

**MINUTES OF THE MEETING
PLANNING BOARD
November 13, 2014
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Ed Bannister; Lou Ann Griswold; Robert Moynihan; Ryan Crosbie; Mark Beliveau; John LaCourse, Alternate

OTHERS PRESENT: Martin Castle; Robert Baskerville; John Puffer; Shirley Walker; Bill Brown; Jim Daley III; Jim Daley Jr.; Sandy Lee; Peter Hoyt & Caren Rossi, Planning & Zoning Admin

Robert Smith, Chairman opened up the meeting at 7:00 PM.

- Review and Approval of Draft 10/14/14; 10/23/14 & 11/06/14 Meeting Minutes

The Board tabled the 11/06/14 minutes as they have not had a time to review them.

Ryan Crosbie made a motion to accept the 10/23/14 minutes as amended
Ed Bannister second.

Vote: all, motion carried, minutes approved.

Ed Bannister made a motion to approve the 10/14/14 minutes as amended.
Lou Ann Griswold second.

Vote: all, motion carried, minutes approved.

Lou Ann Griswold made a motion to approve the 10/09/14 minutes.
Ed Bannister second.

Vote: all, motion carried, minutes approved.

- Report of officers and committees

Robert Smith, Chairman explained that the CIP committee will be presenting to the Board tonight, to the Department Heads in the morning and then to the BOS on December 2, 2014. This year, as presented is a slight increase than years past. This is mainly because of the purchase of a new fire truck. The truck has been in the plan since its inception but the cost of the truck is higher than anticipated.

Lou Ann Griswold explained that the Master Plan committee is also well underway and has recently met with SRPC. They have put together a time line, (in file) and should be on task for 2016.

Caren Rossi explained as part of a future work session the Site Review committee will give an update of the proposed changes.

- Review any correspondence

- Old Business
- New Business

Kyle Pimental –Strafford Regional Commission on a study of the Flood areas of the Lamprey River.

Kyle Pimental did a power point presentation explaining a recent study completed in Lee of the flood areas of the Lamprey River. (In file)

The Board asked him to do a tax map overlay and soils calculation to see what parcels would be affected and return to the Board for a more in depth discussion.

William Brown is proposing a Subdivision of 2 exiting parcels. One of the parcels was recently created per RSA 674:39-aa Restoration of Involuntarily Merged Lots and now the applicant wishes to reconfigure the lot- lines between the two lots. The property is located at 90 Mast Road and is known as Lee Tax Map # 13-01-5000 & #13-01-6000. This is an application acceptance hearing and possible final hearing.

Caren Rossi explained that Mr. Brown requested the Board of Selectmen back in late summer to unmerge two lots that were involuntary merged back in the early 1900's. He requested that they be put back to their pre-merged status. The BOS agreed. He showed the Board a plan as to what these two lots look like per their deeds. She explained they are currently on one deed as Track 1 and Track 2. He then went to the ZBA and received a variance to frontage and lot size to do the proposed re-subdivision, specifically to this plan. That he is here for tonight.

William Brown explained that by doing the proposed subdivision he can create one lot that meets the towns required zoning and one that almost meets it. What is here now is one very long narrow lot, he can build a house on the lot and the other lot that has a house already on it. This will create easier lot lines to follow for the future as well. He has had test pits done on the proposed lot as well as soils delineated.

Robert Moynihan asked if he has applied for state subdivision approval?

William Brown explained that his surveyor did not think he needed to.

Robert Moynihan suggested he do this for his own protection at the least.

Other Board members agreed and stated that they would make it a condition of approval, if approved.

Robert Moynihan made a motion to accept the application.

Lou Ann Griswold second.

Vote: all, application accepted.

Caren Rossi stated that the ZBA information will need to be added to the plan.

Mark Beliveau stated that the title block will need to be changed to subdivision as well as the note along the bottom of the plan needs to be removed.

Robert Moynihan asked where the proposed well would be located.

William Brown showed him.

Robert Moynihan asked that it be added to the final plan as well as the proposed driveway location.

Robert Moynihan asked the applicant to be sure that the monuments are set and added to the final plan.

Public comment

John Puffer asked to see what the proposal looked like. He had no questions or comments.

Floor closed for public comment

Robert Moynihan made a motion to approve the plan subject to the following conditions.

- 1 State subdivision is received
- 2 Add the ZBA approval to the final plan
- 3 Add the Board of Selectmen meeting date to the final plan
- 4 Change/amend the title block to accurately reflect the application and delete the reference block.
- 5 Add location of proposed driveway to the final plan
- 6 Add signature block to the final plan
- 7 Soil Scientist and surveyor to stamp the final plan
- 8 Add proposed septic and well location to the final plan
- 9 All the survey monuments be set (including on PC and PT's of the Rt. 155 curve) and shown as so on the plan

Second, Mark Beliveau

Vote: all, motion carried. Re-subdivision approved

The application is a Site Review application from Noble Farm Commercial Park, LLC. The applicant is proposing an additional tenant for the recently approved/constructed 30,000 sq ft. warehouse with office space. Property is located on Nobel Farm Drive and is known as Lee Tax Map# 25-03-0000. This is an application acceptance hearing and possible final hearing.

Robert Baskerville explained that when they were here for the approval for the first building, they were asked to come back prior to the occupancy of the second tenant and the construction of the parking area for the tenant. The parking area is an exact mirror image of the other side. The plan hasn't changed since last time they were here. They have received AOT approval. They have started to construct the drainage pond now, this isn't used for this area of the development but it is best to get it done now that they are working in this area. They have sent the plans to Civil Consultants and received this review back today. The items are very minor. The only issue they have is to do an As-Built prior to occupancy. They will be happy to do one but they would like to do it in sections as the majority of the As-Built are for items that do not pertain to this building. They have applied to DES to move the fire pond withdrawal location. The new area is the least impact to the pond and the earth. They will be able to do it in the new location without any blasting. They don't anticipate any problems they filed a Permit by Notification and should have final approval next week.

Robert Smith, Chairman suggested doing one for the road to the fire pond and the drainage pond.

Robert Baskerville agreed. He will provide another As-Built prior to occupancy of the second building.

Jim Daley Jr. pointed to areas of the plan that were completed to date.

Robert Moynihan made a motion to accept the application.

Lou Ann Griswold second.

Vote: all, application accepted.

Public comment

Peter Hoyt North River Rd spoke in favor of the project

No further comment, public comment closed.

Ryan Crosbie asked if they have drafted a storm water maintenance plan?

Robert Baskerville stated that he would do this. He typically adds it to the final plan.

The Board agreed to do this.

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

- 1 Storm water maintenance plan be added to the final plan
- 2 Final sign off from Civil Consultants
- 3 As- Built provided prior to Certificate of Occupancy of the Fire Road and detention pond

John LaCourse second.

Vote: all, application approved

Robert Smith, Chairman CIP 2015/2016 presentation.

Robert Smith presented the CIP to the Board. (In file) He will be presenting it to the Department Heads in the morning and then to the BOS on December 2.

John LaCourse made a motion to approve the CIP as presented.

Lou Ann Griswold second.

Vote: all, motion carried.

Meeting adjourned at 9:40 PM.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Edward Bannister

Mark Beliveau

Lou Ann Griswold

John LaCourse, Alternate

Ryan Crosbie

Robert Moynihan