

**Town of Lyme**  
**LYME ZONING BOARD OF ADJUSTMENT**  
**Minutes – April 23, 2015**  
**Site Visit Pinnacle Project Property 70 Orford Road (Tax Map 408 Lot 22.1)**

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

Absent - Bill Malcolm, Frank Bowles

**Alternate Members:** Present- Michael Woodard, Dan Brand

**Staff:** David Robbins, Zoning Administrator

**Public:** Rich Brown, Steve White, John Stadler, Tim Cooke, John Quimby, Meg Russell, Michael O'Donnell, Alan Newton, Barbara Newton, Karl Furstenberg.

Rob opened the meeting at 3:06 pm and appointed Dan Brand and Mike Woodard to sit as regular members.

Rob stated that in order to ensure that the Board viewed the entire site he wanted to walk along the proposed main driveway from current barn location to buildings "C" and "D", viewing buildings "A" and "B" along the way. Once at Building "D" he wanted to walk through the sites of Crest, the Common House, and Vail, returning along the western driveway.

Walt noted that the beginning of the driveway was in what appeared to be a wet area and possibly a wetland. Rich confirmed that this was one of the areas where a special exception for wetlands intrusion was requested. Walt then asked why the proposed driveway could not go through the open area to the west of the wetland. Rich responded that the Pinnacle project wished to preserve this area because of the existing tennis court and also this area could be used as garden space by the development residents.

Rob noted that once the driveway left the wetland conservation area it entered an area covered by large boulders. Within this area the force main for the septic system was noted on the plans but the Board could not find any stakes for the septic system. Rich responded that the septic system was not staked out, only the driveway and the buildings. Rob stated that he would like to have the septic system staked out.

The Board continued along the proposed driveway noting that much of the proposed location was wet and possibly in a drainage area, to the locations of buildings "C" and "D". Walt asked why the eastern driveway was not located on the higher, open ground just to the east. Rich indicated that would place it more in the buffer for the wetlands in swale to the east. Walt asked where the property line was located. Rich believed that it was the flagged line in the woods approximately 50 feet from the area that was logged. Alan noted that the plans referred to the property line as "Final Boundary Line Pending". Alan was concerned that one of the parking garages for Vail was only 36 feet from this line and that it should be accurately located. The Board then walked to the proposed locations of the Common House, Vail, and Crest. Alan noted that these buildings especially the Common house will sit high on a knoll. The members judged the approximate height of the Common House based on an oak tree within the proposed building footprint. The Board noted considerable variations in the topography of the locations proposed for the buildings in the complex. Rob and Alan agreed that it would be helpful to have elevations of the locations of Vail, the Common House, and Crest added to the site plan. Walt located the "Fire Path" to ensure that it seemed to be a reasonable grade for fire apparatus. Rob noted that on both sides of the area where Vail, the Common House, and Crest were to be located there seemed to be drainage areas that were not adequately represented on the site plans.

The Board considered the viewshed of the Common House and noted that they could see Post Pond and cars on RT 10. Rob asked about the screening and the trees that were between the proposed location of the Common House and the Pond. Rich stated that they intended to take advantage of the view but would leave as many of the trees as possible.

The Board walked down to the locations of buildings "A" and "B" and along the western driveway. Rob noted that most of the trees that were currently screening the proposed location of the Common house, Vail and Crest were where buildings "A" and "B" and the western driveway were located. Meaning that many of the trees that were currently screening the site likely would be removed.

Walt asked about the access to the Pond for the development residents. Rich stated that all of the people who lived at the development would have pond access and that they were talking to the State about making the crossing of Rt 10 as safe as possible including ways to channel everyone to one crossing point.

Rob conferred with Rich and Steve to go over the additional information the Board had requested.

- 1) Define the southern property line.
- 2) Add elevations to the corner points of Vail, the Common House, and Crest.
- 3) Better define the drainage areas in the eastern driveway and on both sides of the Vail, the Common House, and Crest and confirm that these are not wetlands.
- 4) The septic location is staked as shown on the plans.
- 5) The intended phasing of the project. The board would like greater details as to which buildings would be built in what phase as well as what utilities would be installed in which phase.

The meeting Adjourned at 4:37pm.