

**MINUTES OF THE MEETING
PLANNING BOARD
August 27, 2015
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Lou Ann Griswold; Ryan Crosbie; & John LaCourse, Selectmen Rep.

OTHERS PRESENT: Edward Bannister; Angela Moynihan; Roger Rice; Christopher Berry, Berry Surveying and Engineering; Bonnie Winona MacKinnon; & Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 7:04PM.

Review and Approval of Draft 08/13/15 Meeting Minutes

John LaCourse made a motion to approve the minutes.

Ryan Crosbie second.

Vote: all, motion carried, minutes approved.

Report of officers and committees

Ryan Crosbie reported that the Master Plan Survey return date was earlier this week. They will begin soon tallying up all of the results.

Robert Smith, Chairman stated that the CIP Committee will begin again soon with a meeting with the BOS.

Old Business

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. This is a possible final hearing.

Christopher Berry, Berry Surveying and Engineering gave an overview of the project. He explained that his company did the property and was recently hired to do an engineered site plan of the proposed project. It is a low speed,

low volume use of the property. The proposed use will work well with the neighborhood and the lot. It is impossible to meet all of the requirements due to the lot size and its constraints. It is an existing lot of record with existing uses on the property. They have done their best to redevelop the site in the downtown area. They will be removing the pavement from the ROW, loaming and seeding it. All locations have the proper signage. A revised letter addressing all of Civil Consultants concerns was submitted on 8/11/15. Per the request of Civil Consultants a grading plan has been submitted. The storm-water isn't going to change, it will remain as it is now. He read the letter he submitted to Civil Consultants to the Board. (In file) He has not submitted the final plan for the final sign off from Civil Consultants, he wanted to wait to see if the Board had any changes etc. He felt this could be a condition of approval.

Robert Smith, Chairman asked if he has calculated how much pavement is currently there to how much will be there at the completion of the project?

Chris Berry stated that he hasn't but he doesn't feel it will change that much.

Ryan Crosbie asked about the septic systems installation.

Chris Berry explained that it is already in and it is a chambered system as it will be located below the paved parking lot.

John LaCourse asked what type of shrubs/flowers will be on the town hall side.

Chris Berry replied some type of golden globe arborvitaes.

John LaCourse asked if the fire department has reviewed the most recent plans and is happy.

Peter Hoyt stated it is his understanding the building will be sprinkled.

Lou Ann Griswold asked about the lighting.

Chris Berry stated the plans are correct except the light on the front of the building will be removed. There are not any commercial lights proposed. It is all downward lighting.

Robert Smith, Chairman asked if they had an emergency evacuation plan in place.

Angela Moynihan replied yes.

Robert Smith, Chairman asked that this be shared with the fire department.

Christopher Berry addressed the wavier requests. (In file)

1.) Article VI- Storm Water Drainage-minor site changes

John LaCourse made a motion to a motion to grant the waiver.

Ryan Crosbie second.

Vote: majority, waiver granted.

2.) Article II, G-10 Lighting plans – minor site plan, 4 residential box lights are proposed.

Ryan Crosbie made a motion to a motion to grant the waiver.

John LaCourse second.

Vote: majority, waiver granted.

3.) Article V, G-4 Setbacks- lot size, existing infrastructure which existed prior to current ownership.

John LaCourse made a motion to a motion to grant the waiver.

Lou Ann Griswold second.

Discussion: John LaCourse asked what would be located in the setback area.

Christopher Berry replied it will be grass and fence. He explained in order to meet the variance granted to the wet soils, and the preferred aisle width of 24' from Civil Consultants, even though the required width is 22'. They need this waiver.

Vote: majority, waiver granted.

4.) Article V, A-1- 2 curb cuts within 1,000 ft. This will now define an entrance and an exit whereas before it was all wide open.

Lou Ann Griswold asked why the entrance isn't on the property line.

Christopher Berry explained because there is a utility pole in that area.

Ryan Crosbie made a motion to grant the waiver.

Lou Ann Griswold second.

Vote: all, motion granted.

Public Comment

Bonnie Winona Mackinnon, owner of 3 Mast Rd. Spoke with the following concerns.

What is happening to the pavement in the ROW.

Robert Smith, Chairman explained that those areas are being dug up, loamed and seeded.

The buffer zone is not delineated on the plan.
Christopher Berry explained it is detailed on page 2.

Bonnie Winona Mackinnon spoke with concerns that the Board has not addressed the variance condition of a vegetated buffer be installed on her property line. She spoke with concerns of the noise from the daycare bothering her residents.

Caren Rossi read the ZBA approval and the regulation to the Board.

Ryan Crosbie commented that he felt the best thing to reduce noise was a fence not shrubs.

Christopher Berry explained that the plans show a landscaped area.

John LaCourse stated that he doesn't feel flowers will serve this purpose. If you want a visual barrier, put it on the abutter side and move the fence in.

Lou Ann Griswold stated that she felt a fence will help the best. If shrubs are installed it will be difficult to maintain them. If the property owner wants to plant shrubs he can but a fence will help best with the noise.

Bonnie Winona Mackinnon stated when the fire department put out the fire at this building 5 years ago, they destroyed her fence. It was a nice wooden fence.

John LaCourse suggested the applicants plant a privet hedge along this property line, he felt that will help with the noise in addition to the fence. It should be placed on the inside of the fence so the applicant can take care of them.

The applicants agreed to do this in addition to the fence.

Bonnie Winona Mackinnon asked if the 5 daycare employees included the owner.

Christopher Berry replied yes.

Roger Rice- Garrity Rd spoke in favor of the application.

Public comment closed.

The Board discussed the application. They felt all the issues had been addressed.

Robert Smith, Chairman outlined the conditions of approval he had noted from the multiple meetings.

1. Final signoff from Civil Consultants.
2. Fire Department to review revised plans and sign off.
3. The Fire Department to receive a copy of the Evacuation Plan.
4. The Operations Manual be submitted for the file.
5. Civil Consultants will do a final inspection of the site to ensure it is constructed per the approved plan.
6. All state permits will be obtained including all required well permits.
7. The following changes to the plan:
 - Add Golden Globe Arborvitaes on the town hall side
 - Privet hedge to be planted along 3 Mast Rd side in the "2' bed " instead of grass & low shrubs. This is in addition to the fence.
 - Update the plan to show all loam and seeded areas being reclaimed. Be sure all language is consistent.

Lou Ann Griswold made a motion to approve the application subject to the following conditions:

1. Final signoff from Civil Consultants.
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3. The Fire Department to receive a copy of the Evacuation Plan.
4. The Operations Manual be submitted for the file.
5. Civil Consultants will do a final inspection of the site to ensure it is constructed per the approved plan.
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7. The following changes to the plan:
 - a. Add Golden Globe Arborvitaes on the town hall side
 - b. Privet hedge to be planted along 3 Mast Rd side in the "2' bed "instead of grass & low shrubs. This is in addition to the fence.

- c. Update the plan to show all loam and seeded areas being reclaimed. Be sure all language is consistent.

John LaCourse second.
Vote: all, application is approved.

Caren Rossi explained that Bob & Mary Moynihan have sold their house and will be closing on it on September 18, 2015. She wanted the Board to pick a date we could have a little celebration for him.

The Board chose Monday, September 14 from 6pm to 8pm.

Ryan Crosbie made a motion to adjourn at 8:40PM.
Lou Ann Griswold second.
Vote: all, motion carried, meeting adjourned.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Lou Ann Griswold

Ryan Crosbie

John LaCourse