

**Lyme Planning Board Minutes**  
**4/8/2021**

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; Vicki Smith, Member; Eric Furstenberg, Member; Rich Brown, Alternate; Richard Menge, Alternate David Robbins, Planning and Zoning Administrator.

Board Members Absent: Ben Kilham, Select Board Representative; David Van Wei, Alternate

Members of the Public Present: Will Davis, Rusty Keith, Rob Seelig, Greg Smith

**Item 1: Informal Subdivision Review Robert Seelig. 145 Acorn Hill Rd Tax map 408 Lot 67.**

Mr. Seelig has proposed to subdivide a 5-acre building lot from the 67-acre lot at 45 Acorn Hill Road. The intent would be to sell the lot to Mr. Smith, a current tenant. Mr. Seelig asked the Board if they would be willing to waive the full perimeter survey. The proposed lot will have its frontage on Franklin Hill Road, leaving frontage on both Acorn Hill Road and Franklin Hill for the remainder of the lot.

Vicki asked about road frontage and the ability to make use of the lot if the subdivision were to be approved. She wanted to make sure that the remainder of the lot was still useable. Mr. Seelig noted that the current entrance to the field in the lot is located on Acorn Hill Road and the new lot will not impact the accessibility to the remaining lot. She also asked about the possibility of extending the lot to Acorn Hill Road. Mr. Smith stated that that area had a significant area of very wet soils and a powerline right of way. It was not an area that was desirable for building a new residence.

Vicki then asked about the location of the proposed lot, noting that it created an odd shaped lot for the remainder. Mr. Seelig stated that the new lot's location is based on the accessibility and the intent to create a building location that would not impact his view. Vicki also asked about the agricultural soil on the parent lot and how they would impact the proposed lot. The Planning and Zoning Administrator noted that he would work with Mr. Seelig to ensure that the final layout of the propose lot would provide enough lot coverage and footprint to allow the construction of a residence.

Richard Menge recommended surveying the entire Franklin Hill section where the new lot is proposed in order to better locate the extents of the lot. After some discussion it was recommended that the applicant survey to the closest corner of lot 69.1 (tax map 408). This would make replacing lost monuments easier in the future.

**Item 2: Steep Slopes review for a proposed septic system at Loch Lyme Lodge**

The Board met with Will Davis of Horizon Engineering to review the steep slope intrusion of the proposed septic system for Loch Lyme Lodge. Rich Brown, as an owner, secluded himself for the discussions.

The Board felt that the new septic system will be an improvement to the site. The intrusion into the Steep Slopes Conservation District will be at the toe of the slope where there is suitable soil for a receiving area for the waste water system. The proposed leach field is located well away from Post Pond and other wetland areas on the site.

Many of the issues noted by the Board were issues throughout the plans and not just specific to the steep slope area.

The Planning Board agreed to send the following comments to the Zoning Board of Adjustment.

- 1) Lay down areas for excavated materials, materials to be used in the construction of the system and vehicle parking should be shown on the plan.
- 2) Wetland areas should be delineated and flagged to prevent inadvertent intrusion during construction.
- 3) Areas to be disturbed during construction should be delineated and monitored to ensure that disturbance to areas outside of the construction area are prevented.
- 4) The plans call for hay as mulch. The Planning Board recommends using straw or other materials that does not pose the risk of spreading invasive species.
- 5) The site should be monitored by a qualified professional to ensure that proper erosion control is in place prior to excavation and is properly maintained during construction.

**Item 3: Election of officers**

Vicki made a motion to nominate John Stadler as Chair and Tim Cook as Vice Chair. Eric seconded the motion. John called for a rollcall vote and the motion passed unanimously.

**Item 4: Acceptance of minutes from 3/25/2021**

After a short discussion John moved to approve the minutes with minor corrections made by Tim and Rich Brown.

Tim seconded the motion.

John called for a rollcall vote and the motion passed unanimously with Vicki abstaining as she did not attend the meeting,

**Item 4) Site Plan Review regulation review and discussions (In reference to the passage of the Senior Housing zoning amendment)**

The Board discussed the need to reference Senior Housing in the Site Plan Review regulations. The Board concluded that they should add a new entry in section 4 as follows: 4.1.5 Senior Housing as defined in article XIII of the Zoning Ordinance. The Board also discussed if it would be possible for a single unit of senior housing. The Board concluded that a single unit of senior housing could be created but would not be able to benefit from the relaxed dimensional controls allowed under article XIII of the Zoning Ordinance.

**Item 5) Review of proposed Master Plan Energy Chapter from the Energy Committee.**

The Board reviewed a draft copy of the Master Plan Energy Chapter written by the Energy Committee. The following is a list of items the Board would like to discuss with the Energy Committee:

In the second paragraph the importance of transportation to the Town is noted. Vicki suggested adding that public transportation is not available to the residents. They must rely on personal transportation.

Clarification of recommendation # 2.

Removal of web links that may become obsolete, instead reference the organization that maintains the data.

The value of Lyme Forests should be included.

**Item 6) New Business.**

Rich Brown had sent an email to the Board Chair and the Planning and Zoning Administrator, asking if it would be possible to:

- 1) Review the Board's current Rules and Procedures.
- 2) Have the agenda available earlier and provide more detailed information.
- 3) Creating a calendar for Planning Board projects.

The Planning and Zoning administrator stated that he would send out the current copy of the Board's Rules and Procedures. He also noted that he would try to make the agenda available as soon as it was set.

John noted that the Boards availability to work on Board projects is dictated by how many applications they receive. Trying to adhere to a calendar would be difficult. He suggested prioritizing projects might be more practical.

The meeting adjourned at 9:27pm.

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