

**MINUTES OF THE MEETING
PLANNING BOARD
January 2, 2014
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Edward Bannister; Mark Beliveau; and Robert Moynihan.

OTHERS PRESENT: Caren Rossi, Planning & Zoning Administrator

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

Note: **Changes are Bold Italics** and Deletions are underlined.

The 2013 Lee Zoning Ordinance, if amendments/changes/additions are passed by Town vote this March, this will change to the 2014 Lee Zoning Ordinance. The proposed changes are as follows;

Nonconforming Uses *and Buildings/Structures*

Any *lawful* nonconforming use may continue in its present use except that any nonconforming use may not be:

1. Changed to another nonconforming use;
2. Re-established after discontinuance for one (1) year except to a use conforming to the district in which it is located ;
3. Extended in area. *Extended throughout other parts of the building or structure if it is located only in a portion of the building or structure.*

A lawful nonconforming building or structure that is damaged or destroyed may be restored or reconstructed , provided that such restoration or reconstruction shall not enlarge the overall floor space or height of the building or cause the building or structure to become more nonconforming.

Robert Smith, Chairman suggested that we add the zoning article number to it as well as felt we should clarify the “overall floor space”. The below is with the amendments.

Article XXIII
Nonconforming Uses *and Buildings/Structures*

Any *lawful* nonconforming use may continue in its present use except that any nonconforming use or building may not be:

1. Changed to another nonconforming use;

2. Re-established after discontinuance for one (1) year except to a use conforming to the district in which it is located ;
3. Extended in area. *Extended throughout other parts of the building or structure if it is located only in a portion of the building or structure.*

A lawful nonconforming building or structure that is damaged or destroyed may be restored or reconstructed , provided that such restoration or reconstruction shall not enlarge the overall volume or building footprint of the building or cause the building or structure to become more nonconforming.

Public comment

None, floor closed

Bob Moynihan made a motion to approve as amended.

Ed Bannister second.

Vote; all motion carried, above change(s) will appear on the 2014 ballot.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Edward Bannister

Lou Ann Griswold

Robert Moynihan