

Lyme Planning Board Minutes
6/25/2020

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Kevin Sahr, Select Board Representative; Vicki Smith, Member; David Van Wie, Alternate; Rich Brown, Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Eric Furstenberg, Member

Members of the Public Present: Phil Harrison, Rod Finley, Brad Choyt, Richard Menge, Margaret Sheehan.

Due to the Covid-19 restrictions the Board met online via Zoom with both video and phone access.

Item 1: Crossroads Application for Site Plan Review for a proposed new middle school building and accessory structures on their property at 95 and 100 Dartmouth College Highway tax map 401 lot 56.

John opened the hearing and appointed David Van Wie to sit for Member Furstenberg.

Vicki noted that she was a former parent and a former board member of Crossroads Academy and she feels that she can sit as an impartial Planning Board member.

John asked if anyone had any concerns. None were raised.

Phil Harrison gave an overview of the middle school project. The project will include the addition of a new middle school building, parking area for the middle school and opening a new entrance to Rt 10.

Tim asked about the construction timing, sequence and how the school intends to protect the students from the construction site. Phil replied that due to Covid-19, they are behind schedule for both construction and fundraising. They would have liked to start work as soon as school let out for the summer. As it is now, assuming that the students will be back on campus this fall, they intend to do the site work that falls outside of the immediate middle school site before the students return in the fall. If they are unable to start during the summer, they may wait until spring 2021.

John reviewed the Site Plan Review Checklist to ensure that the application was complete.

The following omissions and additions were noted.

There were no reviews from the Town Departments. The Board decided that both the Police Department and the Fire Department should provide written reviews.

The location of the propane line to the new middle school should be added to the plan.

A separate sheet showing the Lyme Conservation Districts should be added to the plan set.

Location of the roof top air conditioning units should be added to the elevation plans.

Note the generator fuel tank on top of the generator.

Detailed storm water plans and calculations added to the plan set.

Light fixtures on the exterior of the building.

Cut sheets for the light fixtures on the exterior of the building.

Light pole heights.

Vicki asked about the fire protection plan. The Planning and Zoning Administrator noted that the narrative referred to a plan but none was submitted.

Phil stated that they had talked to the Fire Department but had not received a response. Because the closest water supply was across RT 10, the school had proposed to the Fire Department that Crossroads purchase hose ramps so that traffic could pass on RT 10. They felt it would be less expensive than trying to bore under RT 10 for a pipe.

Vicki asked where these ramps would be stored and how would access be maintained during the winter months. Phil believed that they could store the ramps in a shed. Vicki stated that this should show on the plans.

John, noting the amount of information still needed, moved to consider the application incomplete. Tim seconded the motion.

John called for a vote and the motion passed unanimously.

John suggested to the Board that a site visit may be helpful and the members agreed. It was determined that Wednesday July 1st, 2020 at 9:30am would work for most of the members.

John moved to continue the hearing to Wednesday July 1st, 2020 at 9:30 am at Crossroads academy, 95 Dartmouth College Highway.

Vicki seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Election of officers.

John noted that it was time once again to elect a chair and vice chair. Vicki moved to elect John Stadler as Chair and Tim Cook as vice chair. David Van Wie seconded the motion. John called for a vote and the motion passed unanimously. John abstained for the vote for chairman and Tim abstained for the vote of vice chairman.

Item 2: Acceptance of minutes from 3/12/2020

John moved to approve the minutes with edits from Rich Brown and himself.

Rich seconded the motion.

John called for a vote and the motion passed unanimously.

The meeting adjourned at 9:06 pm.

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.