

**MINUTES OF THE MEETING  
PLANNING BOARD  
September 12, 2012  
7:00 PM**

**MEMBERS PRESENT:** Robert Smith, Chairman; Robert Moynihan; Kevin Crawford; Mark Beliveau; Dave Cedarholm, Selectmen’s Rep. and Ed Bannister.

**OTHERS PRESENT:** Allan Dennis, CEO, Caren Rossi, Secretary; Peter Hoyt; Jim Daley; Jim Daley Jr.; John Wetherbee; Kevin Gorski and Tobin Farwell.

**A consultation with Sabrina Campbell for properties located on Stepping Stones Rd known as Lee Tax Map # 08-04-0600 & #08-04-0900.**

Allan Dennis explained that Sabrina Campbell is possibly doing a lot line adjustment with her abutter to have land to pasture horses. To access this land, they will need to cross a wetland. He has advised her that our current regulations do not allow for more than one driveway per residential lot without this board’s approval. He explained that where she wants to build the barn, the existing driveway cannot connect to it because of the location of another larger wetland and the current septic for the house. He continued to explain that as part of the lot line adjustment application would have to be a scenic road application as to have a safe access, one tree if not two need to be removed.

Ms. Campbell explained that the proposed driveway will be on her existing lot now and not the land they are purchasing. There is currently a break in the existing stone wall that they would use, it appears to be an old access way. They want the crossing for mainly walking access, but they would like to be able to access the uplands with a tractor for misc. reasons. She will need ZBA approval and state approvals as well for the crossing.

The Board pooled all members and no one had any issues with the second access.

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**(PB121301)**

**The application is a for Lot Line Adjustments between Lee Tax Maps #11-10-1000; #11-09-0000; #11-09-0200; & #11-09-0100. The properties are owned by Daley Realty Trust, Wetherbee Family Properties, LLC and John W. Wetherbee Enterprises, LLC as shown on submitted plan by Farwell Engineering Services LLC. This is an application acceptance hearing and possible final hearing.**

**A Site Review application made by Daley Realty Trust; Jim Daley agent for the construction of a warehouse, approximately 30,000 sq feet, as shown on submitted plan by Farwell Engineering Services LLC. The property is known as Lee Tax Map#11-09-0000. The property is located on George Bennett Rd and Calef Highway. This is an application acceptance hearing and possible final hearing.**

Tobin Farwell explained the lot line adjustment application in detail. (see plan outlining acreage exchange)

Kevin Gorski, abutter spoke with concerns of the future of the land. He is the only abutter that this business expansion effects. He is concerned with the future, the owners of the properties being discussed go home at night, and this is his home. He can currently see the trailers now and is concerned about what trees will be cut and what he will be looking at in the future. Mr. Wetherbee and Mr. Daley have been great to deal with in the past, but he doesn't want to be left out.

Chairman Smith replied that he completely understood his concerns and he will not be left out.

Jim Daley, applicant, stated that he will work with Mr. Gorski and do a possible lot line adjustment.

The Board didn't have any issues with the plan for the lot line adjustment.

Kevin Crawford made a motion to accept the application.

Ed Bannister second.

Vote: all motion carried.

Bob Moynihan made a motion to approve the application with the following condition.

- 1.) Atlantic Survey needs to add all monuments; distances; and bearings to Lot 11-10-1000 prior to recording.

Kevin Crawford second.

Vote: all motion carried.

Tobin Farwell spoke to the site review application. He explained that Mr. Daley is proposing to build a warehouse. He received approval from the ZBA to construct this building. It is approximately 30,000 sq ft with a loading dock. It is for storage primarily, long term storage.

Jim Daley, Jr. explained that they are currently leasing a building in Dover and this business will move to this building. The building will be fully sprinkled, wet system and have a burglar alarm. The hours are Monday thru Friday 8 am to 6 pm.

A Board member asked why Jim Daley is keeping the lots separate?

Jim Daley replied for financial reasons he needs to keep them as two separate lots.

Dave Cedarholm asked about the entrances to the lot for future sales/development. He feels they should at the very least be shown on the plan.

It was discussed that the entrances/exits to the property are for security purposes only.

Dave Cedarholm would like this added to the plan.

The Board reviewed the plans and the following are items to be added to the plan.

- 1.) Add the contours to the plans, showing proposed and existing grades.
- 2.) Add all access from all roads and show if they are gated/closed etc.
- 3.) Graded plan
- 4.) Add the past approved plans to the plan set, showing how we got to where we are today. Any and all past site approvals for the locations.
- 5.) As part of the plan set, show all parcel boundaries.
- 6.) Include current lot line adjustment plan in plan set.
- 7.) Show all lighting, existing and proposed.
- 8.) Police and Fire written approval.
- 9.) Show proposed loading docks on plan
- 10.) Show building elevations on plans.
- 11.) Include Septic design plan in plan set.
- 12.) Add the traffic flow pattern to the plan.
- 13.) Show the width of the two entrances/access to the plan.
- 14.) Check to make sure a fire truck can fit in access way.
- 15.) Reference prior site plan on block that states "Trailer Parking"
- 16.) Provide the number of pre & post permeable and impermeable increase runoff.
- 17.) Stake out four corners of the building for the site walk, date will be determined after the application is accepted.
- 18.) All ZBA approvals for the project must be shown on the plan.

Mark Beliveau made a motion to continue the application September 26, 2012 at 7 pm.

Ed Bannister second.

Vote: all- motion carried.

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**-Noble Farm**

Dave Cedarholm explained that the BOS sent out the revised RFQ and did not get any replies.

The Board of Selectmen have thought that maybe the Planning Board would consider amending the ordinance to mix use.

The Board discussed this and they determined that the Board of Selectmen should list it on the MLS listings and if they then have a buyer, then come back to the Board and make the change then, when you know what to change it to.

Dave Cedarholm will relay this information to the other Selectmen.

MINUTES TRANSCRIBED BY:

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Caren Rossi, Secretary

MINUTES APPROVED BY:

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Robert Smith, Chairman

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Edward Bannister

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Kevin Crawford

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Robert Moynihan

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Dave Cedarholm, Selectmen's Rep

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Mark Beliveau