

**MINUTES OF THE MEETING  
PLANNING BOARD  
January 17, 2012**

**MEMBERS PRESENT:** Robert Smith, Chairman; Kevin Crawford; Mark Beliveau; and Lou Ann Griswold.

**OTHERS PRESENT:** Allan Dennis, CEO; Caren Rossi, Secretary; Erick Sawtelle; Peter Hoyt and Pat Roop.

- **Public Hearing on Zoning Change for the Final hearing of the proposed zoning changes as follows: Amend Article IV: (Zones), Add to this Article the following new zone; Light Commercial Zone (Zone LC): Shall comprise the land known as Lee Tax Map#25-03-0000, a single parcel of 91.35 (+/-) acres. This parcel is located off of Route 155 (North River Road) near the Lee/Epping Town Line. \*Add a new Article to be inserted after Article VI: Being Article VI-a; Light Commercial Zone (Zone LC) shall describe and change this parcel to allow for Light Industry/Commercial uses along with applicable setbacks, buffers and signage as described there-in.**

Bob Smith, Chairman went thru the proposed zoning change and outlined the changes from the last public hearing.

Erick Sawtelle commented on if a wood stove could be considered in B-4. The Board discussed this and did not think it would be a problem.

Pat Roop asked if a mental health facility could be allowed on the site.

The Board discussed this and did not think this would be an issue.

The Board made a few minor grammatical changes.

It is as follows:

**Article II**

Are you in favor of the adoption/amendment of the zoning ordinance, as proposed by the Lee Planning Board to the 2012 Lee Zoning Ordinance as follows:

Note: **Changes are Bold Italics** and Deletions are underlined.

The 2011 Lee Zoning Ordinance, if amendments/changes/additions are passed by Town vote this March, this will change to the 2012 Lee Zoning Ordinance. The proposed changes are as follows;

Article IV. For the purpose of this ordinance, the Town of Lee is divided into three (3) **four (4)** zones: the Residential Zone (Zone A), the Commercial Zone (Zone C), **the Light Commercial Zone (Zone LC)** and the Wet Soils Conservation Zone and

Aquifer Conservation District, as shown on the Official Map dated March 11, 1969 and amended March 2, 1976; March 8, 1977; September 14, 1982; March 12, 1985; March 12, 1986, March 14, 1989, *June 1, 2012* and filed with the Town Clerk. Said Official Map is a part of this ordinance and is incorporated herein by reference.

**Residential Zone (Zone A):** Shall comprise of the entire town with the exception of Zone C and Zone LC.

**Commercial Zone (Zone C):** Shall comprise that area north and south of Route 4 as outlined below, and as shown on the Official Zoning Map. Starting at the Junction of Routes 4 and 125, running east for one thousand (1,000) feet along Route 4, and then North parallel to Route 125 to the Lee-Barrington Town Line. Thence running South along the Lee/Barrington Town Line to five hundred (500) feet South of the Route 4 right-of-way. Thence running East parallel to Route 4 to a point one thousand (1,000) feet East of the Lee Traffic Circle. Also running south of the junction of Route 4 and Route 125 five hundred (500) feet East and West of the Route 125 right-of-way to the junction of Route 125 and Steppingstone Road.

**Light Commercial Zone (Zone LC):** *Shall comprise the land known as Lee Tax Map #25-03-000, a single parcel of 91.35 (+/-) acres.*

**Wet Soils Conservation Zone:** As defined in Article XV herein.

**Aquifer Conservation District:** Shall be superimposed over all other zones and is defined in Article XIII herein.

*New Article: VI-a, Light Commercial Zone (Zone LC)*

**Article VI-a**  
**Light Commercial Zone (Zone LC)**

- A. The following uses shall be permitted:**
- 1. Business offices providing the following services;**
    - a. Financial**
    - b. Insurance**
    - c. Real Estate**
    - d. Engineering/Architecture/Computer design of all types**
    - e. Publishing and data processing**
    - f. Legal**
    - g. Social services**
    - h. Health services**
    - i. Educational services**
    - j. Research and development**

*k. Medical, such as doctors, dentist, optometrist, occupational therapy, physical therapy, or other specialized medical office uses, service laboratories and offices accessory to these.*

