

PB 3/28/19 Minutes

Present: Eric Furstenburg, Tim Cook, Vicki Smith, John Stadler, Rich Brown

Absent: Kevin Sahr, David Van Wie, Amber Boland, David Roby Jr., David Robbins

Public: 3 representatives from Crossroads

1) Crossroads Academy Lot Line Adjustment Continuance

John opened the continued Lot Line Adjustment hearing by asking the applicants if they were willing for a four member Board to decide their case insofar as the Select Board representative was absent. They agreed. John went ahead and reviewed the checklist.

*Crossroads had received feedback from the Fire Department, but did not have a letter. The Board requested that a letter be submitted from the Fire Department with their feedback.

*The Board wanted the extent of the easement to the Town of Lyme shown on the plan.

*All the requested locations of the power, electrical, drainage and water lines were shown.

*The Shoreland District line and wetland setback were shown.

*The deed restriction language was included.

*Eric Furstenburg pointed out that Crossroads dimensional control numbers are likely inaccurate to their detriment because they did not seem to include the recently extended Commercial District in their calculations. The Board directed Crossroads to work with the Planning & Zoning Administrator to correct and/or confirm their dimensional control numbers. If the Administrator confirms Eric's thinking, the Commercial District should be shown accurately on the plan throughout.

*Waivers were confirmed for II. A 4 & V., having to do with boundaries and perimeters of the parcel because there were no associated changes to the existing record.

John made a motion to declare the application complete, noting the two waivers. Vicki seconded the motion. The motion passed 3-0 with Eric abstaining because he had missed the previous meeting.

The Board reviewed the the conditions that would accompany an approval:

- 1) A letter from the Fire Department describing their feedback.
- 2) The extent of the easement to the Town of Lyme is to be shown on the plan.
- 3) All dimensional control numbers must be and approved as accurate and compliant by the Planning & Zoning Administrator. The current Commercial District should be shown accurately throughout the plan.

John made a motion to approve the Lot Line Adjustment with the conditions outlined above. Tim seconded and the motion passed 3-0 with Eric abstaining.

2. Crossroads Academy Site Plan Review Continuance

John opened the continuance of the Site Plan Review hearing. He felt a checklist was not necessary because the only reason the Site Plan Review was being reopened was in order to approve the lot coverage changes. The Board agreed. Given this reasoning, the Board wanted the Planning & Zoning Administrator's confirmation of the dimensional controls, especially because of the current Commercial District's potential impact on the final numbers.

It was also noted for clarity that final new lot coverage figures must subtract what is already developed to determine the remaining potentially developable lot coverage area.

John made a motion to continue the hearing to April 11 by which time it was assumed final lot coverage numbers will have been established and confirmed by David Robbins. Tim seconded and the motion passed 4-0.

3. Minutes 3/14/19

John made several minor corrections to the minutes and made a motion to approve as amended. Tim seconded and the motion passed 3-0 with Eric abstaining.

4. Discussion of proposed changes to the the Zoning Ordinance, Site Plan Review regulations and Master Plan.

The Board hopes to look at the septic data that David Robbins is gathering for the Lyme Common Zoning District build-out at the next meeting.

The Board wants to wait for Questionnaire results before addressing specific zoning amendment possibilities.

5. New Business

Rich Brown reported that he had attended a NHHFA conference on housing. He will have a summary sent to the entire Board to review.

The Board also briefly revisited issues relating to the Lyme Common Zoning District build-out.

The Board agreed to “stay after” to help complete the final assemblage of the mailings for the Town Questionnaire to go out the following day.

The meeting was adjourned at about 8:30.

Respectfully Submitted,

John Stadler
Chair, Planning Board