

**MINUTES OF THE MEETING  
PLANNING BOARD  
September 23, 2016  
7:00 PM**

**MEMBERS PRESENT:** Mark Beliveau, Acting Chairman; Edward Bannister; David Cedarholm; John LaCourse, Selectmen's Rep; Wayne Lehman, Alternate & Howard Hoff, Alternate

**OTHERS PRESENT:** Bobby Callioras; Pat & Mel Jenkins; Fred Schultz; Jim Lamp, J & C Inc; Barry, Market Basket & Caren Rossi, Planning & Zoning Administrator

Mark Beliveau, Acting Chairman opened up the meeting at 7:15PM.

**Old Business**

**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.**

Caren Rossi explained that she received engineered plans for this application as well as a written waiver request for a few items. All of the items that the Board requested have been addressed.

Mark Beliveau asked Caren to read these items.

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

Mark Beliveau read the waiver request to the Board.

Bobby Callioras explained that he hired Farwell Engineering to address the Boards concerns as he wanted to be sure to get address everything correctly.

John LaCourse asked if the lighting was down pointing?

Bobby Callioras replied it is. It's not shoebox but it's down pointed.

David Cedarholm asked if there is anything on the plan that delineates the size of the current trailer. As we have done in past trailer food sales approval?

It was determined that there was not.

Caren Rossi stated that both police and fire chief have no issues.

Wayne Lehman made a motion to accept the application.

John LaCourse second.

Vote: all, application accepted.

Public comment

None

All Board members were comfortable and had no further issues on the request.

John LaCourse made a motion to grant the waivers and application.

Howard Hoff second.

Vote: all, application approved.

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**(PB1617-01)**

**A Site Review Application for a Bed and Breakfast. The property is owned by Plumer Homestead LLC, Fred Schultz agent. The property is located on 67 Demeritt Ave and is known as Lee Tax Map#19-06-0100. This is an application acceptance hearing and a possible final public hearing.**

Fred Schultz stated he has added everything on the plan that the Board had requested at the consult. He has contacted the chiefs and received letters from them. He will address the fire chiefs' issues in the rehab process.

Caren Rossi stated that these items will be addressed in the construction phase.

The Board reviewed the plans with the items added.

Fred Schultz spoke to the proposed traffic pattern. He explained that this will hopefully keep people from driving down Demeritt Ave and go directly to Rt. 152 and or Rt. 125.

David Cedarholm asked how many occupants the building will hold.

Fred Schultz stated 5 bedrooms total.

John LaCourse asked what type of lighting?

Fred Schultz replied downward but tasteful.

David Cedarholm asked about the cemetery on the site.

Pat Jenkins, abutter and former resident of property explained it is a memorial plot for her and her husband's parents. They retain an easement to it.

Mark Beliveau stated that there should be a new titled block added to the plan to reflect the current information.

The Board members agreed.

Mark Beliveau asked why Peter Schauer stamps are on the plan.

Fred Schultz explained that he copied an older plan that was used for his office also on site. He then removed the hash marks that the wet soils boundary showed. They were in reference to his office and not this existing building.

David Cedarholm suggested he put them back on the plan, the other Board members agreed.

David Cedarholm asked where the well and septic locations are?

Fred Schultz replied that he has not been in the home much at all so he is unsure what is used for what. He has tenants still in there to get out before he will know.

John LaCourse made a motion to accept the application.  
Wayne Lehman second.  
Vote: all, application accepted.

Public Comment

Pat Jenkins spoke in favor of the application as an abutter and town historian. She also spoke in favor as a person who used to live there.

Mel Jenkins also spoke in favor.

Floor closed

No further questions

John LaCourse made a motion to approve the waivers and the application. With the following conditions.

- Add a new title block showing the current information.
- Add the wet soils zone back to the plan
- Lights to be down lighting
- Add the locations of the septic and well that are being used for the house -B & B.
- Add the distance from the well being used to the septic being used.

David Cedarholm second.

Vote: all, application approved

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**Consultation with Market Basket regarding paving project & other site improvements.**

Caren Rossi explained that they are here tonight to discuss a recent project that they have begun. It was brought to my attention early today; I contacted

them to come see the Board tonight to see if any formal site review process was warranted.

Jim Lamp, representing Market Basket showed the Board the proposed parking lot restoration plan. They will be replacing the curbing, plantings, light posts and repaving the lot.

The Board members discussed the proposal.

Mark Beliveau, Acting Chairman advised them to contact Caren Rossi in the future before any work begins.

The Board felt that no formal site review was necessary.

John LaCourse made a motion to adjourn at 8:46PM.  
David Cedarholm second.

Vote: majority, motion carried, meeting adjourned.

MINUTES TRANSCRIBED BY:

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Caren Rossi, Secretary

MINUTES APPROVED BY:

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Mark Beliveau, Acting Chairman

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Edward Bannister

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David Cedarholm

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John R. LaCourse, Selectmen's Rep

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Howard Hoff, Alternate

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Wayne Lehman, Alternate