

**MINUTES OF THE MEETING
PLANNING BOARD
March 10, 2016
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Edward Bannister; Lou Ann Griswold; Mark Beliveau; David Cedarholm, Alternate; & Tom Bernth, Alternate

OTHERS PRESENT: Jim Banks; Howie Hoff; Bill Humm; Bill Duvall; Tamsin Mciver; Alice MacKinnon; Melissa Bouchard, Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 7:04PM.

12/15/2015 Draft Minutes

Tom Berth made a motion to approve the minutes.

Mark Beliveau second.

Vote: all, minutes approved.

A consultation with members of the Lee Church Congregation regarding a lot line adjustment with the Oyster River School District (Mast Way School). Both properties are located on Mast Rd.

Robert Smith, Chairman explained that he would be recusing himself from this discussion as he is an active church member and Mark Beliveau would be the acting chairman for this case.

Jim Banks explained that the church and the Mast Way School would like to do a lot line adjustment. The lot lines would change placing the newly installed rain garden on the school property instead of the church. This is for liability and education reasons only. There would be a clause in the deed stating that if the rain garden were to ever go away, the land would revert back to the church. The area is approximately 1/12 of an acre. The same engineer that did the work for the rain garden will do the lot line adjustment engineering.

Mark Beliveau, Acting Chairman asked why the lot line is not being brought out directly to the street?

Jim Banks explained that the distance is very short but they are doing this because they don't want to give up any frontage in case they need to do lot line changes in the future. The line will go slightly up and then over, leaving all of the frontage.

Mark Beliveau, Acting Chairman asked if any Board members had any issues with the proposal?

The Board members had no issues, they all felt it was fairly straight forward.

(PB1516-06)

A public hearing with Robert Berner applicant, representing Eversource Energy. The request is to cut trees on the following scenic roads for maintenance of power distribution lines and poles; Demeritt Ave.; Birch Hill Rd.; Cartland Rd.; High Rd. and Stepping Stone Road. This is a possible final hearing.

The applicant nor a representative attended. They will need to reapply and it will be re notice.

(PB1516-07)

Lena McClellan & Thomas Poland are requesting Site Review for a Bed & Breakfast in their home and existing out building. The property is located on 6 Radford Drive and is known as Lee Tax Map #13-09-0600. This is an application acceptance hearing and possible final hearing.

Lena McClellan explained that she has a four bedroom home and would like to have approval for the B&B in the home. She has received approval in the past for the B&B in their outbuilding.

Caren Rossi explained that she went thru the process a few years ago and received all the approvals for the B&B in the outbuilding. They now wish to expand to the existing house. Because the approvals were specific to the outbuilding, they need to do the process for the house.

Robert Smith, Chairman spoke with concerns of the emergency exits on the second floor of the home.

Lena McClellan stated that the house had 4 exits, all from the main floor.

Robert Smith, Chairman asked what the maximum number of people at one time would be?

Lena McClellan stated that there is four bedrooms so 2 per room would be 8.

Tom Bernth asked about the septic capacity?

Caren Rossi explained that the septic design is done by the number of bedrooms.

Lena McClellan stated that she felt that they use more water as residents than guests would use.

Lou Ann Griswold asked if there would be any additional lighting installed?

Lena McClellan replied no, the house is already very well lit. She pointed on the drawings where the existing outside lights are located.

David Cedarholm asked if the cul-de-sac is large enough for fire trucks.

Caren Rossi replied yes.

Robert Smith, Chairman asked if they were planning on putting up a sign.

Lena McClellan replied that she wasn't sure but possibly.

The Board discussed waiving site review and they decided that they did not wish to waive it as they have issues with egress.

Robert Smith, Chairman read a waiver request into the record. (In file)

Ryan Crosbie asked if the abutters were notified?

Caren Rossi explained that they were as well as it was in the paper.

David Cedarholm made a motion to accept the application mindful of the waiver requests.

Lou Ann Griswold second.

Vote: all, application accepted.

The Board discussed outstanding issues for the application.

They discussed a site walk and determined that they didn't feel one was necessary.

They discussed that they want to have the police and fire department to provide input. Especially the fire chief, it would be best if he could be present for the next meeting, but if not to provide a letter after his review of the proposal and note any requirements.

They would also like a sign rendering and its proposed locations.

Caren Rossi will contact the state to see if they have any regulations relative to the application.

Tom Bernth made a motion to continue the application to April 14, 2016.
Ed Bannister second.
Vote: all, application continued.

Master Plan template discussion

The Board discussed and provided input for the planning board section of the master plan template.

Mobil Station

Caren Rossi explained that the Mobil Station has a new partner and they are working on revamping the site. They will be coming before the Board shortly with their plan. In the meantime, they will would like to do some minor changes. They would like to replace the existing canopy, no exceeding the footprint and remove and replace the existing gas pumps.

The Board didn't have any issues with proposal as presented, but if when they apply for a building permit and things change, they will need to possibly do a site review.

David Cedarholm made a motion to adjourn at 9:41PM.
Ryan Crosbie second.
Vote: all, motion carried, meeting adjourned.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Mark Beliveau

Edward Bannister

Thomas Bernth, Alternate

David Cedarholm, Alternate

Lou Ann Griswold