

**MINUTES OF THE MEETING
PLANNING BOARD
SITE WALK AND REGULAR MEETING
July 23, 2015
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Robert Moynihan, Ryan Crosbie; Ed Bannister; & David Cedarholm, Alternate

OTHERS PRESENT: Andrew Keller, NH Solar Garden, Chris LaRocca, PE Electric; Brett Kay, Nobis Engineering; Police Chief Tom Dronsfield; & Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 6:15PM.

A Site Review site walk on an application for a proposed ground mounted solar array at 1 Concord Road, Progressive Electric. The property is owned by CE Morgan Holdings LLC. Concord Rd Solar LLC is the applicant/agent. The property is known as Lee Tax Map #04-04-0000. This is a possible final hearing.

Brett Kay from Nobis Engineering explained he has done updated site plans. He added the abutters, the fall zone, added distances, tower access and provided all of the drainage calculations. (In file) They will be putting gravel under the units for the run off. They are not adding any additional lighting to anything.

Chief Dronsfield did not have any issues.

Caren Rossi read a letter from the Fire Chief, he doesn't have any issues. (In file)

The Board walked the site and looked at the locations of the units. The only concern is the unit near the existing cell tower. The concern was the run off into the wet soils. It was concluded that they would install drip strips on the units, put a touch of stone below them for drainage and then the information will be sent to Civil Consultants for review and approval.

Robert Moynihan made a motion to approve the application subject to the installation of the drip strip on each unit, the stone troughs below and Civil Consultations acceptance of the drainage plans.

David Cedarholm second.

Vote: All, motion carried.

Review and Approval of Draft 06/30/15 Meeting Minutes

Tabled to the August 13, 2015 meeting.

A continued public hearing on an accepted application for a Site Review Application presented by Peter MacDonald, representing the Veteran Resort-Chapel. The property is located on 101 Stepping Stones Rd, and is known as Lee Tax Map# 12-03-0300. The applicant is proposing to become a Church. This is a possible final public hearing.

Caren Rossi stated that Attorney Spector-Morgan has asked for a continuance to the August 13, 2015 meeting via email.

Robert Moynihan made a motion to continue to the August 13, 2015 meeting.
Ryan Crosbie second.
Vote, all, meeting continued.

A continued public hearing on an accepted Site Review application for a proposed Child Daycare Facility, with 2 rental apartments located on the second floor. The property is owned by Three Swallow Properties, LLC. Ed Bannister is the applicant/agent. The property is known as Lee Tax Map #11-06-0200 and is located at 5 Mast Road, Lee NH.

Ed Bannister requested to be continued to the August 13, 2015 meeting.

Robert Moynihan made a motion to continue this application to the August 13, 2015 meeting.
Ryan Crosbie second.
Vote: all, motion carried

Ryan Crosbie made a motion to adjourn at 7:10PM.
Robert Moynihan second.
Vote: all, motion carried, meeting adjourned.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Robert Moynihan

Ryan Crosbie

Edward Bannister

David Cedarholm, Alternate