

**Town of Lyme**  
**LYME ZONING BOARD OF ADJUSTMENT**  
**Minutes – November 18, 2010**

**Board Members:** Present - Alan Greatorex, Chair; Ross McIntyre, Vice Chair; Walter Swift, RobTitus  
Absent: Frank Bowles

**Alternate Members:** Absent: Paul Mayo

**Staff:** David Robbins, Zoning Administrator; Adair Mulligan, recorder

**Public:** Garry Thrasher, Rod Finley

Chairman Alan Greatorex called the meeting to order at 7:30 pm. Minutes of the meeting of October 21st were accepted as amended, on a motion by Rob seconded by Ross.

**Application #2010-ZB-86, Rod Finley/Pathways Consulting on behalf of the Lyme Congregational Church (Tax Map 201, Lot 95) 1 Dorchester Road in the Lyme Common District.**

The Lyme Congregational Church seeks a special exception under section 8.22 to install a concrete underground fire protection cistern and piping under the parking area between the church and the horse sheds. The cistern will fall inside the road setback of John Tomson Way. It is intended to serve the church's proposed sprinkler system. This plan has been submitted since the alternate plan of sharing a cistern with the Lyme Inn was not successful.

Rod has sent the plans to the NH Department of Transportation District Engineer asking for his approval of the project. Rod's contact at the state advised that if the cistern is located at least four feet from the extension of the curb lines, it would be approved. Comment from the Lyme Fire Chief has also been requested. Rob said that Mike Hinsley had originally suggested a smaller tank, but the church wanted a larger reservoir. The local fire chief is empowered to approve any volume. The design would supply 300 gallons/minute to the pump, so the water would last 15 minutes.

Walter asked if the tank was buried deep enough to protect it from freezing. Rod said that the volume of water would help, and that there would probably be a skim of ice. The top will be insulated. The volume must be calibrated to give enough head on the pump. The design calls for the top of the tank to be one foot below the surface. Walter noted the correct spelling of the road name and that the design plan showed the compass arrow facing west instead of north.

Deliberations: Walter moved to grant a special exception in accordance with section 8.22 of the zoning ordinance to install a below-grade water storage tank and piping for the purpose of fire protection to the Congregational Church at Map 201 Lot 95, based on the following Findings of Fact and subject to conditions listed below.

Findings:

1. A subsurface 5000 gallon tank is to be installed approximately 10 feet off the east foundation wall of the church with piping connecting it through the wall to an internal fire pump servicing the church's fire sprinkler system.
2. The church is an existing, non-conforming structure with respect to setback requirements in the Lyme Common District. It pre-dates the zoning ordinance.
3. The proposed tank will be located entirely within the side setback of John Tomson Way.
4. Section 8.22 permits construction of accessory structures within the setbacks by special exception subject to requirements 8.22A and B, delineated in the Zoning Ordinance.
5. The Board finds that the proposed expansion cannot reasonably be located outside the side setback meeting requirement 8.22A.
6. The proposed tank is subsurface for the purpose of fire protection and therefore is not subject to lot coverage limitations set by 8.22B.
7. Documents identifying the location of the subsurface septic system show that there is no conflict with its location.

Conditions:

1. Best construction and management practices will be used.
2. Approval from NH DOT and the Lyme Fire Chief must be obtained.
3. The cistern and pipe must be constructed substantially as shown on the drawing dated November 10, 2010, Project #11113 by Pathways Consulting LLC.
4. The project is subject to all requirements imposed by the state.

Ross seconded the motion and it passed unanimously.

Regular meeting adjourned 8:00 pm

Respectfully submitted,  
Adair Mulligan, Recorder