**2. Light Industry/Commercial Uses:**

- a. Processing, assembling, mixing, packaging, finishing, decorating, or repair products conducted in spaces and/or building(s) but excluding basic industrial processing such as casting and forging.*
- b. Warehousing.*
- c. Counter sales/mercantile; an occupancy used for the display and sale of merchandise in support of the processing (a. above) or warehousing (b. above).*
- d. The growing, production and wholesale of agricultural crops in a building or other enclosed structure.*
- e. The commercial raising, harvesting, and wholesale of fish or other aquacultural products in a building or other enclosed structure.*
- f. The raising of bees and the production of honey.*

**B. Special Provisions**

- 1. No residential uses shall be allowed in Zone LC.*
- 2. No commercial excavation of gravel/rock or other natural material shall be allowed in Zone LC.*
- 3. The land comprising Zone LC shall not be subdivided except to the extent that the entire site is developed as and held in the condominium form of ownership.*
- 4. No use shall be allowed in Zone LC that emits a regulated toxic air pollutant, as defined in NH RSA 125-I:4, into the ambient air except air emissions resulting from the combustion of virgin petroleum products, natural gas, propane, and biodiesel as defined in NH Env-A 1402.02(a)(4), by mobile and stationary sources.*
- 5. There shall be no storage outside of the primary building.*

**C. Setbacks/Buffers**

- 1. A minimum 125 foot perimeter buffer of the site shall be left in its natural state, undisturbed with the exception of (i) walking trails approved by the Lee Planning Board and (ii) site access. If a septic location requires an encroachment into the perimeter buffer it shall be permitted with approval by the Lee Planning Board.*
- 2. No building or parking area shall be within 25 feet of the perimeter buffer.*
- 3. Only utility service may be permitted within the perimeter buffer with Planning Board approval.*
- 4. A setback of 25 feet shall be maintained along and from the easement line of the pond on site for all building/structures. Walking trails may be permitted along with resting/picnic area(s) within the easement and perimeter buffer if permitted by the easement and approved by the Planning Board.*
- 5. Buildings on site shall be a minimum of 50 feet apart. Access around each building shall be permitted if required for fire protection. Parking and access shall be permitted within the 50 foot separation area.*

- D. Aquifer Ordinance:** *The provisions of Article XIII A and E, (or applicable article for aquifers) of this ordinance shall override any provisions set forth herein. The impervious coverage requirements, specified in Article XIII shall not apply to Zone LC.*
- E. Wet Soils Ordinance:** *The provisions of Article XV, (or applicable article for wet soils) of this ordinance shall override any provisions set forth herein.*
- F. Site Plan Review Regulations:** *Site Plan review regulations for the Town of Lee shall apply to all activities located in Zone LC.*
- G. Building Regulations:** *The Building Regulations for the Town of Lee shall apply to any construction within Zone LC.*
- H. Signage:**
- 1. Entrance Sign.** *There shall be a single entrance sign permitted for purposes of identifying the site. The entrance sign shall have one name only such as "Noble Farm Business Park", "Lee Business Park" or such other name that has been approved by the Planning Board. The location of the entrance sign shall be approved by the Planning Board as part of site plan review taking into account site access and overall site development. It shall be constructed of natural materials such as wood, masonry, or granite. The aggregate square feet of the entrance sign shall not exceed 32 square feet. The top of such sign shall not be greater than 6 feet in height, measured from the crown of the road. The sign shall be illuminated by down lighting.*
  - 2. Internal Signs.** *One commercial sign shall be permitted for each business use. The sign shall not exceed 16 square feet, shall be free-standing, and shall be in close proximity to the entrance of the business use. The sign shall be made of natural materials. The top of the sign shall not be greater than 4 feet in height, measured from the crown of the internal access road. The sign shall be illuminated by down lighting.*
  - 3. No other signage shall be permitted in Zone LC except signage related to traffic and safety.**
  - 4. All signage for Zone LC shall be subject to approval by the Planning Board.**

MINUTES TRANSCRIBED BY: \_\_\_\_\_  
Caren Rossi, Secretary

MINUTES APPROVED BY:

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Robert Smith, Chairman

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Lou Ann Griswold

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Mark Beliveau

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Kevin Crawford