

Lyme Planning Board Minutes
September/25/2014

Board Members and Staff Present: John Stadler, Chair; C Jay Smith, Select Board Representative; Vicki Smith, Member; Tim Cook, Member; David Robbins, Planning and Zoning Administrator

Board Members Absent: Freda Swan, Alternate; Jack Elliott, Vice Chair; Sam Greene, Alternate

Members of the Public Present: Matthew Stevens, John Mudge, George Lehmann, Stuart (Mike) Smith, Jean Smith, Doug Holler.

John opened the meeting at 7:00pm

Item 1: The Hoch Family Irrevocable Trust and the Jean A. Smith Qualified Personal Residence Trust owners of lots 19 and 33 respectively on Lyme Tax Map 404 and 403, have applied to the Lyme Planning Board for a Lot Line Adjustment to annex 70 acres of land from lot 19 to lot 33.

Mike Smith gave the Board an overview of his plan to annex approximately 70 acres of the Hoch property (Tax map 404 Lot 19) to his lot (Tax map 403 lot 33). John Mudge spoke in support of the project.

John ran through the checklist to ensure that the application was complete. He noted that in the cover letter from Rockwood Land Services, LLC, the project surveyors, Tim Rockwood requested a waiver for the entire boundary survey as there is a complete survey on record with the county. He also requested a waiver for the 1" = 100' scale requirement. He believed that because of the size of the parcels, the project was better represented at 1" = 200'

Vicki moved to waive the two requirements.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Vicki moved to accept the application as complete with the approved waivers.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

John asked if the Hoch lot would become non-conforming in any way. The Planning and zoning administrator stated that it would not.

Vicki noted that there were several typographical errors on the submitted plans. She made corrections to a copy of the plan and returned it to Mike so that they could be corrected on the final Plat.

Vicki moved to approve the plan with the corrections.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Item 2: Minutes from August 28th, 2014

John moved to approve the minutes as submitted.

Vicki seconded the motion

John called for a vote and the Board approved the motion unanimously.

Note: Only two board members attended the September 11, 2014 meeting. Not having a quorum, John decided to cancel the meeting.

Item 3: The Dartmouth Skiway has applied to the Lyme Planning Board for a Site Plan Review for various projects including:

- 1) Add a new Conveyor type lift, and retire the J-bar.
- 2) Relocate the J-bar attendant building.
- 3) Relocate the existing conveyor lift and add operations hut (6' X 8')
- 4) Fill a depression in the beginner area.
- 5) Install two utility poles at the base of Thomas Race finish, to be used to control skiers crossing the road.
- 6) Add more underground piping for snow making at the Thomas Race finish area.
- 7) Add additional underground 480v 3ph electric lines to power snowmaking fans. The addition would be for the Thomas Race finish area and Holt's/ lower Worden's areas.

Doug Holler reviewed with the Board the plans to remove the existing J-bar lift and replace it with a conveyor system and several smaller projects. Because the projects were in several locations around the Skiway and Doug felt that there would be minimal disturbance, he had provided annotated aerial photographs showing the projects.

Vicki asked if any of the ditches were to be left open over an extended period of time. Doug stated that the plan is to fill the ditches as the utilities are installed and not to leave any open overnight. Vicki then asked what type of mulch will be used. Doug stated that they will be using straw mat that will be staked down.

Vicki asked about the lift drain and where the snow melt would drain to. Doug replied that it would tie into an existing drain.

John asked if the footers of the j-bar towers were to be removed. Doug said there were only two towers at the top and the footers would be removed.

Tim read through the Site Plan Review Checklist to ensure that the application was complete.

Tim noted that there were no Town departmental reviews submitted. The Board had a short discussion and the consensus was that the reviews did not apply to these projects

with the exception of the Fire Department. The Board asked Doug, as a condition of any approval, to have the Fire Chief write a letter approving the enclosed space for the drain at the top of the conveyor lift.

There was no site plan map provided in the application. The Board agreed that the annotated aerial photos provided the information the Board required. Because there were no plans, the Board felt they should waive the requirement for the professional seal (as there was no engineer for this project), as well as the landscape and drainage plan since they also felt were not pertinent to this project.

John moved to approve the waivers.

Vicki seconded the motion.

John called for a vote and the Board approved the motion unanimously.

John moved to accept the application as complete

Tim seconded the motion

John called for a vote and the Board approved the motion unanimously.

Vicki moved to approve the application with the following conditions

- 1) No open ditches overnight, except in the area shown as the cut and fill.
- 2) Straw mat will be used for all mulch
- 3) The top two footers of the removed J-bar lift will be removed.
- 4) The applicant will provide a letter from the Fire Chief approving the enclosed space under the conveyor lift.
- 5) Provide copies of the Tramway Board approvals.
- 6) The two new utility poles will not be lighted and the netting will only be installed during the ski season.

Tim seconded the motion

John called for a vote and the Board approved the motion unanimously.

Vicki had worked on a revision of the proposed change to the Zoning Ordinance for the relocation of buildings. She passed out copies to the Board and John suggested that the Board members review the document in preparation for discussions at the next meeting.

The Board had a brief discussion of Vicki's handout for a conceptual review of subdivisions. John said that he would review the document and make a first pass at editing it to reflect Lyme's subdivision regulations.

The meeting adjourned at 8:30pm

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.