

Lyme Planning Board Minutes
April 24, 2008

Board Members & Staff: Present: Stephanie Clark, Chair; John Billings, Vice Chair; Dick Jones, Selectboard Representative; David Roby, member; and John Stadler, member.
Absent: Francesca Latawiec, Planning & Zoning Administrator

Public: Rod Finley, PE, Pathways Consulting, LLC.

The meeting was called to order by Chair Stephanie Clark at 7:00 PM.

Item 1: Discussion of Minutes: It was determined that members would provide their comments to Francesca for revision to the minutes for review, approval and correction at the next planning board meeting.

Item 2: Application # 2008-PB-002, Lindsay Mather, represented by Pathways Consulting, LLC, (Tax Map 407, Lot 120) proposes a 2 lot minor subdivision at the above referenced lot at 124 Pinnacle Road. Trout Brook flows through the property. Continuation of Design Review Discussion from March 27, 2008. Rod Finley presented the revised subdivision plan for the board to discuss. The plan now includes topographic information for Lot A. A possible driveway, a house site and a potential well site, along with the leachfield area and test pit logs are shown on the plan, however they are not within "a substantial area...with a slope of 15% or less" as required by section 4.02 of the subdivision regulations. The hearing was continued to the May 8, 2008 meeting.

Item 3: Dwight Lahr and Beatrix Pastor, represented by Pathways Consulting, LLC, (Tax Map 201, Lot 134) The board reviewed and approved its letter of comments to the ZBA with regard to the Lahr Driveway and authorized the chair to sign on its behalf. A copy of that letter is included with these minutes.

Item 4: Discussion of the Vision Statement: The board briefly discussed the draft "vision statement" for the Master Plan.

Item 5: Potential Alternates: The board briefly discussed the need for alternates and agreed that members would talk to potential candidates to see if they are interested.

Item 6: Discussion of the CIP: Dick Jones will provide background material for John Stadler and David Roby.

The meeting adjourned at 9:00 pm.

Respectfully Submitted

Francesca Latawiec, CWS, CPSSc, PG
Planning & Zoning Administrator

Prepared from notes taken by David M. Roby

**Town of Lyme
Planning Board
38 Union Street, P.O. Box 126
Lyme, NH 03768
Telephone: 795-2661 Fax: 795-4637**

April 25, 2008

Mr. Alan Greateorex, Chair
And Members
Lyme ZBA
38 Union Street
PO Box 126
Lyme, NH 03768

RE: Dwight Lahr and Beatrix Pastor, represented by Pathways Consulting, LLC, (Tax Map 201, Lot 134)
35 Dorchester Road
Application # 2008 - ZB - 006

Dear Chairman Greateorex:

This letter is submitted to you in accordance with Section 4.62 B of the Zoning Ordinance, the Steep Slopes Conservation District, "The application for any Special Exception shall be referred to the *Planning Board* for review and comment prior to scheduling the ZBA hearing on the application." The Planning Board met on April 10, 2008 and April 24, 2008 to discuss the above referenced application and provides the following comments:

- 1) Of concern is whether run-off from the proposed driveway, and the potential for icy conditions, would cause a traffic hazard on High Street;
- 2) Adequacy of the plan for snow removal and snow storage or disposal in the area of the cuts is of concern;
- 3) The proposed driveway includes stretches of 14 % slopes greater than 100 feet. Section 4.53 B (1) permits, by special exception, driveways with grades in excess of 11%, but not more than 14% within any 100 foot segment of driveway. There are three segments of 14% grade that are longer than 100 feet: 225 feet, 145 feet and 160 feet.
- 4) The Planning Board recommends a detailed review and comment by the Fire Chief of the accessibility by emergency vehicles;
- 5) The Planning Board recommends best management practices and adequate design for stormwater management and on-site retention for the proposed project; and
- 6) Of great concern is the very extensive excavation across the Steep Slopes Conservation District (cuts of 10 to 20 feet deep, ranging up to 70 feet wide). Please see Sections 4.62 B (1) , 4.53 (A) (3) and 3.27.2 of the Zoning Ordinance.

Please do not hesitate to contact myself or Francesca Latawiec, the Planning and Zoning Administrator, if you have any questions about these comments.

Sincerely,

Stephanie A. Clark, Chair
Lyme Planning Board