

**MINUTES OF THE MEETING
PLANNING BOARD
March 22, 2018
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Ryan Crosbie; Lou Ann Griswold; David Cedarholm; John LaCourse, BOS rep; Howard Hoff, Alternate.

OTHERS PRESENT: Jim Rozycki; ORCSD; Susan Caswell, ORCSD; Peter Hoyt, Lee Fire Department; Nate Couse and Caren Rossi, Planning & Zoning Administrator.

MINUTES

Caren Rossi reviewed the few grammatical changes that were submit from Howard Hoff and David Cedarholm.

David Cedarholm made a motion to approve the minutes as amended.

Howard Hoff second.

Vote: majority, motion carried. (Ryan Crosbie abstained)

COMMITTEES/COMMISSIONS

Robert Smith asked what the status is of the Site Review Regs.

Caren Rossi explained she has compiled all of the drafts into one document.

Robert Smith asked her to send them out to everyone and at the April meeting we will work on these.

PB1617-9

The Town of Lee Planning Board will conduct a public hearing on Thursday, March 22, 2018 at a meeting beginning at 7:00 pm at the Lee Public Safety Complex, 20 George Bennett Rd, Lee NH. Jim Rozycki, Facilities Director for Oyster River Cooperative School District will be presenting plans for the 4 classroom addition onto the Mast Way School. The property is owned by the Oyster River School District, located on Mast Road and is known is known as Lee Tax Map # 11-05-0200. This is a possible final hearing.

Jim Rozycki presented the plan to the Board for the 4 classroom addition being constructed this spring at the Mast Ways School. They would like to begin construction by the end of April. They will be accessing the work area on the transfer station corner of the building. They met with the BOS and received approval to cut down one tree on town property. The reason for this addition is that the school is at capacity. Enrollment is projected to increase over the next couple years and then will fluctuate for years to come. They looked into modular class rooms but those are not cost effective. As part of this project they will also be doing an addition on the entrance of the building making it safer for the building occupants. Currently there is not a site line into the parking lot for the security. They will be adding on making the security of the building more robust. 80% of this will be paid for by a state grant from Homeland Security. Seaman's is the contractor chosen. They will also be redoing some windows as part of the additions. He continued to say he has also done a presentation to the parents at Mast Way School and a public sight walk was conducted. Haight Engineering did a survey of the property and the plans are accurate.

John LaCourse asked how long the project was expected to take.

Jim Rozycki replied about 26 weeks. It will not be completed until October/November.

Howard Hoff asked if they will have an alternate entrance.

Jim Rozycki showed on the plan where that will be. He explained it had been bricked in, but it will now be reopened.

John LaCourse asked what type of fencing will be installed around the construction zone.

Jim Rozycki replied chain link fence.

John LaCourse asked if there are any other plans for construction at Mast Way.

Jim Rozycki replied yes, hopefully next year in the cafeteria as it is subpar in size.

Lou Ann Griswold asked if they will be adding any bathrooms.

Jim Rozycki replied no, there are just down the hall from the existing ones and are adequate for the number of students.

The Board thanked him for coming in.

Nate Couse- Make a Difference Landscaping

Caren Rossi explained she asked Nate to come in and get the Boards approval before he started adjusting the grade of the land south of his shop. The area is currently trees.

Nate Couse stated he would like to possibly relocate the storage bins on site to this area, but he isn't sure yet. He would like to adjust the grade and then finalize the plans. He would like to make it level with the neighbor in the blue house, not as low as behind his shop. He showed the areas on a plan to the Board. There are no elevations shown.

Robert Smith, Chairman asked how he would access the area?

Nate Couse stated behind the existing shop threw the back-parking lot.

Ryan Crosbie asked how many acres he would be disturbing.

Nate Couse replied about 5, he will need to get an AOT permit. Jim Smith will help him with this.

David Cedarholm asked what he would use for a buffer for the neighbors.

Nate Couse stated that it is currently wooded, and he doesn't plan to go that close.

David Cedarholm stated he would like to see the whole picture drawn out, then come back with a complete plan.

The other members agreed. They would like to see Topo/ existing conditions and proposed and then a site plan review application.

David Cedarholm made a motion to adjourn at 8:35PM.

Ryan Crosbie second.

Vote: all, meeting adjourned.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Lou Ann Griswold

David Cedarholm

Ryan Crosbie

Howard Hoff, Alternate

John LaCourse, Selectmen's Rep.