library.

7. Publicity

- **Lyme Community and Church News Item** – **Blake** said he would publicize the snowshoe hike.

8. Adjournment

- On a motion by **Tom** seconded by **Matt**, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "V. Blake Allison, Secretary". The signature is written in a cursive style and is centered on a light-colored rectangular background.

Blake Allison, Secretary *pro tem*