

Lyme Planning Board Minutes
May 8, 2008

Board Members & Staff: Present: John Billings, Vice Chair; Dick Jones, Selectboard Representative; David Roby, member; Ben Kilham, alternate; and, Francesca Latawiec, Planning & Zoning Administrator.

Absent: Stephanie Clark, Chair; and, John Stadler, member.

Public: Barbara Woodard, Michael Woodard, Geri Burgess, Jeff Valence and, Scott Steffey.

The meeting was called to order by Vice Chair, John Billings, serving as Acting Chair for the duration of the meeting in the absence of Chair Stephanie Clark at 7:00 PM. He appointed Ben Kilham to sit for Stephanie Clark for the duration of the meeting.

Item 1: Discussion of Minutes: Dick Jones made a motion to approve the minutes as written. Upon a second by David Roby, the motion passed unanimously.

Item 2: Application # 2008-PB-002, Lindy 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, April 10, 2008 and April 24, 2008. The hearing was opened by Acting Chair John Billings at 7:10 PM. Francesca Latawiec reported that Rod Finley of Pathways Consulting, LLC had recently done a new topographic survey of the property and would be presenting a revised plan for consideration by the planning board on May 22, 2008. The hearing was closed at 7:15 PM. Dick Jones made a motion to continue the hearing until May 22, 2008. Upon a second by David Roby, the motion passed unanimously.

Item 3: Application # 2008-PB-003, Michael and Barbara Woodard, Tax Map 410, Lot 46, 74 Bliss Lane: Conceptual Consultation/Informal Review for a 2 lot minor subdivision of their 78 acre parcel in the Rural and Mountain and Forest Conservation District. David Roby recused himself from discussions on this project, as he is an abutter. Barbara Woodard explained that she and her husband did not qualify for the Demerger of Contiguous Parcels of Land in Common Ownership under Section 4.57 of the zoning ordinance because a portion of their land was taken by eminent domain by the federal government since the original properties were merged. The Woodard's explained their intent to subdivide the property into 2 parcels of approximately 50 acres total.

They asked the planning board about the reductions in lot size for the conservation districts and how to verify the wetlands, agricultural soils, shorelands and steep slopes. Ben explained that a soils/wetland scientist would have to verify on-site conditions and added that a state wetlands permit would be required for any disturbance of wetlands. Dick explained that, minus the conservation district deductions, they would simply have to document that the proposed subdivision had enough area for 2 buildable lots. That would include area for a house, driveway access and a septic system, including test pit information and perc tests. Driveway access could be in the form of an easement.

Item 4. Application # 2008-ZB-008, Jeff Valence, (Tax Map 413, Lot 29), 2 Canaan Lane, Administrative appeal of a decision by the Planning and Zoning Administrator to deny a zoning permit

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for a two car garage because the application does not meet the setback requirements prescribed for the East Lyme District in Table 5.1 of Article V of the zoning ordinance. It is a pre-existing non-conforming lot in the Steep Slopes Conservation District. Planning Board review and comment is required prior to a hearing for a variance before the ZBA. Jeff Valence presented his proposal. Dick Jones noted that the lots in the area were originally terraced back in 1972 to account for the steep slopes. Jeff Valence indicated that he had been in touch with Estes and Gallup about working some kind of retaining wall into the project to stabilize the slope behind the proposed garage and provide for erosion control. Dick Jones suggested a frost wall. Jeff Valence mentioned that he had talked with Alexandra Peters, the nearest abutter, and that she had no problem with his proposed project. She did have some input to his design. There was discussion of the site conditions. Dick Jones stated that the main concern was erosion control both during and after construction. David Roby noted that the proposed bank stabilization would improve an existing erosion problem. It was a consensus of the board that the minutes will reflect their concerns and that a formal, written comment would not be required.

Item 5. Discussion of Master Plan Vision Statement from UVLSRPC Since the last meeting, John Stadler had typed up a concise outline for a Vision Statement for the Master Plan. In accordance with RSA 674:2, II the Vision Section and the Land Use Section are required to be in the Master Plan. Dick Jones suggested that it would be great to be able to overlay the town roads and tax map information over orthophotoquads using the GIS. Francesca will check on what surrounding towns are using for their GIS analysis of land use information.

Item 6: Potential Alternates: Scott Steffey was present, expressing an interest in possibly becoming an alternate. Paul Mayo, a law student who is moving to Lyme, has also expressed an interest. He will be forwarding a resume for review by the board. Dick Jones explained that the procedure would be for candidates to attend a couple of meetings to get a feel for how the board works prior to being appointed as alternates.

Item 7: Discussion of the CIP: Dick Jones will provide background material for John Stadler and David Roby.

The meeting adjourned at 8:20 pm.

Respectfully Submitted

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

VISION FOR TOWN OF LYME (2008)

Lyme's good fortune is that most of its citizens share a high degree of satisfaction for the current state of the Town. In addition, there is a widely shared vision of the future. In general, that vision includes all of Lyme's highly valued qualities, enlivened by the activities and assets that give the Town its character and vibrancy.

* Rural Character & Sense of Community:

Neighbor helping neighbor
Open spaces
Farms and Forests
Living village centers
Volunteer ethic
Respect for diversity of opinion
Recognition of historical features
Seeking ways to provide affordable housing
Lyme foundation

*Quality Environment:

Extensive Conservation areas and ethos
Responsible Planning and Zoning: slow growth
Conservation Commission
Lyme Energy Committee
Green Up Day
Encouragement of best environmental practices

* Town Government (responsive and accessible):

Citizen Volunteer Boards & Committees
Dedicated Public Employees
Citizen Legislature: participation in Town & School Meetings, etc.
Greater Fiscal discipline
High-quality Education

* Recreation (including maintenance):

Trail systems (hiking, skiing, snowmobiling, etc.)
Fishing, Hunting, Bird-watching, etc
Connecticut River, Post Pond, Trout Pond, etc.
Dartmouth Skiway
Town Forest
Playing Fields
Recreation Committee

What Lyme is today and will be tomorrow remains, as always, dependent upon the continued involvement of its citizens in the running, functioning, and vitality of their own Town. Without that participation, the vision for the future will remain only a hope. With that participation, this vision for Lyme can be a reality.