

**MINUTES OF THE MEETING
PLANNING BOARD
August 18, 2016
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Lou Ann Griswold; Edward Bannister; John LaCourse, Selectmen's Rep; & Wayne Lehman, Alternate.

OTHERS PRESENT: Jody Skaff; Dan Gabriel; Ryan Fry; Tim Andrews; Fred Schultz; Tom Belair; Debra Poulin-Belair; David Choate; Bobby Callioras; Bill Booth, Building Inspector & Caren Rossi, Planning & Zoning Administrator

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

07/14/2016 Draft Minutes

There was no questions or concerns regarding the minutes.
Wayne Lehman made a motion to approve the minutes.
John LaCourse second.
Vote: majority, minutes approved.

Master Plan subcommittee-

Lou Ann Griswold explained that they are making the last minor changes and will be ready for presentation on August 30, 2016.

CIP Subcommittee-

Robert Smith, Chairman stated he is making some format changes to the CIP and asked Caren Rossi to contact the budget committee to get the budget layout. He also explained that Howard Hoff will be on the committee.

(PB1516-11)

A continued Site Review application for Robert & Barbara Callioras. Property is located at 87 Calef Highway (Rt. 125), Lee NH and is known as Lee Map #04-07-0500. This is an application acceptance hearing and possible final hearing.

Bobby Callioras presented the board with a plan showing the buildings they requested on it.

Caren Rossi read what the Board wanted done for this meeting. (in file past minutes)

Robert Smith, Chairman stated that the Board allowed him to submit a plan on 11 x 17 paper to scale, he has done actually larger than that and it is great. But there are still items outstanding. They are.

Label the dumpster

Add the parking areas

Add distances as requested, from the ROW to parking areas and to the closest structure

Add the distance to the abutting property- Gabriel

Add the lights and the light poles

Add all signage

Add the fence information to the notes

Submit a waiver request in writing of the waiver requests

John LaCourse suggested to just show the areas under review on the new plan.

The Board determined that Bobby should have the revised plans and the waiver request to Caren by September 12 at noon for anyone who wishes to review the changes and for her to review as well.

John LaCourse made a motion to continue the meeting to September 22, 2016. Wayne Lemman second.

Vote: majority, motion carried.

A consultation with Fred Schultz regarding a Bed & Breakfast on 67 Demeritt Ave.

Fred Schultz explained to the Board that he recently purchased the property and has gone to the ZBA and received a special exception for a B & B at the property.

Caren Rossi explained that she asked him to come before the Board to see what they will be requiring for site review for this use. Would they have the same requirements as the B & B on Radford Dr and accept the same types of submittals?

Robert Smith, Chairman stated that he felt hand drawings would be fine as long as drawn to scale and preferably on a land survey of some type as well as the typical police and fire input. Be sure to include all parking areas, driveways etc.

Ed Bannister asked how many bedrooms?

Fred Schultz answered no more than 4. He has spoken with the fire chief and a sprinkler system will be required.

John LaCourse questioned the septic systems and wells on the property.

The Board discussed the B & B and all agreed to scaled hand drawings would be fine, police and fire input. Located the septic and wells if possible.

A consultation with Ryan Frye regarding outdoor functions at 124 Wednesday Hill Rd.

Ryan Fry explained that he looking to purchase 124 Wednesday Hill Rd. He would like the property to be able to be have events to help offset its costs. The entire building needs to be redone as well as the barn. He will be moving the barn from its current location and attach it to the existing home that will be restored.

The Board discussed the application and agreed to allow plans drawn to scale but to be sure and show any and all parking areas, lighting, septic, well, new buildings, all existing buildings, toilets, garbage removal and temporary tents etc. Be sure to get police and fire input and possibly a lighting splash plan.

(PBC1617-01)

A consultation with Barrington Family Eye Care regarding the UNH property at 15 Concord Rd.

Tom & Debra Poulin-Belair explained that are looking to lease/purchase the UNH building at 15 Concord Rd to move their existing eye care office to. They will not be making any changes exterior to the site except adding a handicap ramp

of some sort. They may possibly add 2 or 3 parking spaces for handicap access near the entrance where now grass is.

Caren Rossi explained that the UNH property hasn't been subject to site plan review in the past but the state fire marshals office does yearly inspections.

David Choate spoke representing UNH and stated that UNH wanted to be sure that the parking areas were built to the town's specifications because this is a lease possible purchase and they wanted to protect their property.

The Board discussed the application and did not feel this would warrant site review. They suggested that if UNH felt that strongly about the project, they should do the work themselves to ensure their satisfaction. They asked that the applicant get a letter from both the police and fire chief and if they are satisfied, no site review will be required.

(PBC1617-02)

A consultation with Greg Gentile regarding used car sales at 134 Concord Rd.

Caren Rossi explained that Greg Gentile is here to see if the Board is interested in a site review. She explained that he recently went to the ZBA to get approval to sell used cars at the end of his driveway on Rt. 4. The ZBA imposed a list of conditions on the approval that are quite restrictive. There are not any buildings being built. The conditions are as follows:

1. No more than 5 cars at one time.
2. No more than 1 car at the end of the driveway
3. Remaining auto's will be kept in garage
4. Repairs will be limited to cars being sold
5. No outside repairs will be done on property
6. Small sign at end of driveway 18" x 24"
7. Hours of operation will be limited to 9am to 5pm Saturday and Sunday and by appointment only Monday thru Friday.
8. Any fluids being changed will be picked up by a license cleaning service with all logs on premises with proper paperwork.

Ed Bannister asked how he will be advertising.

Greg Gentile explained that the majority of it is done online. He might possibly get a small sign that meets the zoning requirements.

Robert Smith, Chairman asked if they are any site changes at all?

Greg Gentile replied no, no changes. Will be done in existing garage.

John LaCourse asked if there would be a lot of tree clearing involved?

Greg Gentile stated he has already cleared the trees for egress already as it was overgrown.

The Board all agreed now site review is required.

Bill Booth Building Inspector-

Robert Smith, Chairman explained he asked that Bill come to meet with the Board. He asked Bill if he had had a chance to review any of the regulations.

Bill Booth stated that he had and there are a few updates to the current building regulations he would like to put forth at the next town vote. He will work on them and bring them back to the Board later this fall/winter.

John LaCourse made a motion to adjourn at 8:47PM.
Wayne Lehman second.

Vote: all, motion carried, meeting adjourned.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Lou Ann Griswold

Edward Bannister

John R. LaCourse, Selectmen's Rep

Wayne Lehman, Alternate