

Lyme Planning Board Minutes
August/13/2009

Board Members and Staff Present: John Stadler Co-Vice Chair, Paul Mayo Co-Vice Chair, Dick Jones Selectboard Representative, Ben Kilham Alternate Member, David Robbins Planning and Zoning Administrator

Board Members Absent: David Roby Chair, Vicki Smith Member, Freda Swan Alternate Member

Members of the Public Present: Harold Keiling, Michael Hinsley, Doug Holler, Scott Barthold

John Stadler opened the meeting at 7:05 and appointed Ben Kilham to sit on the Board as a full member for both hearings.

Noting that it was already time for the first applicant, John asked the Board to postpone the acceptance of the minutes from July 23rd 2009 until later in the meeting.

Item 1) Harold Keiling and Fire Chief Hinsley's proposal for a fire pond less than an acre in size, on the Keiling's property at 70 Franklin Hill Road. (Map 408 Lot 73)

Introduction were made.

John started the discussions by asking for an overview of the project. Chief Hinsley responded that the pond will be less than one acre in size and that the shape will be defined at the time it is created. The shape will be dictated by the topography and what is found by the excavator operator. He continued by saying that it will be difficult to access the pond with fire trucks because of the location of the Keiling's septic system located to the south of the house and setback issues the property line to the north. He felt that due to these issues he did not want to try to put in an access road. Paul Mayo stated that the setbacks were not an issue because of section 5.13.D of the Lyme Zoning Ordinance states that fire protection structures approved by the Planning Board are exempt from the setback requirements. The Fire Chief continued by saying that there are more issues including having to cross the Agricultural Soils Conservation District and that he felt that it would require too much effort and money to create the access. He felt that it would be better to access the pond by using a portable pump. He also stated that the pond would be used primarily for wild land fires instead of structure fires.

Chief Hinsley told the board that until the pond is created he will be unable to tell if he will be able to install a dry hydrant. If it is possible he will install a 4 inch PVC hydrant.

Dick asked Mr. Keiling if he had seen a copy of the standard Hydrant Easement Deed, Mr. Keiling stated that he had and that he had no issues giving the Town an easement to access and maintain the fire pond.

Dick moved to approve the fire pond under section 4.64.A.8 with the condition that an Access Easement is executed to allow the Town to access the fire pond for emergencies and maintenance.

Paul seconded the motion and it passed unanimously.

Item 2) Acceptance of the minutes from July 23 2009

The Board decided to approve the minutes from the previous meeting while waiting for the next applicants.

John noted a typo on the last sentence, the Planning and Zoning administrator will change adjured to adjourned.

Paul stated that he would have liked to see some more of the discussions in the minutes. He felt that it is important to record the items in the discussion.

There was some discussion of the merits of keeping the minutes less detailed so as not to cloud the decisions of the board. It was decided that if an individual Board member wanted to have more information included in the minutes then they could request the recorder to add specific content to the minutes when they receive the first draft.

Dick Moved to accept the minutes from July 23 2009 with the one edit.

Paul seconded the motion.

Ben abstained from voting because he had not been at the meeting.

The motion passed unanimously.

Item 3) Site Plan Review for Dartmouth Skiway for improvements to the snow making capabilities at the Skiway. Doug Holler represented the Skiway and Scott Barthold represented Sno-Matic Controls and Engineering.

The Board and the applicants introduced themselves.

Scott gave a short overview of the project to the Board; afterwards John asked if anyone had any questions. None of the other Board members having any, John, referring to page 3 of the general project description provided by Sno-Matic asked if the 1.25 million gallons of snowmaking water was an increase from current levels. Scott confirmed that it was an increase. Doug noted that it was a target number, if the conditions allowed. Scott went on to say that studies have shown that the increase in water would not contribute to the maximum rate of runoff but will lengthen the duration of the runoff. No other Board members had any questions at this time.

Dick asked the Board to review the requirements for Site Plan Review to determine if this project qualified for the review. After the a short discussion with John reading through the requirements in section 4 of the Site Plan Review Regulations, the Board determined that the project was subject to Site Plan Review.

Dick led the Board through a review of the application to ensure its completeness. The following requirements were not included in the application but were waived or determined to be not applicable by the Board.

10.1 Department Reviews.

10.1.1 Fire Department – Not applicable

10.1.2 Highway Department– Not applicable

10.1.4 Lyme Selectboard– Not applicable

10.1.5 Conservation Commission

Determined that no wetland were to be impacted so Conservation Commission comment was not needed.

10.1.6 School District. – Not applicable

It was noted that the Police Chief had written a letter stating that she felt that there would be no increase in the demand for services from the Police department.

10.4 Traffic and Parking Plan

This project will have no impact on traffic or parking so the Board determined this requirement to be not applicable.

10.5 Site Plan General Map.

10.5.1 Reference to a perimeter survey

Was waived because this information is on file with the Town from previous Site Plan Reviews.

10.5.5 Zoning Districts.

Waived because the Skiway is its own zoning district

10.5.7. Town of Lyme Conservation Districts

Conservation district maps are on file with the town.

10.5.8. Location of structures.

Maps with the items of 10.5.8 are on file with the town from previous Site Plan Reviews. The Board determined that the addition of these items would clutter the maps and make them difficult to read.

10.5.9. Existing and proposed utilities

All of this section was waived; the board determined that these items are not impacted by the project.

10.5.10. Fire Protection Plan.

The Board determined that there would be no additional fire danger from this project.

10.5.11. Rights-of-way and traveled surfaces.

Was waived because this information is on file with the Town from previous Site Plan Reviews.

10.5.12. Landscaping plan.

This was waived because the erosion control plan states that all open trenches will be filled the day they are created and then immediately filled seeded and mulched.

10.6 Drainage and Erosion Control plan.

10.6.1, 10.6.4, 10.6.5 are all waived because this information is on file with the Town from previous Site Plan Reviews.

Dick reviewed the items for waiver with the Board then moved that the waivers be granted. Ben seconded the motion. The motion passed unanimously.

Dick then moved to accept the application as complete. Ben seconded the motion. The motion passed unanimously.

John noted that there were not abutters or public present for comment.

John asked if the board members had any questions or comments about the project.

Paul asked if the project would prolong the skiing season. Doug responded that it would not. The intent of the project was to provide better coverage to allow less congestion on certain portions of the trails.

With no other questions or comments Dick moved to approve the Site Plan. John Seconded the motion and it passed unanimously.

Dick then moved to adjourn the meeting, John seconded the motion. The motion passed unanimously.

The meeting adjourned at 8:28pm.

Respectfully Submitted
David A. Robbins
Lyme Planning and Zoning Administrator