Town of Lyme

LYME ZONING BOARD OF ADJUSTMENT

Minutes – April 11, 2009

Site Visit to the property of Scott and Elizabeth Bailey

Board Members Present: Alan Greatorex, Chair; Walter Swift; Frank Bowles
Members Absent: George Hartmann; Ross McIntyre
Alternate Members: Present Margot Maddock, Jane Fant
Staff: Dave Robbins, Planning & Zoning Administrator
Public: Scott and Elizabeth Bailey, Ben Kilham

The Board met at the town offices at 9:45 and drove to the Baileys property where the board met the Baileys and Ben Killham. At 10:08 the board entered the property and walked up to the proposed house site. Mr. Bailey showed the board where the driveway, septic and house would be located as well as where the test pit was dug.

It was noted that Mr. Bailey had already cleared the house site and removed the stumps as well as 6 to 8 inches of the top soil. Using a hand held inclinometer Ben Kilham and Frank Bowels measured the slope at several different places around the proposed house site. After conferring with the board it was agreed that the averaged slope of the site was greater than 15% and less than 20%.
Ben and Frank, using a hand auger drilled a hole in the approximate center of the house site. They were able to drill down 23 inches without encountering ledge. It was decided that including the 6 to 8 inches of soil that had been removed by Mr. Bailey, that if there was ledge on the site it was over 30 inches deep. Mr. Bailey stated that the test pit was dug to a depth of 96 inches without encountering ledge. Alan asked the Planning and Zoning Administrator to include in the minutes the soil designation and description that is found at the proposed house site according to the maps defining the Agricultural Soils Conservation District. The designation is as follows:

CARDIGAN-KEARSARGE COMPLEX, 8 TO 15 PERCENT SLOPES

The full description of the soil may be found at the end of the minutes.

In discussing the history of the lot Mr. Bailey told the board that the portion of the lot where he has proposed to build his house had been burned over in a brush fire in the 1960s. Ben Kilham recounted seeing the aftermath of the fire when he was in high school. Mr. Bailey then went on to say when he was younger and walking with his grandfather he was told by his grandfather that the proposed driveway was a fire road that was constructed to fight the fire in the 1960s. Frank made the comment that if the soil had been burned that most of the nutrients had most likely been destroyed by the fire.
The board then moved down to entrance to the site. On the way down Mr. Bailey pointed out the area that would contain the septic system. Mr. Bailey also brought out a copy of his septic design for the board to look over. It was noted that the site for the septic system was on a less steep slope and within the Agricultural Soils Conservation District.

The board ended their visit looking at the lower part of the proposed Driveway. This part of the site now contains some large piles of soil, Mr. Bailey stated that some of the piles were placed there by previous owners and had been there for many years. This area had also been used for access to the field and for storing farm equipment. Frank noted that the tree line shades this area and that it would be difficult to grow anything due to the lack of sun light. Ben also noted that this area would not have been used for agricultural purposes because it would be too difficult maneuver equipment because of the gully between this area and the main part of the field.

The motion to adjourn was made by Walt swift, it was then seconded by Margo. Frank then made the motion to amend the original motion to be a continuance Walt seconded the motion and the motion pass unanimously.

Respectfully Submitted,

David A. Robbins.

Grafton County, New Hampshire

360C—Cardigan-Kearsarge complex, 8 to 15 percent slopes

Composition

Cardigan and similar soils: 45 percent
Kearsarge and similar soils: 30 percent
Minor components: 25 percent

Description of Cardigan

Setting

Parent material: Till

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to low (0.00 to 0.01 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.6 inches)

Interpretive groups

Land capability (nonirrigated): 3e

Typical profile

0 to 6 inches: Silt loam
6 to 23 inches: Loam
23 to 27 inches: Unweathered bedrock

Description of Kearsarge

Setting

Parent material: Till

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to low (0.00 to 0.01 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very low (about 2.4 inches)

Interpretive groups

Land capability (nonirrigated): 4e

Typical profile

0 to 4 inches: Silt loam
4 to 15 inches: Silt loam
15 to 19 inches: Unweathered bedrock

Minor Components

Bernardston

Percent of map unit: 5 percent

Not named

Percent of map unit: 5 percent

Not named wet

Percent of map unit: 5 percent
Landform: Depressions
Pittstown
Percent of map unit: 5 percent
Rock outcrop
Percent of map unit: 5 percent

Data Source Information

Soil Survey Area: Grafton County, New Hampshire
Survey Area Data: Version 7, Jan 31, 2008