

**MINUTES OF THE MEETING
PLANNING BOARD
December 11, 2013
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Edward Bannister; Lou Ann Griswold; and Robert Moynihan.

OTHERS PRESENT: Huw Powell, Catherine Otey; Tom Suevert; Kevin & Jayne Crawford; Dan Hersey; Corrine George; Linda Kahn; Tom Gialousis; Ryan Crosbie; Janet Sullivan; Tom Laue; Douglas Greiner; Joseph Falzone; James Long; Tobin Farwell; Robert Baskervill; James Daley & Caren Rossi, Planning & Zoning Administrator. Crawford only- Peter Hoyt, Fire Chief & Scott Nemet, newly appointed Fire Chief effective 1/1/14.

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

- **Review and Approval of Draft 11/13/2013 Meeting Minutes**

Ed Bannister made a motion to approve the minutes as presented.
Bob Moynihan second.
Vote: all minutes accepted.

- **Report of officers and committees**

Robert Smith, Chairman explained that the CIP was presented to the BOS as planned Prior to submittal it was updated with the most current library information.

- **An application for a Consultation/Design Review for a possible Open Space Residential Development. The applicant is Harbor Street Limited Partnership, Joseph Falzone G.P. The applicant proposes to subdivide 50+- acres into an Open Space Residential Subdivision with the construction of approximately 15+- single-family residential homes. The property is located at 41Kelsey Road and is known as Lee Tax Map #19-04-00. You are invited to appear in person or by representation of agent of counsel and state reasons why these applications should or should not be accepted/approved. Application information is on file at the Office of Planning & Zoning located at the Lee Town Hall. Posted at the Lee Town Hall & Office of Planning & Zoning on Tuesday, November 26, 2013 and advertised in the Fosters Daily Democrat.**

Robert Smith, Chairman explained that due to the large number of abutters, we will here this application before the others. He continued to explain that we do not have a written procedure for Design Review in our regulations. We will proceed as a consultation with abutter input of only information pertinent of the development. Information that the developer should know about the property.

Joe Falzone explained to the Board he has a purchase and sales agreement on a 50+- acre parcel of land on Kelsey Rd. He has done several conservation subdivisions in

neighboring towns but not in town. He has hired Doucette Survey; Jaime Long & G2 +1. Test pitting has been completed. Some steep slopes, wet soils are in the back of the lot; 1900' of road frontage. He may possibly need waivers on some of the curb cuts. He has spoken briefly with the Fire Chief regarding the cistern locations. At this meeting he is hoping to get some direction from the board as to which design they liked better. He is also working with an abutter to sell him some land.

Jaime Long explained that they dug 40 test pits; he has not done a full soil mapping of the property yet. The soils in the back are the wet soils; in the front are beautiful soils; as well as a little ledge in the back.

Doug Greiner-G2+1 explained two proposed plans of the parcel to the Board. They will all be single family rural lots. The first option has no town road and slightly more open space. They are proposing shared driveways; still providing the 100' perimeter buffer; 15 lots and about 65% of the land will remain in open space. They will all have individual wells and skeptics.

Robert Moynihan asked about the 250' frontage requirement?

Caren Rossi will look into this.

Robert Smith, Chairman asked where the fire cisters would go?

Joe Falzone replied wherever the Fire Chief wants them.

Doug Greiner explained that the other proposed plan has a town road; about 1800 ft long and is a mix of cluster and conventional development. The turnaround is a hammerhead. The open space land is 63%. This type of development also has one more lot than the other proposal as well as no buffer for the abutters due to the mix design of the lots.

Lou Ann Griswold asked what they invasion for the open space area?

Joe Falzone stated he would like to leave it as is or if the town wants something different?

Jaime Long explained that the land has been very well managed over the years. It would not hurt to do a selected cut harvest again.

Bob Smith, Chairman asked what style house he was building?

Joe Falzone replied that he will be working with an architect, Art Forms out of Elliot Maine and will provide the Board with renderings.

Bob Smith, Chairman advised them to stay away from strip development; the Board doesn't like to see strip development.

Doug Grenier explained that they can push the houses back and front on the lots to make sure it is not strip development.

Joe Falzone explained that the house range from 150' to 250' apart from one another.

Public comment

None, floor closed

The Board discussed both of the options; the majority preferred the concept with mix conventional lots and cluster lots with a town road. They felt it had more of a neighborhood feel.

Joe Falzone thanked the Board for their time.

- **Kevin Crawford, 100 Stepping Stones Rd regarding the cistern requirement for a three (3) - lot subdivision.**

Kevin Crawford explained that he would like to subdivide off one more lot on his existing parcel. By doing this he would lock up the land behind his house for future development. But, by doing this, he will trigger the cistern regulation. He does not feel that this requirement applies to this type of development; he feels it was implemented for a new development. He feels he can accomplish the fire protection by installing sprinklers into the home.

Bob Smith, Chairman explained that the Board looks heavily on the recommendation of the Fire Chief. He explained that the new chief is taking over the first of the New Year and that he would like to give him some time to review the request and then ask him for his input.

Chief Hoyt and Captain Nemet briefly discussed this with the Board and Captain Nemet would like some time to review this and he will meet with Kevin Crawford.

- **Tom Seubert, 10 Sheppard Lane regarding a zoning change he would like the Board to implement.**

Tom Suebert provided the Board with a copy of an ordinance from the Town of New Durham NH regarding a new ordinance he would like the town to implement regarding trash storage. He used an example of 465 Packers Falls Rd and the large pile of trash/art that has been there since 2000 and nothing has been able to be done about it. He is concerned that this will happen again on Stepping Stones Rd as this same person is building over there now. In this proposed ordinance, it has a timeline of one-year to clean up any nonconforming once the ordinance is adopted.

The Board thanked him for presenting this; they are not accustomed to getting such requests. There is not enough time to make any changes this year but they will review it as they are in the process of updating the current regulations.

- **Consultation with Jim Daley, Noble Farm Commercial Park regarding the layout of the proposed commercial development.**

Bob Baskerville from Bedford Design showed the Board a potential build-out of Noble Farm. This plan has 8 proposed buildings utilizing the same locations of the past approved septic systems. The road will be in the same location as the subdivision. The buildings vary in size to accommodate what the feel is the demand for warehousing. They still need to update the permits with the alteration of terrain bureau; DES; & the Dam Bureau. He explained that currently Mr. Daley has a client for the 30,000 sq ft building. This building would not require the AOT permit.

There was discussing that when application is made, the applicant needs to be sure he has information on the truck traffic; lighting; signage; parking; and landscaping. Landscaping is very important as the buildings will be highly visible from Rt. 155.

The Board thanked them for their time and showing them the plan and keeping them updated.

- **Consultation with Tobin Farwell, Farwell Engineering regarding the Callioras property located at Calef Highway.**

Tobin Farwell presented a plan to the Board of the proposed development of Lee Tax Map# 04-07-0500 & #04-07-0600. The properties are both being developed into individual "strip malls". They have made application to the ZBA for the December meeting to seek various setback reliefs. Many years ago, a 50' ROW was placed on #04-07-0500 to access the 25+- acres of backland that has yet to be developed. As part of the Walgreens Development, DES granted approval for wet soils fills/impacts for the access road to connect from Walgreens to Wentworth Douglas Hospital.

- **Work session to review possible zoning changes for the 2014 Town election.**
Caren Rossi presented the Board with the proposed changes for the 2014 warrant. The public hearing will be either January 2nd or 7th to meet the statutory requirement.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Edward Bannister

Robert Moynihan

Lou Ann Griswold
