

Town of Lyme
LYME ZONING BOARD OF ADJUSTMENT
Minutes – March 17, 2016

Board Members: Present - Frank Bowles, Alan Greateorex, Bill Malcolm, Walter Swift

Absent: Rob Titus

Alternate Members: Dan Brand

Absent: Michael Woodard

Staff: David Robbins, Zoning Administrator; Adair Mulligan, recorder

Public: Randy Mudge, Ellie Mudge, John Downing

Chairman Bowles called the meeting to order at 7:30 pm and the minutes of the meeting of February 18 were amended with addition to a reference to Old Dorchester Road and approved on a motion by Alan seconded by Bill. Frank appointed Dan to sit as a regular member.

Application #2015-ZB-11, William Mudge (Tax Map 407 Lot 31)

William Mudge has applied for a special exception or any other relief the Zoning Board deems necessary to replace the current septic system at 11 North Thetford Road. The proposed system is within the 75 foot road setback for both the North Thetford Road and Post Pond Lane. Septic designer John Downing explained that the replacement system would be relatively close to the original system, and that there would be no load increase or increase in the number of bedrooms in the house. The location selected is the best on the property for a gravity feed system other than a relatively inaccessible area across a paved drive. Frank asked about the old system. John said it consists of a tank near the house and a small stone holding area. The inspector says it has failed. Alan asked about soils. John said it is Windsor loamy sand. While the location meets state setbacks, the town's road setbacks are larger. Alan asked about the distance to the fire pond. John said it is 120 feet. Walter asked why the leach field is not drawn closer to the tank. John said that this would move the leach field up by 6 feet, and it would be better for the gravity feed to have it below. Randy Mudge added that there were trees around the barn when the system was laid out.

Deliberations: Alan moved to approve the replacement of a failed septic system with the following findings of fact:

- The system will be built in approximately the same location as the existing system
- The existing system has failed.
- There will be no increase in septic loading
- There will be no increase in the number of bedrooms
- The proposed location is within the road setbacks
- Any other location would require pumping or a considerable run
- The location proposed is the best location for a leach field with respect to the pond and roads
- The project is deemed to be a great improvement over existing conditions
- Conditions of section 10.40 are met.

Dan Brand seconded the motion and it passed unanimously.

The Board discussed possible elements of their upcoming meeting with the Planning Board.

Meeting adjourned 8:22pm

Respectfully submitted,

Adair Mulligan, Recorder