

**Lyme Planning Board Minutes
September 25, 2008**

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

The meeting was called to order by John Billings; Chair; at 7:00 PM.

Item 1: Discussion of Minutes of September 11, 2008: John Stadler made a motion to approve the minutes as amended. Upon a second by Dick Jones, the motion passed unanimously.

Item 2: Crossroads Academy Letter of Credit: When Crossroads Academy went through the Planning Board and Zoning Board process several years ago to approve its new campus, the Town required the school to post a \$100,000 letter of credit to provide the Town with funds to stabilize the construction site in the event that Crossroads went bankrupt midway through construction. Post construction, this bond was reduced to \$10,000, after the engineer hired by the Town (at the school's expense) conducted a site visit and was satisfied that all but one condition of the permit had been met. The last condition was that the two treatment swales that slow and filter storm water be fully established.

Philip Harrison of Crossroads Academy met with Matt Stevens and Lee Larson of the Conservation Commission on September 18, 2008 to review the status of the treatment swales. They were both satisfied that vegetation has grown in, and that the swales are operating as intended. Mr. Harrison has inquired as to whether the Conservation Commission's visit and letter constitute an acceptable review to the Planning Board. He has requested that the Planning Board release the remaining \$10,000 on the letter of credit, based on Matt's and Lee's visit. In addition, Crossroads Academy was required to deposit \$15,000 with the Town to pay for the Town's engineer to review the construction. Crossroads Academy is requesting that the remaining funds, not paid to the engineer be returned to the school.

Dick Jones made a motion to reduce the letter of credit to \$0 and to release the remaining funds that were not paid to the engineer to Crossroads Academy. Upon a second by John Stadler, the motion passed unanimously.

Item 3: Master Plan Discussion: The board began with a discussion of the Economic Development Section that was prepared by Dick Jones. He explained that the information from the Community Attitude Surveys from 1974, 1981 and 2006 were all discussed in the document to reflect the fact that there were significant changes in the attitudes of Lyme residents over time. The board agreed that the emphasis of the recommendation should be to encourage vibrancy in the village areas of Town as opposed to discouraging commercial and industrial development through the Town's regulations. Paul Mayo inquired as to why elements of the old master plan were not included in the draft. Dick Jones responded that the draft is a first draft of the most important elements to the people of Lyme and that further elements can be added throughout the planning process or incorporated into the document by reference, such as the extensive Natural Resources Inventory. The chapters presented so far could be rearranged or combined to make the document read easier.

Item 4: Zoning Ordinance Amendment Discussion: Francesca Latawiec mentioned that some suggestions for minor changes have been made by the ZBA. She will work on amendments to the shoreland conservation district to bring it into consistency with the new changes to the state Comprehensive Shoreland Protection Act.

Other Business: John Billings asked Francesca to put another public notice on the Town website to encourage alternates to approach the Planning Board.

The meeting adjourned at 8:20 pm.

Respectfully Submitted

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