

Lyme Planning Board Minutes
June/25/2009

Board Members and Staff Present: David Roby Chair; Dick Jones Select Board Representative; John Stadler Co-Vice Chair; Paul Mayo Co-Vice Chair; Vicki Smith Member; David Robbins Planning and Zoning Administrator

Board Members Absent: Freda Swan alternate; Ben Kilham Alternate

Members of the Public Present: Charles Hirshburg CLD Consulting

David Roby opened the meeting at 7:05 pm.

Because the meeting opened a few minutes late David requested that Item 1 the acceptance of the minutes from May 28th be postponed until after Item 2 the continuance of the site plan review for Loch Lyme Lodge.

David asked Vicki Smith if she would preside over the meeting.

Item 2: Loch Lyme Lodge Site Plan Review.

Vicki opened the Site Plan Review by asking the board members if they had any questions about the new information that has been provided to the board.

Charles stated that one new piece of information that the board did not have was New Hampshire Department of Environmental Services had approved the septic system but he had not yet received the approval forms.

David asked Charles about the statement on the applications for Individual Sewage Disposal Systems Approval where it stated that all other local and state approvals have been obtained. Charles stated that he had never edited that statement but that it could be edited to reflect that the local approvals had not been obtained.

Dick asked the rest of the board if they felt that this issue should hold up the Site Plan Review. It was felt that it would not.

John asked if the bond for the RT 10 trench had been established. Charles answered that the bond normally is posted by the contractor who is cutting the trench. That contractor has not been decided upon yet. He went on to say that cutting a trench would only happen if they could not bore under RT 10.

John then asked about the statement in the project summary that that some of the driveway area was designated based on ruts in the grass. He was concerned that guests would use other areas to access the cabins and potentially damage the septic systems.

Charles stated that as it was shown on the plans any part of the system that was placed near the surface would be protected by boulders or plantings.

Vicky then asked about placing the pipes in concrete, Charles responded that the pipes would be buried to a sufficient depth to allow traffic to pass over them without damage. Dick followed asking if the pipes would be laid in sand to protect them. Charles said that that was part of the specification for the project.

Vicki then asked if Charles was planning to be on site for the entire construction phase. He stated that he would not be onsite unless the contractor has a problem that needed the design engineer to correct. Charles also felt that it would be appropriate for the Board to make a condition of approval that the contractor must consult with him if any issues with the construction came up. An example of the type of issue would be if a trench could not be dug to the proper depth due to ledge or other natural feature.

Vicki continued by stating that she would like to see a specification for protecting the system clean outs be placed on the plans, and when the project was complete a set of as built plans should be submitted to the Town so that the location of all the elements of the system are correct on the plans.

Dick suggested that the Board should go over the list of missing items from the application and determine if the application was complete. The only item that was missing was the trench permit from the State of NH DOT. Charles reiterated that the permit would only be necessary if the directional boring failed.

Dick then made a motion to accept the application as complete with the exception of the trenching permit. There was no second.

Paul asked about a dry hydrant location across the street on Post Pond. The Planning and Zoning Administrator stated he had talked with the Fire Chief and that according to the chief the depth of Post Pond in that area is too shallow for a dry hydrant.

The Board went on to discuss some other items that should be on the plans and conditions that should be made for approval. The following list of items the Board is requiring to be added to the plans

- 1) Limits of area to be cleared for the leach fields.
- 2) The new location of the propane tank when it is moved out of the jurisdictional wetlands.
- 3) Unaltered land described in condition #9 of the Shoreland Protection Permit.

In addition to the items to be placed on the plans the Board decided that each individual member should Email the Planning and Zoning Administrator conditions that they felt should be part of the approval. The Planning and Zoning Administrator would then pass these conditions to Charlie Hirshburg who would draft a set of conditions that would then be reviewed by the Board and would make changes as necessary. These would then become conditions of approval for the Site Plan Review.

Dick then moved to continue the Site Plan Review to July 9th at 7:00pm. Vicki seconded the motion. It passed unanimously

Acceptance of minutes from May/28/2009

Several members had some minor edits to the minutes; John Stadler wanted to make sure that Paul's comments concerning the authority of the Board were properly stated. It was agreed to change the comment to: Paul felt that the Board had a broader authority, in this situation then they were exercising.

Vicki motioned to accept the minutes with revisions, John seconded the motion. It passed unanimously.

David stated that he was unable to stay for the remainder of the meeting, the Planning and Zoning Administrator requested that he sign two sets of plats before he left. The first one was the Lawless lot Line Adjustment and the second was the Woodard Lot Line Adjustment.

Item 3: Master Plan

The board had a short discussion about the Master Plan. Paul gave Dick some comments he had written and Dick proposed that the Board review the chapter 2 recommendations for the next meeting.

The meeting adjured at 8:57pm

Respectfully Submitted
David A. Robbins
Lyme Planning and Zoning Administrator