

MINUTES OF THE MEETING
PLANNING BOARD
June 13, 2012

MEMBERS PRESENT: Robert Smith, Chairman; Robert Moynihan; Mark Beliveau; Dave Cedarholm, Selectmen's Rep. and Ed Bannister.

OTHERS PRESENT: Caren Rossi, Secretary; Walter Cheney; Lisa Wagner; Charlie Goodstein; Bill Humm; Tamsin Crosby; Cynthia Unrein; Tom Bonaccorsi; and Chuck Cressey

(PB1112-07)

- Robert Bernier applicant representing Public Service of New Hampshire is requesting to cut trees on the following scenic roads for maintenance of power distribution lines and poles; Birch Hill Road; Cartland Road; Demerit Ave; High Road; Sheep Road, and Stepping Stones Road.

Robert Bernier explained that they are doing their routine trimming of brush along the power lines in Lee. They are currently working in Nottingham and expect to be in Lee within 4 weeks. They consider brush 6" in diameter or less. There are about 15 trees being removed all together. They like to trim all the growing under the wires as low as possible and a clear cut when at all possible. If it is screening a home, they talk with the homeowner and try to work with them with a resolution that all are happy with.

Bill Humm, resident of Birch Hill Rd asked with specific regard to one particular tree that is on his property.

Robert Bernier stated he remembers that to be about 32' Birch tree.

Cynthia Unrein spoke with concerns of the Cedar Tree to be cut on Stepping Stones Rd.

Robert Bernier explained the location of the tree and it was not the tree she thought so she is fine.

Tamsin Crosby spoke with concerns of Birch Hill Rd cutting; she doesn't want a lot of trees cut as it would change the whole appearance of the road.

Robert Bernier understands this and they are only cutting what needs to be cut.

Roger Rice spoke in favor of the cutting.

Robert Moynihan made a motion to approve the application subject to the following condition.

1.) PSNH representatives meet with Bill Humm with regards to the 32" Birch Tree on his property and come to an agreement between both parties on the removal of the tree. Code Enforcement Officer be present. PSNH Representative Re-evaluate the Cedar Tree on Stepping Stones Rd to make sure it is in -deed a dead tree and its location is near the boggy area.

Ed Bannister second.

Vote: all

(PB1112-03)

- **Continued application for Excavation Permit renewal made Walter Cheney for property owned by Southeast Gravel and Cheney Lee Properties, located on Rt. 125, known as Tax Map #'s 03-07-00; 03-01-00; 03-02-00; 03-08-00 and 03-04-00.**

Mark Beliveau excused himself as he will not sit on any applications for Mr. Cheney as it is a conflict of interest for him.

Allan Dennis explained that at the Boards request they did test pits on the chosen locations. These pits were logged by a Certified Soil Scientist. The season high water table behind Mr. Bonaccorsi house was at minimum 11' below current excavation. They stopped digging at this depth. The other two ranged between 72" & 74". He also provided pictures he had taken yesterday of the piles of fill that have been removed behind Mr. Goodstein's property.

Mr. Bonaccorsi commented that he feels per the RSA that Mr. Cheney did not haul off enough material to be an active gravel pit. He feels it should be closed.

Mr. Moynihan explained that Mr. Cheney is the business owner, he is sure he would like to sell more product, but it's not up to the Board to tell him how much material to sell. Mr. Cheney is the business owner.

Mr. Goodstein thanked Mr. Cheney for getting the piles moved, he now would just like to know when the seeing will take place.

Mr. Cheney expects to have it completed by mid July of 2012.

Mr. Moynihan made a motion to approve the application. Subject to the condition that if the plan changes significantly, he will need to come back to the board with an updated plan.

Mr. Bannister second.

Vote: all

Motion carried and permit has been renewed for 2 years.

