

**MINUTES OF THE MEETING
PLANNING BOARD
October 13, 2016
7:00 PM**

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

OTHERS PRESENT: Jim Banks; Fred Kaen; Kevin Shenefield; Peter Hoyt; & Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 7:02PM.

MINUTES

Wayne Lehman made a motion to approve the draft minutes of 09/15/2016 & 09/22/2016.

John LaCourse second.

Vote: Majority. Ryan Crosbie abstained.

(PB1617-02)

The application is for a Lot Line Adjustments between Lee Tax Maps #11-06-000 & #11-05-0200. The properties are owned by Lee Church Congregational and Oyster River School District as shown on submitted plan by David W. Vincent, LLS. This is an application acceptance hearing and possible final hearing.

Robert Smith, Howard Hoff and David Cedarholm all recused themselves from this application.

Mark Beliveau, Acting Chairman continued the meeting.

Jim Banks, representing both the school and church explained that as he previously stated in the early summer at the consultation, they are doing the lot line adjustment for liability purposes for the new rain garden. If the rain garden were to go away, the land would revert back to the church. They did not change the frontage of the lot as they don't want to put any further restrictions on the parcel as the future of the remaining land is unknown.

The Board members did not have any question on the application as it was straight forward.

David Cedarholm made a motion to accept the application.

Wayne Lehman second.

Vote: all, application accepted.

Mark Beliveau, acting Chairman opened up the hearing for public comment.

Kevin Schenifield spoke in favor but asked what happened to the granite bound at the property corner between Mast Rd, the church property and the school?

Jim Banks was unaware of this.

Public comment closed.

The Board discussed the application and didn't have any issues. They felt that the bound issue could be addressed in the conditions of approval.

Mark Beliveau, acting Chairman asked if the deed has been drafted yet?

Jim Banks stated not yet.

Wayne Lehman made a motion to approve the application subject to the following conditions.

1. The plan and the new deed be recorded at the same time
2. The missing monument/bound be replaced prior to recording of the Mylar.

Ryan Crosbie second.

Vote: all

Strafford Regional Planning Commission

Fred Kaen stated he would be interested in serving as the Town of Lees representative to the SRPC.

Robert Smith, Chairman stated that he feels they do a great job for the town and appreciates his desire to help.

All Board members agreed to appoint him to the SRPC.

Work Session

Caren Rossi passed out to the Board members for their review the current sign ordinance by Attorney Justin Passat. This will be discussed at an upcoming work session. She also explained to the Board that the current building regulations are being worked on to get voted on in March 2017. One of the items is the septic design section. She asked the Board if they would be comfortable with just a simple reference to the states design criteria as well as amending the setbacks for new systems to be 75' as required by the state and not the 125' currently required by the town.

All members were in favor of these changes.

The Board reviewed section II of the Site Review regulations.

John LaCourse made a motion to adjourn at 9:10PM.
David Cedarholm second.

Vote: majority, motion carried, meeting adjourned.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Mark Beliveau, Acting Chairman Church

Edward Bannister

David Cedarholm

Ryan Crosbie

John R. LaCourse, Selectmen's Rep

Howard Hoff, Alternate

Wayne Lehman, Alternate