

Town of Lyme
LYME ZONING BOARD OF ADJUSTMENT
Minutes – September 19, 2011
Site Visit to the Treadwell Property
Tax map 408 Lot 47.2
18 Horton Lane

Board Members: Present - Ross McIntyre, Alan Greatorex, Walter Swift, Rob Titus

Absent: Frank Bowles

Alternate Members: Absent: Paul Mayo

Staff: David Robbins, Zoning Administrator;

Public: None

The Board met at the Treadwell property to look at the proposed house site in respect to Steep Slopes and the Hillside and Ridgeline Conservation District.

Ross opened the site visit at 4:00pm.

The Board members first determined if the proposed building site was within the steep slope conservation district. Walt measured the slope of the driveway that was adjacent to the proposed building site. He measured the angle of the slope at 9 degrees, making the slope approximately 16%. It was determined that within a 200' diameter area around the proposed building site there was not a 20 foot change in elevation. The Board members agreed that the proposed building site was not in the Steep Slopes Conservation District.

The Board then took up the question of the Ridgeline and Hillside District. According to the map in the Zoning Ordinance the proposed location of the house is within the Ridgeline and Hillside Conservation District It was determined that the proposed building site was within approximately 40' feet of a ridge that dropped sharply to the east down towards Franklin Hill Road. The Board had reservations that, if the trees were removed, the house could be seen from Franklin Hill Road. The Board noted that the map provided by the applicants showed that the proposed house site and Acorn Hill Road were at the same altitude and that there was a high probability that the proposed house site could be seen from portions of that road. It was also noted that The Bull Moose Farm (Formerly the Hano residence) located at 146 Acorn Hill Road could be seen from the proposed building site.

Ross made a motion that the proposed house site was located on a sloping plane approximately 200 feet wide with a slope of less than 20% providing adequate room to build out of the steep slopes. The Board members concurred that if the trees were to be removed then the house would be most likely visible from both Franklin Hill and Acorn Hill roads. The Board requests that the applicant either create a detailed topographical map of the area or set up a "Balloon Test" where a balloon or other visible object will be set at the elevation of the peak of the roof and the Board will view the site from different sections of Franklin Hill and Acorn Hill Road to verify the peak of the house cannot be seen.

The Board members unanimously approved the motion.

Ross then moved to continue the hearing at the October 20th Zoning Board meeting.
The Board members unanimously approved the motion.

The Meeting adjourned at 4:40pm

Respectfully submitted
David Robbins
Lyme Planning and Zoning Administrator