

Lyme Planning Board Minutes
April 26th 2012

Board Members and Staff Present: David Roby, Chair; John Stadler, Vice Chair; Simon Carr, Select Board Representative; Tim Cook, Member; Jack Elliott, alternate; David Robbins, Planning and Zoning Administrator

Board Members Absent: Vicki Smith, Member; Freda Swan, Alternate; Ben Kilham, Alternate; Sam Green, e Alternate

Members of the Public Present: Dick Louzier, Bruce Genereaux, Jean Behnke

Chairman Roby opened the meeting at 7:00 pm.

Jack Elliott was appointed to sit for Vicki Smith.

Item 1: Acceptance of minutes from April/12/2012

John moved to accept the minutes with minor corrections.

Tim seconded the motion.

The Board voted to approve the minutes with Simon abstaining as he did not attend the April 12th meeting.

Item 2: Crossroads Academy

Tax Map 401, Lot 56 applied to re-open their Site Plan Review seeking approval for a pre-existing equipment garage and a new covering for a sand/salt storage area.

The Planning and Zoning Administrator presented the application to the Board, explaining that the equipment garage had inadvertently been built without the Town's approval. When the application for the sand/salt shed was submitted it was noticed that there was no approval for the equipment garage. Crossroads wanted to be in compliance with the Town's regulations and therefore requested an "after the fact" approval for the garage and approval for the salt/sand storage area.

The Board questioned the location in reference to the Town's Conservation Districts and the Lot Coverage. The Planning and Zoning Administrator stated that the locations were not in any of the Conservation Districts and there were no issues with lot coverage.

Jack moved to re-open the Site Plan Review.

Tim seconded the motion.

The Board unanimously voted to re-open the Site Plan Review.

Chairman Roby asked if there was any discussion

John moved to approve the amendment of the Site Plan to include the new salt/sand storage and the equipment garage with the following conditions:

- 1) All previous conditions from the original Site Plan Review are still in effect.

2) The sand/salt storage will be elevated slightly above the surrounding area to prevent surface water contamination.

Simon seconded the motion

The Board unanimously voted to approve the motion

Item 3: Zoning Board Alternate members

Dan Brand and Michael Woodard had expressed an interest in serving as alternate members to the Zoning Board of Adjustment.

The Board voted unanimously to appoint both Mr. Brand and Mr. Woodard to the Zoning Board as alternate members.

Item 4: Other Business.

John Stadler noted in recent Planning Board meetings, comments from members of the community expressing anxieties about the prospect of having to leave their Lyme homes as they got older. He has done some research on the subject and wanted to provide the information that he has collected to the Board. He agreed to send the information to the Planning and Zoning Administrator, who would then forward it the rest of the Board.

Item 5: Master Plan.

The Board reviewed a Power Point presentation Jack Elliott had prepared to structure the public hearings. The Board made several recommendations but approved of the format.

The Board would like photo copies of the plan available at each of the hearings for the attendee's reference.

The Board confirmed the dates of the hearings will be as follows:

Thursday May 10th at 7:00 pm

Wednesday May 23rd at 7:00 pm

Tuesday May 29th at 7:00 pm

The meeting adjourned at 8:45pm

Respectfully Submitted,

David A. Robbins

Lyme Planning and Zoning Administrator.