

**Lyme Planning Board Minutes  
September/22/2011**

Board Members and Staff Present: John Stadler Vice Chair; Simon Carr Select Board Representative; Vicki Smith Member; Tim Cook Member; Freda Swan Alternate; David Robbins Planning and Zoning Administrator

Board Members Absent: David Roby, Chair; Ben Kilham Alternate Sam Greene Alternate

Members of the Public Present: Philip Hastings ( Cleveland, Waters and Bass), Charlie Hirshberg (CLD Consulting Engineers), Rich Brown, Liz Ryan Cole, Ricky Caperton, Claudia Kern, Phil Kern, Lee Larson

John Stadler acting as chair opened the meeting at 7:00pm. Freda Swan was appointed to sit as a regular member in place of David Roby.

**Item 1: Continuation of Loch Lyme Lodge hearing to determine the number of lots available under section 5.11 D.2 of the Zoning Ordinance**

Lee Larson spoke to the Board in support of the project. He stated he was in favor of strong zoning but hoped that Lyme's zoning was flexible enough to accommodate the proposed Co-housing project. He noted that there are several Co-housing projects throughout the state and none of them were detriments to the towns they reside in.

Charlie Hirshberg and Philip Hastings presented the following information requested at the previous hearing by the Board:

Septic test pit data.

CLD had dug test pits in the septic area for each of the proposed lots. These test pits were shown on a new map provided to the Board. He had also included other test pit data that was collected previously for locating a septic system for the lodge and cabins.

Vicki asked if perk tests were done, Charlie responded that they had not been done. Vicki had a concern with Lot 4, that due to a limited area for a septic system, if it did not perk, the Board would not be able to approve the lot. The Board decided that they would wait for the final lot plans after Ray Lobdell finishes his mapping of the soils, to determine if there is a need to have a perk test for lot 4.

Conformance to section 4.02 of the Subdivision Regulations

The new maps provided by CLD included the areas of 15% slope or greater to show that there was sufficient area for development that was outside of any area of 15% slope or greater.

#### DOT driveway permit

Charlie had contacted Bruce Haskel at NHDOT. Because no application had been submitted he could not give a definitive answer, but he verbally agreed that using the existing entrance would not be a problem. However he did request that if any work was proposed that a drainage issue in front of the Inn building be addressed. Charlie indicated that the issue could be easily addressed. He felt that the issue was within the State's ROW and the DOT could fix the issue anytime they wished.

#### Conservation Commission

Charlie had presented the Conservation Commission with the subdivision plan. They responded with a letter to the Planning Board that because this plan was only an exercise to determine the number of lots available, they did not have any input. They were, however interested in providing input for the final development plan.

Liz expressed frustration over the length of time it has taken to get this far. John noted her frustration and asked the Board members to review the submitted information and make sure that they had all the information with the exception of the information from Ray Lobdell. The Board members, that were present, felt that at this time they had the information that they needed. It was noted that if significant changes were made prior to the next meeting more information may be needed.

Freda moved and Simon seconded a motion to continue the hearing to October 13<sup>th</sup>. John called for a vote and it was unanimously approved.

#### **Item 2: Acceptance of minutes from September/08/2011**

Vicki moved that the minutes from September 8<sup>th</sup> 2011 be accepted.

Simon seconded the motion

The motion was approved unanimously.

At 8:40pm Simon moved to adjourn the meeting

Tim seconded the motion

The motion was approved unanimously.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.