

**MINUTES OF THE MEETING  
PLANNING BOARD  
June 19, 2013  
7:00 PM**

**MEMBERS PRESENT:** Robert Smith, Chairman; Mark Beliveau; Ed Bannister; Robert Moynihan; Lu Ann Griswold; Kevin Crawford; and Dave Cedarholm, Selectmen's Representative.

**OTHERS PRESENT:** Robert & Kathy Dallan; John A. Hutton, III; Walter Cheney; Michael & Debra Dumont; Howe Hoff; Arthur Bradbury; Michael Black; Wayne Morrill, Jones & Beach Engineers; Bill Humm; and Caren Rossi, Planning & Zoning Administrator.

Robert Smith, Chairman opened up the meeting at 7:02PM.

The Board members introduced themselves.

**Minutes-**

Bob Moynihan made a motion to accept the May 8, 2013 minutes as presented.

Ed Bannister second.

Vote: All, motion carried

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-Consultation with Walter Cheney regarding possible gravel pit bond reduction.

The Board reviewed the letter received from Jay Stephens, Civil Consultants regarding his suggested amounts.

Walter Cheney explained to the board that he feels he has always worked well with the town with any issues that have come up. 70 acres of the property have already been reclaimed, he has not had any issues with the town and property, he feels he has been very responsible, and he has been working the property since 1985.

Bob Moynihan felt the \$70,000 figure would be acceptable.

Bob Moynihan made a motion to reduce the current bond amount from \$100,000 to \$70,000.

Kevin Crawford second.

Vote: all

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-Consultation with Walter Cheney regarding a possible subdivision on property located on Pinkham Road. Property is known as Lee Tax Map#03-01-00; 03-04-00; 03-07-00; 03-09-00; 03-02-00; & 03-08-00.

Walter Cheney presented to the Board a very conceptual plan of a possible cluster subdivision and a commercial development. He has not done any professional soils work or professional layout. He calculates approximately 35 lots, 30,000 sq feet minimum with 100, 000 sq feet maximum lot size. 45 acres of open space; 12 acres of commercial; and 4,800 sq ft of road. All will have individual wells and septic. He felt with the design he is presenting it will maximize the open space.

Bob Smith, Chairman explained to Walter Cheney that this is a non-binding meeting, and asked him what he wanted from the Board at this time?

Walter Cheney stated any issues, is this acceptable?

Bob Smith, Chairman stated he would suggest that he follow the subdivision rules; get fire department input on cisterns and their locations; figure out what variances he will need; house build out plans; house styles; house locations; remaining test pits etc. He then spoke with concerns of the increase traffic on Pinkham Rd and if there was enough site distance.

Kevin Crawford spoke with drainage concerns.

Dave Cedarholm spoke with concerns of the aquifer with all of the existing homes currently drawing off of the aquifer and the new proposed homes as well as the possible amount of septic systems. He asked if he had considered community septic.

Walter Cheney replied that he had, but they don't work well on this site.

Walter Cheney thanked the Board.

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-Consultation with Wayne Morrill, Jones & Beach Engineers regarding a possible subdivision on Hayes Road, property is known as Lee Tax Map#01-04-0500;01-04-0000; & 01-07-0000.

Wayne Morrill presented a plan showing a possible single family cluster subdivision with the access off of Hayes Rd. The property is approximately 150 acres with 91 being in Lee and 60 in Madbury. They have done about 40 test pits already. They have had all of the soils delineated by a soil scientist. They have not picked all of the delineated soils up, only the front portion of the delineation has been mapped. The lots are a minimum of 30,000 sq ft with 100 ft of frontage. 2,150 linear feet of road and 27 house lots. At this time they are proposing community water with a hydrant system for fire protection and a community sewer system for lots 10 – 16. There are not any wetland impacts for the lots, just a buffer impact for a very small portion of the road, and a special exception will be needed for this.

Bob Smith, Chairman spoke with concerns of the snow location for lot #13?

Wayne Morrill explained that he felt there was plenty of room on the hammerhead to locate the driveway to one side for snow.

Peter Hoyt, Fire Chief explained he would like 1,000 gallons per minute at the furthest hydrant.

There was discussion of the 100 ft buffer. It was determined it could be located in the individual lots, but nothing could be built in them or trees cut.

Bob Moynihan encourages them to do neighborhood clusters.

Wayne Morrill explained that instead of leaving empty lots for open space, he would rather incorporate the land in the lots so the town got taxes on the land.

Wayne Morrill asked if the street designs proposed were ok.

Bob Moynihan stated he would rather see a loop road.

Wayne Morrill explained that they can't do a loop without wetland impact.

Bob Smith, Chairman and Mark Beliveau explained that they don't like the narrow lots.

Dave Cedarholm spoke with concerns of the trees on site.

Wayne Morrill explained that they have a tree inventory and they will incorporate them into the subdivision. There are so very interesting trees and that is another reason for keeping the development in the front, most of these trees are in the back.

