

Lyme Planning Board Minutes September/14/2017

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Vicki Smith, Member; Eric Furstenberg, Member; Rusty Keith, Select Board Alternate; David Roby, Jr., Alternate; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Amber Boland Alternate; C Jay Smith, Select Board Representative;

Members of the Public Present: Phil Harrison, Steven Branchflower.

John appointed David Roby, Jr. to sit for Vicki.

Jay Smith was absent, so John then asked the applicants if they would accept a four member Board, noting that any decision would require an affirmative vote of three members for approval.

Both Phil and Steven agreed to move forward with a four member Board.

Item 1: Crossroads Academy - Site Plan Review to construct a standalone classroom building on the schools property at 95 Dartmouth College Hwy. (Tax map 401 Lot 55)

Phil Harrison and Steven Branchflower described the school's proposal to construct a classroom building that will overlook Hews Brook.

John stated that the Boards first step would be to review the application to ensure that it was complete. The Board then worked through the check list.

Vicki arrived and replaced David Roby, Jr.

Rusty Keith arrived and John appointed him to sit for Jay Smith, making a full five member Board.

John led the Board through the checklist. The Board determined that the following information was not provided in the application and would need to be added before the Board could deem the application complete.

- 1) All paths needed to be added to the full site plan
- 2) The Zoning District needed to be corrected to the Lyme Commercial District.
- 3) Electric lines needed to be added to the full site plan.
- 4) Phone lines needed to be added to the full site plan.
- 5) Propane lines and tanks needed to be added to the full site plan.
- 6) The provided drainage information was not sufficient. The plan needs to show the direction of the flow away from the building,
- 7) The location of exterior lights need to be shown.

8) The location of signs for the building need to be shown,

The Board decided that a site visit was needed and the Board voted unanimously to continue the hearing to September 29, 2017, 9:30 am at Crossroads Academy. (95 Dartmouth College Hwy.)

Item 2: Acceptance of minutes from August/28/2017

John moved to approve the minutes as submitted.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

Item 3: Fall forums

Vicki confirmed that Andrew Winter from the Twin Pines Housing Trust would be the speaker for the Senior Housing Forum at 7pm on September 28 at the Town Offices meeting room.

Item 4 New Business.

John asked Rusty for more information about the Economic/ Enterprise Committee. John noted that in the Select Board minutes for August 24th, 2017 under committee reports:

Economics Committee: The committee has been investigating zoning changes, it will be beneficial to hire a consultant to help with this task. The committee will be seeking out grant possibilities.

He was curious as to why this committee was spending funds to hire a consultant. Rusty noted that the funds would be from a grant. The Select Board had just approved the Economics Committee submitting an application at the Board's meeting earlier in the day.

Vicki noted that she was aware that the application had already been submitted to the Foundation prior to the Select Board approval.

John also noted that the Economics Committee had not met with the Planning Board to discuss any proposed zoning changes and thought that was not wise. Vicki felt the charge ignored any consequences of increased development.

John took issue with the charge, signed by the Select Board. He felt that it stated an unsupported conclusion and was poorly written. At Rusty's request, John and Vicki made suggestions for changes to the charge.

It was also noted that there were no committee minutes posted to the website. The Planning and Zoning Administrator noted that he had not been given any to post.

Rusty stated that he was not involved with the Committee but would bring these concerns up at the next Select Board meeting.

The meeting adjourned at 9:05 pm

Respectfully Submitted
David A. Robbins
Lyme Planning and Zoning Administrator.