

**MINUTES OF THE MEETING
PLANNING BOARD
August 14, 2013
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Kevin Crawford; Ed Bannister; Lu Ann Griswold and Dave Cedarholm, Selectmen’s Representative.

OTHERS PRESENT: Craig Maggio; Jim Daley, Jimmy Daley; Tobin Farwell; Dean Wilson, Measured Progress; Kevin Gorski and Caren Rossi, Planning & Zoning Administrator.

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

The Board members introduced themselves.

Review and Approval of Draft 07/17/13 & 07/22/13 Meeting Minutes

Lu Ann Griswold moved to accept the minutes as presented
Kevin Crawford second.
Vote: all in favor.

Kevin Crawford recued himself for the following application.

- **A Consultation with Craig Maggio representing Friend Lee Pets for a proposed fenced in dog park area at the existing facility.**

Craig Maggio explained to the Board that he wants to enclose the area behind the buildings that was originally approved for the Park & Ride with a chain linked fence enclosure to be used as a dog park. This will be a free service opened to the public. It will be double gated/airlock for security of the dogs. He will have his employees pick up the dog waste that does not get picked up by their owners and dispose of it. He will be getting a dog waste baggie dispenser for the waste. He will not increase the number of employees. The area is currently an open field area. Gravel based. He will be putting down a 6” substrate of material; he’s not exactly sure what the material will be. He will install “Use at your own risk” signs. Parking will be the same as for the store and the Family Dollar store. No increase. Access will be between the two existing buildings.

Dave Cedarholm, Selectmen’s Representative spoke with concerns of the animal waste too close to the detention basin for the site. This basin leads to the river. He suggested a 25’ vegetative buffer between the fenced area and the detention basin. He explained that the storm water runoff could potentially have e-coli from the waste. This potentially could happen especially if he gets 50 dogs a day visiting the site. With animal waste you have several different types of pollution and bacteria.

Lu Ann Griswold spoke with concerns that the soil on site may not be conducive to vegetation.

Bob Smith, Chairman and Dave Cedarholm, Selectmen's Rep discussed how this use differs than the approved use, a Park and Ride.

The Board discussed this issue and determined to that they will have a Public Hearing/Site Walk on Tuesday, September 3, 2013 at 5 pm. Craig Maggio will contact Caren Rossi to make formal application. As well as he will stake out the proposed fenced area for the Board.

- **A Site Review application to construct and utilize office space in an existing warehouse. The property is known as Lee Tax Map#11-09-0000. This is an application acceptance hearing and possible final hearing.**

Tobin Farwell explained that they went to the ZBA and received an amendment to the previous warehouse approval to install office spaces in the existing building. This is needed due to time constraints with the approval process of the proposed new building. They will upgrade the septic for the additional loading if this board approves the application, they will then apply to the state. He provided a revised plan ready for submittal. The required number of parking spaces is 53 and they provide at least 50. This is just the area around the building; there is plenty of other parking available on site. They are not proposing any increased lights. No external changes, just internal.

Dean Wilson from Measured Progress explained that they need to be up operational and producing by January 1, 2014. This would mean they would need to move in late fall for a setup no later than the beginning of December. They would ideally only like to move once, but if they have to, they will move into this building and then into the new construction.

Public Comment

Kevin Gorski where are they currently clearing for parking?

Tobin Farwell replied parallel to George Bennett Rd by the Rt. 125 corner.

Public Comment closed.

Dave Cedarholm, Selectmen's Rep asked if they were planning any additional vegetated buffer.

Tobin Farwell commented not at this time.

Dave Cedarholm, Selectmen's Rep asked if this building will bring any new jobs.

Dean Wilson explained about 40 seasonal positions.

Lu Ann Griswold made a motion to accept the application.

Kevin Crawford second.

Vote: all, motion carries.

Dave Cedarholm, Selectmen's Rep made a motion to approve the application.

Ed Bannister second.

Vote: all, motion carries.

A continued application for James P. Daley, Jr. Trustee, of Daley Realty Trust. Property is located on Calef Highway and George Bennett Road. Both applications have been accepted. The applicant is requesting the following:

- **A Lot Line Adjustment between Lee Tax Map# 11-09-00 & #11-10-10 both properties are owned by Daley Realty Trust. This is a possible final hearing.**
- **A Site Review application for the construction of a warehouse with office space of approximately 30,000 sq feet. The proposed building is shown on submitted plan by Farwell Engineering Services LLC. The property is known as Lee Tax Map#11-09-0000. This is a possible final hearing.**

Tobin Farwell explained and provided his response to Civil Consultants for their review. They have adjusted the new building location slightly. This allows for an AOT permit alteration as opposed to a new application. They are no longer using the reclaimed asphalt; they will be keeping it gravel. This will eliminate a need for drainage modification. They will be building a wet pond. They will have 4 overhead doors, 4 loading docks. They will be widening the access onto George Bennett Rd per the DOT approval for this access. The DOT wants the shoulder leading to the new road wider about 10' x 100'. This road will be for car traffic only, no trucks. It will have signage.

Dave Cedarholm, Selectmen's Rep asked if there was currently a vegetated buffer along Rt. 125 where the proposed parking is.

Tobin Farwell replied that yes, a slight one is there now.

Kevin Crawford asked if they were proposing a separate septic for the new building.

Tobin Farwell replied yes, it is too far to from one building to another. This will create problems epically in the winter months.

David Cedarholm, Selectmen's Rep commented that he appreciates their efforts to address past comments.

Peter Hoyt, Fire Chief commented that he has no issues with the proposal. The Fire Department will however, in an emergency, may use the access road to access the property.

Public Comment

None

Floor closed to public comment

The Board discussed the outstanding items as follows:

- 1. AOT permit
- 2. NH DES permit
- 3. Civil Consultants final sign-off

Kevin Crawford made a motion to approve the lot-line adjustment.

Ed Bannister second

Vote: All, motion carried

Lu Ann Griswold made a motion to approve the site review with the following conditions:

- 1. NH DES permit
- 2. Civil Consultants final sign-off
- 3. AOT permit

Kevin Crawford second.

Vote: all

Work session to update/amend the 2007 Site Review Regulations

Robert Smith, Chairman explained that he wanted to continue the meeting to a night when more Board Members are present.

All agreed

Noble Farm-

Dave Cedarholm, Selectmen's Rep provided the Board an update on the development.

Alternate Members

Dave Cedarholm, Selectmen's Rep explained that he feels we should add Alternate Planning Board members.

The Board agreed this should take place and will look into this to be done at the next town meeting.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Ed Bannister

Kevin Crawford

Dave Cedarholm, Selectmen's Rep.

Lou Ann Griswold