Wayne Morrill thanked the Board for their time.

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-Consultation with Craig Maggio, Friend Lee Pets about a fenced in dog play area behind the existing building.

This was withdrawn at this time.

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-Consultation with representatives from the Lee Church Congregational for an expansion of the existing daycare facility

Bob Smith, Chairman, Dave Cedarholm, Selectmen's Rep and Peter Hoyt, Fire Chief recued themselves from this consultation. Bob Moynihan, will be the Acting Chairman for this consultation.

Arthur Bradbury and Howie Hoff spoke representing the church. They explained that the existing daycare is leaving and the church will be running their own. The current one runs from

9am to 12noon; only operates during the school year and has up to 14 kids. The proposed daycare will be open from 7am to 5:30pm. The maximum number of kids they can have at one time is 60. They will be open year round. They are not doing any changes at all to the building or the outside area. They are just increasing the number of kids; the hours; and going year round.

Bob Moynihan, Acting Chairman asked if the Fire Department had any input.

Scott Nemet, Captain Lee Fire Department stated that they have reviewed the facility and they just need to change the Rate & Rise Units to Smoke Detector Units.

Mark Beliveau spoke with concern as this is a 300-400% increase in usage.

Mark Beliveau and Kevin Crawford stated that they are not familiar with the facility, before voting to waive site review; they would like to go out and walk the property.

The Board suggested for the next meeting, on the site plan, they color code where the pavement and walkways are.

The Board determined that the interested members will walk the property when they can and this consultation will be continued until the next meeting on July 10, 2013

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-An application for Site Review for Robert & Kathy Dallon regarding a Dog Daycare at their home on 28 Jacob Lane, known as Tax Map # 20-04-1700. This is an application acceptance and possible final hearing.

John A. Hutton III explained that he would be presenting for the Dallon's. He is not being compensated, he just has more experience than the Dallon's do, they are friends, so he offered to present for them. He presented updated plans with the changes requested at the consultation. He provided a written waiver request for three items. He outlined the proposal. They have gone to the ZBA and received a variance for a Doggie Daycare. The only conditions were self imposed. They will have a maximum of 6 dogs at one time. The hours will be 7a to 6p, Monday thru Friday. No weekends. They are the only home on the cul-de-sac. No parking issues. The only sign will be a small sign allowed by the ordinance, no signage anywhere else. They will not be accepting any chronic barkers. Kathy Dallon will be with the dogs at all times when they are there. They won't always be onsite; she takes them hiking, biking, walking etc. They will be enlarging the existing kennel to 30' x 30'. They will be building a barn approximately 12' x 24' to house the dogs in. It will be heated. They are not proposing any outside lights other than what would normally be allowed for a home garage. Chief Chet Murch had no issues with the request. (Letter in file)

No public comment.

Robert Smith, Chairman read the written waiver request into the record.

David Cedarholm made a motion to waive formal site review.  
Kevin Crawford second.  
Vote: all

Lou Ann Griswold made a motion to accept the application.  
Ed Bannister second.  
Vote: all

Lou Ann Griswold made a motion to approve the Site Review application.  
David Cedarholm second.  
Vote: all

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-An application for a Lot Line Adjustment for Ken & Karen Bisson & Sterling Realty LLC. Property is located on Crummett Hill Road & Concord Rd and is known as Lee Tax Map#07-02-00 & 07-02-0100. This is an application acceptance and possible final hearing.

Ken Brisson explained that he and his wife recently put their land in conservation easement. At that time, they had several different areas of land left out to possibly sell to neighbors to resolve some issues. This lot line adjustment will make it so that this abutters well and shed will be on their own property, as well as the well radius. It is .24 acres from the Brissons added to Sterling Realty. It will increase Sterling Realty's lot to .84 acres and reduce the Brissons to 53.11 acres.

The Board had no issues with the application.

Lou Ann Griswold made a motion to accept the application.  
David Cedarholm second.  
Vote: All

No public comment.

David Cedarholm made a motion to approve the application.  
Lou Ann Griswold second.  
Vote: all

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Public meeting to discuss and adopt the *RULES OF PROCEDURE FOR PLANNING BOARDS*.

The Board reviewed the Rules of Procedures for Planning Boards.

Bob Smith, Chairman had a couple suggested changes, the Board agreed. (In file)

Mark Beliveau did as well. The Board also agreed. (In file)

Ed Bannister made a motion to accept the “Rules of Procedures for Planning Boards” as amended.

Lou Ann Griswold second.

Vote: all

Bob Smith, Chairman stated he would like to continue next with updating the regulations.

Dave Cedarholm would like to proceed next with the Site Review Regulations.

The Board agreed.

MINUTES TRANSCRIBED BY:

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Caren Rossi, Secretary

MINUTES APPROVED BY:

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Robert Smith, Chairman

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Ed Bannister

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Robert Moynihan

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Mark Beliveau

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Dave Cedarholm, Selectmen’s Rep.

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Lou Ann Griswold

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Kevin Crawford