

Town of Lyme
LYME ZONING BOARD OF ADJUSTMENT
Minutes – June 9 2021
Site visit: 12 Baker Hill Road

Board Members: Present - Frank Bowles, chair; Sue Ryan, Bill Malcolm, Judith Timchula

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

Public: Jim Kennedy, Bill Wanner, Rod Finley

Chair Frank Bowles called the meeting to order at 2:00 pm and explained that the purpose of the visit was to seek answers to questions about the project at hand.

Application #2021-ZB-40 –Barbara Roby (Tax Map 409 Lot 84) 12 Baker Hill Road

Barbara Roby has applied for special exceptions under sections 4.63B3 and 8.22 to construct a bridge and driveway over an unnamed tributary of Grant Brook that intrudes into the Shoreland Conservation District and the road and property line setbacks. Jim noted that a Permit by Notification has been received for the culvert repair from NH DES.

Rod Finley described the proposal for the new bridge. It preserves the existing historical culvert by building a new bridge deck 3" above it. The design for the new deck is based on H-10 loading to accommodate a 20,000 lb. vehicle. While a 40,000 lb. excavator will be involved in the project, its tracks spread the load to make it equal to a 20,000 vehicle's. The new concrete bridge deck will be composed of three pieces of pre-cast concrete reinforced with a network of #6 rebar. It will span the stone culvert and be completely hidden from view. A 3" gap will be left between the slab and the stone top of the culvert so that no stress will be placed upon the historic culvert. Rod continued that a 24" wall will be built on each side of the new bridge deck. Sandy, crushed bank-run gravel will be placed on top of the concrete slabs to conceal them. A small wall will be built up to obscure the edges of the concrete.

Concrete blocks added by the previous owner's contractor (without a permit) will be removed and replaced with poured-in place concrete foundations for the new bridge. The new foundations will be built on a bed of washed stone. Landscape fabric will be installed behind the stone.

Sue Ryan asked about the possibility of frost heave. Rod noted that the culvert is drylaid stone and may move, but that the 3" gap will help resist a problem. Rod said that if necessary a temporary mat could be laid across the existing culvert to allow an excavator to get to the other side of the stream, but he prefers not to do this.

Of the stones currently forming the top of the culvert, one is cracked and will be replaced; the others may be intact but will be replaced if necessary. Bill Wanner said that he wants to be sure that the stones are intact; if one were to crack and fall into the culvert opening in the future, there would be no way to retrieve it. He will try to match the stones as closely as possible. Adair Mulligan reported that John Mudge, chair of the Lyme Heritage Commission, has suggested that there may be a source of stones on his family's former property on River Road where the barns are currently being raised and their foundations repaired. Jim noted that the DES permit includes fixing entrance stones on the far side.

Attention turned to the steep slopes toward the brook on the entrance to the culvert. A significant amount of blue stone has fallen down the bank after being laid down by the previous owner's contractor. Bill Malcolm said he hopes this will be cleaned up. Jim Kennedy said that the slope would be stabilized with native vegetation. Adair pointed out a large American elm in this area and asked if it could be protected from disturbance. Bill Malcolm asked for a plan to clean up and address the slopes, especially on the northeast entrance to the culvert.

Bill Wanner said he hopes to start within two weeks of receiving a permit. David Robbins noted that questions surrounding the governor's order regarding Zoom meetings may interfere with the meeting schedule.

Meeting adjourned 2:33 pm
Respectfully submitted,
Adair Mulligan, Recorder