

Town of Lyme
LYME ZONING BOARD OF ADJUSTMENT
Minutes – December 16, 2021

Board Members: Present - Bill Malcolm, Sue Ryan, Judith Timchula

Alternate Members: Helena Witte

Staff: David Robbins, Zoning Administrator;

Public: Michael Carbonneau, Liz Ryan Cole, Will Davis, Jeffrey Christensen

Vice-chair Bill Malcolm called the meeting to order at 7:30 pm. Helena Witte was appointed to sit as a regular member. The minutes of the October 21, 2021 meeting was approved on a motion by Sue.

Application #2020-ZB-90 – Michael Carbonneau for Jane Palmer Tax Map:(410 Lot: 13.1) 169 Baker Hill Rd

Bill Malcom asked Mr. Carbonneau to describe the project. Mr. Carbonneau stated that the existing barn on the property had a two-bedroom house with an existing septic. The owner had asked him to design a replacement system due to the age of the existing one.

Sue asked if the system could be located in any other place that would conform to the zoning? Mr. Carbonneau stated that after digging several test pits, he concluded that the best area for the replacement was in the existing bed. He also noted that the land to the east of the barn drops off into an area that collects water and therefore would not be suitable.

Bill asked if the Board if they had any other questions, there being none the Board went into deliberations. Bill asked if anyone wished to make a motion. Sue moved to grant a special exception under section 8.22 for a replacement septic system within the road setback on the property at 169 Baker Hill Road, Tax map 410 Lot 13.1. The Board considered and unanimously agreed that the conditions of section 8.22 and 10.40 were met. The Board made the following findings:

Based on the testimony of the septic designer the location was in the best location for the lot.
The conditions of sections 8.22 and 10.40 have been met.

Conditions:

The system will be built as reasonably possible as shown in the plans.

Best management practices for construction shall be used.

Judy seconded the motion. Bill called for a vote and it passed unanimously.

Out of deliberations.

Bill noted to the applicant that there was a 30-day period where anyone with standing could appeal the Board's decision.

Application #2020-ZB-24 – Loch Lyme Lodge Tax Map:(408 Lots: 20,22.1,22.2) 59-70 Dorchester Road.

Bill Malcolm asked the applicant to give the Board an overview of the project and the changes to the current version of the plan.

Will Davis stated that the changes to the plan the board requested including, removing some of the unnecessary information, adding the electric and other utility lines, and adding a generator for the pump station, had been made. He also noted that some of the trenches had been moved to go around some ledge that had been located.

Sue asked if the cabins currently were served by water and sewer. Will stated that all the cabins have utilities. Sue then asked if the potable water supply would generator powered in the case of power loss. Will answered that the generator on the plans was only for emergency power for the septic system pump. The intent was to have the water system set up so that it could be run with a portable generator if there was a long-term power outage.

The Board, having no other questions went into deliberations.

Judy moved, based on the updated plans, to approve the application for a special exception under section 8.24.

The Board considered the requirements of section 8.24 and found that the application satisfied the requirements. The Board then reviewed the individual items of section 10.40 unanimously agreed that the conditions were met.

The Board made the following findings:

There will be no change of use on the lot.

The Planning Board and Conservation Commission both provided review on the original plans.

The changes in the updated plans did not warrant new review by the Planning Board or Conservation Commission.

Conditions:

Use straw instead of hay for mulch to help control the spread of invasive species.

The project will be constructed substantially as describes in the plans.

All necessary permits will be obtained prior to the start of construction.

Best management practices for construction will be used.

Sue Seconded the motion. Bill called for a vote and the motion passes unanimously.

Out of deliberations.

The meeting adjourned at 8:20pm

Respectfully submitted

David A. Robbins.