

Lyme Planning Board Minutes
February/27/2014

Board Members and Staff Present: John Stadler, Chair; Jack Elliott, Vice Chair; C Jay Smith, Select Board Representative; Vicki Smith, Member; Tim Cook, Member; Freda Swan, Alternate; Sam Greene, Alternate; David Robbins, Planning and Zoning Administrator

Board Members Absent: Ben Kilham, Alternate

Members of the Public Present: Charlie Hirshberg, Brian Pratt

Item 1: Loch Lyme Lodge for a minor subdivision to divide the Lodge property (Tax map 408 Lot 22) at 70 Orford Road

Charlie went over the proposed subdivision plan with the Board. He stated that the intent of the subdivision was to consolidate the Lodge operations into one lot while maximizing the remaining lot for future development.

Vicki stated a concern with the proposed shape of the southern lot boundary which was not “appropriate” as defined in 4.04.A of the Subdivision Regulations. The southern boundary cut approximately a two acre area into the lot reserved for the lodge operations. It was felt by Vicki and other Board members agreed that this area should be included in the Lodge lot, as future uses could have a negative impact on the lodge.

The Board then reviewed the application for completeness. The Board voted to waive the following items:

- 1) The Shoreland Conservation District was not shown on map C-1. The board waived this requirement because the Wetlands Conservation District overlapped the Shoreland District in this area so an insignificant area of land would be included in the Shoreland District. In addition this was the first minor subdivision of this property and therefore under the definition of Lot Size in the Zoning Ordinance this subdivision is not subject to the area adjustments for determining the lot size.
- 2) Complete area and boundary of the entire parcel. The Board waived this requirement because there are complete surveys of the entire property on record with the Grafton County Registrar of Deeds.
- 3) Depth of the test pits for sewage disposal. The Board waived this requirement because the test pits meet the requirements of NHDES subsurface systems bureau.
- 4) Plans for control of surface water runoff. The Board waived this requirement because there are no earth moving plans at this time.

5) Present easements. There is an easement on the Northwest corner of the property for an access to the lot to the north. The plat references the book and page number at the Grafton County Registrar of Deeds for the easement.

The percolation test data was not included, The Board voted to make the addition of this data a condition of approval. This data is available and can be added to the maps.

The Board then voted unanimously to accept the application as complete with the above waivers and conditions.

The Board reviewed the plans to ensure that they met the criteria of the Lyme Subdivision regulations. The consensus of the Board was that the subdivision met the criteria of the regulations with the exception of the shape of the lot and two cabins that would remain on the larger lot. The applicant proposed changing the shape by removing the cut out from the southern border to make the shape of the lot more uniform and to move the cabins onto the lot reserved for the lodge, to maximize conformance.

Charlie said that he would check with his client to see if the changes were agreeable to Loch Lyme Lodge.

On a motion from Jack and a second from John, the Board voted unanimously to continue the hearing to the March 13th, 2014 meeting at 7:00pm.

Item 2: Accept minutes from January 23, 2014 and February 13th, 2014

Jack moved to approve both the minutes from January 23, 2014 and February 13th, 2014. John seconded the motion.

The Board voted unanimously to approve the minutes as submitted.

John and Vicki did not vote on the February 13th minutes as they were not present at the meeting,

Item 3: Discussion of school expansion plans and possibly holding a public hearing under RSA 674:54

The Board voted unanimously to wait and see of the Bond passed at Town meeting. If the bond passes then the Board will decide if a public hearing is necessary.

Item 4: Nominations for Commissioner of the Upper Valley Lake Sunapee Regional Planning Commission.

John moved to nominate Dan Brand to the Upper Valley Lake Sunapee Regional Planning Commission for another four year term.

Tim seconded the motion.

The Board voted unanimously to approve the motion.

Item 5: New Business.

John and Tim recounted to the Board information that they had learned from a Takings and Exactions seminar they had attended and Vicki reported on an Agriculture seminar that she had attended.

The meeting adjourned at 9:05 pm.

Respectfully Submitted
David A. Robbins
Lyme Planning and Zoning Administrator.