

**MINUTES OF THE MEETING
PLANNING BOARD
June 25, 2014
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Robert Moynihan; Ryan Crosbie; Lou Ann Griswold; Edward Bannister and David Cedarholm, Selectmen's Rep.

OTHERS PRESENT: John DeCaprio; Kelly Newick; Wayne Morrill; John Jurgel; Lynne Jurgel; Steve Slovenski & Caren Rossi, Planning & Zoning

Robert Smith, Chairman opened up the meeting at 7:00 PM.

- **Review and Approval of Draft 6/11/2014 Meeting Minutes**

Caren Rossi explained there were a few grammatical corrections.

Ryan Crosbie made motion to approve the amended minutes of 06/11/2014.

Ed Bannister second.

Vote: majority, motion carried, amended minutes approved.

- **An accepted Subdivision Application presented by Wayne Morrill, Jones & Beach Engineering, Agent for Lee Properties, LLC. The property is owned by John D. Hauslein; located on Hayes Rd and is known as Lee Tax Map#01-04-00; #01-04-05; & #01-07-00. The applicant is proposing to subdivide the existing parcels into 28- single family homes. This is a possible final public hearing.**

Wayne Morrill, Jones & Beach explained that he has made the suggested changes from the site walk and the last meeting. Their server & mother board blew up, therefore he was unable to print copies until today, therefore, the changes have not yet been reviewed by Civil Consultants or copies provided prior to the meeting etc. He reduced the size of the first drainage pond and added one to lot #4. This pond has been pulled away from Hayes Rd and is significantly smaller. They will be planting additional vegetation to provide a better buffer. The AOT has been submitted; it has been accepted but not yet approved. They have received sign-off from NHB. This went into a 3rd study, but sign-off has been received. He will submit this report for the file. There is an old foundation and cemetery on site, both are located in the proposed open space. All easement & covenant language has been updated and provided to the town for review. The Homeowners Association will provide the maintenance of the drainage ponds. As discussed at the site walk, the cul-de-sac will remain as is.

Robert Moynihan asked what the house types would be.

John DeCaprio explained that they have 6 different styles that are allowed. The smallest single level is 1,700 square feet and the smallest 2 story is 2,000 square feet.

Robert Moynihan asked Caren Rossi to get a schedule of inspections from Civil Consultants.

David Cedarholm spoke with concerns of the well on lot # 1 getting contaminated from the road salts.

Wayne Morrill will explore other locations.

Robert Smith, Chairman asked him where the public access is to the open space.

Wayne Morrill explained at the cul-de-sac they are putting in access and a couple gravel parking spots as well as relocating the existing snowmobile trail. They are working with the area groomer on the new location.

Robert Smith, Chairman asked if the cemetery will have an access.

Wayne Morrill explained yes and it is in the open space.

Robert Moynihan asked for the architectural renderings to be submitted for the file.

Ed Bannister asked that if lights shine thru the cul-de-sac will additional plantings be added.

Wayne Morrill stated he would put a note on the plan stating they will work with the town engineer to do this.

Robert Smith, Chairman opened up the floor to public comment.

Kelly Newick, 54 Newtown Plains Rd asked the Board to stay with the rural character of the town and stay with the 2 acre zoning minimum. She feels cluster regulations are a loop hole to escape zoning.

Robert Smith explained that cluster development is allowed by our zoning and this type of development has mandatory open space.

David Cedarholm explained that cluster development also keeps the open space contiguous as well as same ownership and not individually owned. As well as the 100' buffer around the entire parcel.

Robert Smith, Chairman also explained the larger the subdivision the larger the road.

Steve Slovenski, 117 Hayes Rd asked if the Lee Conservation Commission considered purchasing this land.

Caren Rossi replied that is her understanding that they did but this was after Mr. Hauslein had a purchase and sales agreement with the developer.

Steve Slovenski asked what the largest development in Lee is.

Caren Rossi stated she believes its James Farm.

Steve Slovenski asked will this be a phase development.

Wayne Morrill stated they are not sure.

Steve Slovenski asked will they be selling lots.

Wayne Morrill stated they are not sure.

Steve Slovenski asked will any houses be visible from Hayes Rd; Newton Plains Rd or Cherry Lane.

Wayne Morrill stated possibly one from Hayes Rd.

Steve Slovenski spoke with concerns of the location of the entrance. It is directly across the street from an existing driveway.

Wayne Morrill explained the entrance and it isn't directly across from an entrance and they have the required site distance.

Steve Slovenski asked if there will be an attractive entrance to the development. Stonewall etc?

Wayne Morrill stated they have not addressed this.

Steve Slovenski spoke with concerns with only one access with regards to safety concerns.

Wayne Morrill stated the DPW Director, the Police Chief and the Fire Chief have all looked at the plans and have not had any concerns with the single access.

Robert Smith, Chairman explained that are regulations don't require 2 entrances.

Steve Slovenski asked if state permits have been received.

Wayne Morrill explained the only state permit needed is NH AOT and that has been submitted and is pending.

Steve Slovenski asked what the home styles are.

Wayne Morrill explained they have 6 different styles that are allowed. The smallest single

level is 1,700 square feet and the smallest 2 story is 2,000 square feet. There is no upper limit on size.

Robert Moynihan asked for the file if they could submit what the entire parcel development will be.

Robert Smith, Chairman asked if it is possible to have a landscaped entrance.

Peter Hoyt commented that for plowing purposes, the highway department does not like stone walls.

Wayne Morrill will look into this.

Robert Smith, Chairman closed the floor to public comment

Public Hearing is continued to July 30, 2014 at 7:00PM.

Meeting adjourned at 8:40PM.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Lou Ann Griswold

Ryan Crosbie

Edward Bannister

Robert Moynihan

David Cedarholm, Selectmen Rep.