

Lyme Planning Board Minutes
September /29/2017
Crossroads Academy Site Visit

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

Board Members Absent: C. Jay Smith, Vicki Smith, Amber Boland

Members of the Public Present: Travis Buell, Brad Choyt, Phil Harrison

The Board members met at the proposed site of the new classroom building on the Crossroads property.

At 9:30am John opened the meeting.

The Academy had placed stakes showing the outline of the proposed building. The Board reviewed the proximity to the drop-off as well as the proposed drainage plan.

The applicant planned to have the water collected off the roof with rain gutters. The gutters would drain into barrels. Overflow from the barrels would run through plastic pipes to the bottom of the ravine.

New copies of the site plan were given to the Board members. The new plans contained the information that was deemed missing from the submitted application.

After the Board had finished viewing the site they moved into the library to continue the hearing.

The Board reviewed the list of missing information shown below:

- 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 first six items had been added to the site plan but the exterior lights and a sign were still missing. Phil Harrison added both items to a building plan and added the plan to submitted documents.

John asked if the Board had any other issues or noted any omissions to the application. There were none.

John moved to deem the application as complete.

Tim seconded the motion.

John called for a vote and the motion passed unanimously.

John asked if there was any discussion.

Eric was concerned about the drainage plan. He felt that in the winter the barrels and the drain pipe would freeze and excess water would overflow onto the ground. This could lead to erosion down the bank.

The Planning and Zoning Administrator suggested that a low swale reinforced with landscape fabric running south along the top of the bank would be a low cost solution that would redirect the water to the south where it could dissipate into the ground.

The Board discussed this option with the applicants and concluded that this was the best option.

Findings of Fact:

Christopher Temple, PE provided a letter embossed with his stamp, expressing his opinion that the bluff is sufficiently stable to support the classroom and recommending the following precautions:

- All posts shall be founded no closer than 5'-0" to the survey top of bank.
- All posts shall be placed directly on the rock surface.
 - Excavate the soil and any loose rock
 - Install new concrete or masonry/stones piers
 - Install posts.

Deputy Chief / Fire Marshal Hensley had met with Crossroads Academy and provided the following:

- After a Code Review he found no fire code or life safety issues.
- The building will not have a negative impact or increased burden on the Lyme Fire Department.
- There is adequate water readily available for firefighting purposes.

Conditions:

The recommendations of Christopher Temple, PE of DeWolfe Engineering Associates be followed, except that the maximum westward extent of the foundation shall lie no closer than fifteen feet back from the edge of the ravine on solid ledge as per the Zoning Board of Adjustment.

A swale will be created to divert any run off to the south towards the Klee building.
The swale will be reinforced with landscape fabric.
The swale will be built with added fill.
No material will be excavated from the building site to build the swale with the exception of material taken from the holes for the building footings,

The root systems of any trees that are cut, must remain intact.

The construction shall be consistent with best practices and the recommendations of the Conservation Commission and the Zoning Board of Adjustment.

John moved to approve the site plan with the findings of fact and conditions listed above.

Eric seconded the motion.

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

The meeting adjourned at 10:42am.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.