(PB1112-8)

- **A Site Review application from Purdy Funeral Services represented by Donald & Steven Purdy. The applicants are proposing to add an additional building approximately 32' x 60'+- for a small animal crematory. Property is known as Tax**

Map #07-01-0000 and is located at 2 Concord Rd, Lee NH. This is an application acceptance hearing and a possible final hearing.

Steven Purdy explained the proposed plan to the Board. He will be building a wooden structure for a small animal crematory. 90% of the business will be from local vets. It will be built at the edge of the parking lot where it is just a wooden, grass area. At this time only one oven, but room to add additional ovens. There is not a lot of foot traffic for this type of business. There will be a viewing area for the pets, but doesn't anticipate it being used much.

No public comment.

Mark Beliveau spoke with concerns of the number of parking spaces as what was approved is not on the plan.

Allan Dennis and the Board reviewed the required number of spaces and determined there were plenty as there are 87 spaces shown on the plan and approximately 60 required for the existing use.

Mark Beliveau would like the number required and provided added to the plan. He feels this should be reflected.

Allan Dennis explained that he has spoken with the applicant and any signage will comply with the current zoning ordinance or they will have to go back to the zoning board to apply for relief.

Steven Purdy provided septic calculations for the Board that had been completed by Civil Consultants. There are no issues.

The Board agreed.

Mr. Moynihan made a motion to accept the application.

Mr. Banister second.

Vote: all

Mr. Moynihan made a motion to approve the application subject to the following conditions:

- 1.) Police and Fire approval with a letter submitted to the file.
- 2.) Label the town bound on the plan.
- 3.) Parking information to be added to the plan. Meaning the approved number of spaces and the required number of spaces for the original approval.
- 4.) Site walk that is to be held on June 14, 2012 at 3 PM has no issues.

Ed Bannister second.

Vote: all

(PB1112-6)

- A Site Review application from James & Helen Paleologos Living Trust, James & Helen Trustee represented by agent, Mike Sievert, MJS Engineering, PC. The applicant is proposing to replace the existing commercial building with a new

building for the same commercial use. Property is known as Tax Map #07-0-0100 and is located on 119 Calef Highway. This is an application acceptance hearing and a possible final hearing.

Mr. Sievert explained the plan. He stated that they will tear down the existing building and replace it with a new steel building. The utilities will be underground. There will be only one bathroom instead of two. The building will be grey in color; it will not be quite as tall as the existing building. He also showed the architectural drawings to the Board.

No public comment.

Mr. Moynihan asked if the DOT had any issues.

Mr. Sievert explained that there isn't any because there are no increase of employees and no expansion of the footprint.

Mr. Moynihan asked about the septic design.

Mr. Dennis explained the new septic laws to the Board and Mr. Sievert, who was unaware of these changes. They will work together to this issue resolved.

Mr. Sievert did explain that the current system is under the existing pavement and is a chamber system designed to go under the pavement.

Mr. Moynihan asked to have the tanks added to the plan.

Mr. Moynihan made a motion to accept the application.

Mr. Bannister second.

Vote: all

Mark Beliveau read the Board the waiver requests.

Parking waiver request- need to clarify the parking requirements and add them to the plan.

Landscaping plan- the Board discussed that there is no current landscaping.

Mr. Moynihan made a motion to grant the request.

Mr. Bannister second.

Vote: all, motion carried.

Lighting Plan- the Board discussed this and they discussed that they would like the proposed lights shown on the plan.

Mr. Moynihan made a motion to waive the lighting splash plan requirement.

Mr. Bannister second.

Vote: all, motion carried.

Storm Water Drainage- Mr. Smith spoke to this and he feels that this is an issue.

The Board discussed the current way the site drains and will address this at the site walk.

The Board discussed the site walk and it will be on June 20, 2012 at 6PM. All will meet on site.

Outstanding items

- Fire Input
- Add lights to the plan
- Septic tank added to the plan
- Septic issue resolved with code enforcement
- Waivers

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Edward Bannister

Mark Beliveau

Robert Moynihan