

**MINUTES OF THE MEETING
PLANNING BOARD
April 10, 2014
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Ryan Crosbie; Mark Beliveau; Lou Ann Griswold; Robert Moynihan & David Cedarholm, Selectmen's Rep.

OTHERS PRESENT: Terry & Paul Poor; Patricia Roop; Robert Baskerville; Jim Daley Jr.; Mike McDonough; Igor Tsukrov; Peter Hoyt & Caren Rossi, Planning & Zoning Administrator

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

- Report of officers and committees
None
- Review any correspondence
None
- Old Business
None
- A continued application for Site Review from Noble Farm Commercial Park, LLC. The applicant is proposing to construct a 30,000 sq ft. warehouse with office space. Property is located on Nobel Farm Drive and is known as Lee Tax Map# 25-03-0000. This is a possible final hearing.

Robert Baskerville explained to the Board that they have received comments back from Jay Stevens at Civil Consultants but have not responded to him. He provided the Board with the comments (in file) in letter form and he highlighted the ones he wished to address with the Board tonight and the others were checked off as completed. Several of them were very minor in nature and were simply completed.

Robert Moynihan asked about the power to the buildings, will it be underground or overhead? He expressed that he would like all power when possible to be underground. He thought the previous approval for the site was all underground.

Robert Baskerville explained that they are proposing overhead power.

Caren Rossi will pull the past inspection reports to see if any and what if any utilities are installed.

David Cedarholm felt that overhead power is very efficient when there are no trees. In an industrial park, overhead power makes sense to him.

Robert Smith, Chairman asked if there is enough parking spaces for the proposed building.

Robert Baskerville explained yes, the parking spaces will not be paved, they will be gravel. He continued to explain that the disturbed amount is just under the 100,000 sq ft of disturbance to trigger an AOT permit. They do not wish to disturb more as an AOT permit can take up to 4 months to get.

Mark Beliveau asked what the total disturbance was, and stated it needs to be added to the plan.

Robert Baskerville did not know but would get this number.

Using the pond as part of the drainage was discussed as well as adding an as-built of the damn to the plan set.

David Cedarholm asked if the damn was registered.

Robert Baskerville replied it was, it was registered about 13 years ago.

Robert Baskerville explained that they still need to finalize the fire suppression system but the Fire Chief is in agreement with the proposal.

Ryan Crosbie asked about the septic under the driveway.

Robert Baskerville explained that it is designed for 33 people. Currently, they only have 7 -8. Because it is going under the driveway which is a major ordeal, they designed it later for growth.

Discussion followed this as to how to control when a new business moves in and out. Is there a way to regulate this? No solution was resolved.

David Cedarholm discussed the proposed drainage. He does not feel comfortable with proposal.

Robert Baskerville stated that when the AOT is submitted, all concerns will be met.

David Cedarholm stated he understands that, but he feels upfront treatment still needs to be addressed for this building.

There was some discussion on this as well as this project doesn't meet the AOT requirement but the second phase will.

Robert Baskerville provided the Board with the colors of the building. (In file)

Robert Moynihan asked if he had building elevations?

Robert Baskerville did not.

Robert Moynihan asked if he had a lighting splash plan?

Robert Baskerville replied not yet.

Robert Smith, Chairman opened up the meeting for Public comment

Pat Roop commented she didn't realize they were going to use the pond for fire protection.

David Cedarholm explained that if they were to use it in the event of a fire, the pond level would only be lowered about an inch.

Terry Poor spoke with concerns of the septic capacity not large enough; run-off into her property; hours of operation and a pre-blast survey.

Robert Baskerville explained that the septic is over designed for the use, it's designed for 33 people, and they are only proposing 7-8.

Robert Smith, Chairman explained that the hours of operation will be following the noise ordinance or they may be limited; and they will do a pre-blast survey if they blast.

Robert Smith, Chairman asked if he had the conceptual plan with him? He would like that added to the plan set too.

Robert Smith, Chairman closed the Public comment session.

The Board discussed a site walk; it was decided to have one on Saturday, April 12, 2014 at 1pm. The applicant will stake out the four corners.

The Board reviewed the outstanding items to be addressed:

1. Resolve electrical type
2. Fire protection
3. Town Engineer inspections of project & As-Built
4. Lighting splash plan
5. Low landscaping
6. Hours of operation
7. Add exact area of disturbance to the plan
8. Pre blast survey required
9. Conceptual development to plan
10. How to control leasing of other side?
11. Building elevations
12. State permits

David Cedarholm made a motion to continue the meeting until May 14, 2014.

Mark Beliveau second.

Discussion: Lou Ann Griswold asked David Cedarholm what he is looking for prior to final approval.

David Cedarholm explained that he is not comfortable with the drainage.

Robert Smith, Chairman explained he would like to see another report from Civil Consultants.

Vote: majority

- **The Town of Lee Planning Board will conduct a public hearing on Thursday, April 10, 2014 at a meeting beginning at 7:00 pm at the Lee Public Safety Complex, 20 George Bennett Rd, Lee NH. David Cedarholm, PE; Durham Town Engineer will be presenting plans for the installation of a public water supply project to be located on land owned by the Town of Durham, located on Packers Falls Rd. The property is known as Lee Tax Map # 15-01-0900. This is a possible final hearing.**

David Cedarholm, PE for the Town of Durham explained the project. He explained that it originally started in 1993. He showed lydar images of the area that showed the water system and the proposed water system area. The aquifer is a relatively small aquifer. The current water treatment plant is on the Oyster River. The pump station on the Lamprey River was installed in 1970. Several monitoring wells have been installed and monitored; they will continue to monitor the wells as the they will be taking water out of the rivers and putting it in two created basins in the old gravel pit. The two created basins will be connected to the aquifer. In the spring when the rivers are high they will pump them into the basins and when there is a need they can either send the water to the treatment plant for use or back into the rivers. They are permitted to pump sixty three million gallons of water a year in any combination of withdrawal they wish. They can also recharge ten million gallons artificially per year if they wish and this will increase the amount they can pump by the amount they artificially recharge. They will be installing additional monitoring wells to carefully monitor the aquifer and the layers above it. Excavation will begin this summer to create the two basins and installation of the water lines. Construction should be completed in the fall and they will seed the slopes and they suspect grass and trees will grow in quickly. They are planning to be on-line with the new system in the spring of 2015.

Public comment

Igor Tsukrov spoke with concerns with his well, it is very shallow and he lives directly across the street. During the tests it was affected. What will happen to his well?

David Cedarholm explained that they have budgeted to drill him a well and he will be in contact with him soon to get this setup.

Mike McDonough spoke with concerns. He is a direct abutter to the project and he feels his property will be used as a sponge. As well has any studies been done to adjust the silt content?

David Cedarholm explained that the wells will be monitored closely and if it is too much, they will back off. That is why they will be adding more monitoring wells.

Igor Tsukrov asked if the town will still be storing things in the old pit, Christmas trees etc?

David Cedarholm explained that nothing can be stored in a four hundred foot radius of the basins.

The Board discussed that they would like to do a site walk when the project is complete.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Mark Beliveau

Ryan Crosbie

Lou Ann Griswold

Robert Moynihan

David Cedarholm