

Lyme Planning Board Minutes

4/11/2019

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair Kevin Sahr, Select Board Representative; Vicki Smith, Member; Eric Furstenberg, Member; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Amber Boland Alternate; David Roby Jr., Alternate; David Van Wie Alternate; Rich Brown Alternate;

Members of the Public Present: Phil Harrison.

Item 1: Public hearing to discuss proposed changes to the outside lighting rules within the site Plan Review regulations.

John opened the public hearing at 7:00pm.

Vicki noted that there were no members of the public present and suggested that the Board close the hearing and move on to the second agenda item, then re-open the public hearing after this item was complete. This would give any latecomers a chance to comment on the regulation change. The Board agreed and John moved to close the hearing. Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Continuation of the public hearing for Crossroads Academy- Application to amend site plan to determine the dimensional controls for their campus at 99 Dartmouth College Hwy (Tax map 401 Lot 56) with the annexed acreage from lot 55.

Vicki asked Phil if they had updated the plan with the easement boundaries. He stated that they had not due to the complexity of the easement. The Board discussed with Phil the issues and decided that the applicant would provide a second drawing of the plan that showed the boundaries of the easement. It would be drawn at the same scale as the original plan.

The Planning and Zoning Administrator noted what he believed were errors in Appendix G to the applicant's narrative. In the calculations both the area in the Rural Zoning District and the Commercial Zoning District were used. The Administrator stated that the Rural District did not allow planned developments and therefore the applicant could not use the area within the Rural District to calculate the dimensional controls. He also noted that the appendix refers to a Zoning Board decision from 1993. The decision was improperly referenced. The decision referred to the grandfathered development within the Commercial Zoning District and not the entire lot. Also, the decision was made in February 1994.

The administrator also asked about the source of several of the numbers in appendix G, He was unable to determine where they came from. Phil noted that they came from pages 5 and 6 of the narrative. The Administrator asked that appendix G be updated to include the source of the numbers to clarify the appendix.

During the discussion it was noted that there was a possibility that the recently built outdoor classroom may have been built in an undisclosed easement area. The Planning and Zoning Administrator was asked to contact the Conservation Commission, the monitors of the easement, to determine if the classroom was within the easement area.

Because the information the Board requested had not been provided, the Board decided to continue both hearings to give the applicant more time to provide the information.

Vicki moved to continue the subdivision hearing to April 25th, 2019 at 7:00 pm.

John seconded the motion.

John called for a vote and the motion passed unanimously.

Vicki moved to continue the Site Plan Review hearing to April 25th, 2019 at 7:00 pm.

John seconded the motion.

John called for a vote and the motion passed unanimously.

Site Plan Review Lighting Regulation Changes.

John re-opened the public hearing. There were no new members of the public. John asked the Board if there was any further discussion. There being none, Vicki moved to adopt the amendments to the Site Plan Review Regulations.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Item 3) Approve the Minutes from March 28th, 2019.

John moved to approve the minutes as submitted.

Tim seconded the motion.

John called for a vote and the motion passed unanimously with Kevin abstaining.

Item 3) Discussion of proposed changes to Zoning Ordinance, Site Plan Review regulations, Subdivision regulations, Master Plan for 2019.

Item 4) New Business.

Lyme Common Septic Capacity Analysis.

The Planning and Zoning Administrator presented preliminary data for the Lyme Common Septic Capacity analysis. He noted that the data was based on USDA soil survey and was an approximation of the septic loading available for each lot based on the best possible conditions.

LCDC/Planning Board Survey.

The Board discussed the next steps to take when the survey response time had ended. The decision was made to have John contact Chris Ramsden, Chair of the LCDC, and set up a time for them to meet together, review the returned surveys and determine how to proceed.

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.