

**MINUTES OF THE MEETING  
PLANNING BOARD  
December 21, 2011**

**MEMBERS PRESENT:** Robert Smith, Chairman; Kevin Crawford; Mark Beliveau; and Ed Bannister.

**OTHERS PRESENT:** Allan Dennis, CEO; Caren Rossi, Secretary; Joe Fagan; Brian O’Conner; Chet Cole; Joe Lombardo; Martin Castle; Erick Sawtelle; Pat Roop; James Banks; Peter Hoyt; Deb Sugarman; Kristin Cisherros; Anna Marie Gasowski; Sheri Griffif; Paul Gasowski; Laurel Cox and Chuck Cox.

Public hearing on the Zoning Changes for the Commercial Zone – Noble Farm.

Bob Smith, Chairman provided a power point presentation of the process as to how we got where we are currently at. ( in file) He explained the proposed change. The audience had comments as follows:

- How do we protect the wells for future town use? At this time we are not, they will go with the property.
- Number of employees. Planning Board will address this as part of site review.
- Maximum height of the buildings. Planning Board will address this as part of site review.
- It was an old sand pit, was it reclaimed to town standards when closed? No, it was a grandfathered pit with no guidelines for restoration.
- Are the existing wells a hazard or a liability to the town if developed? No
- Want to minimize traffic on Riverside Farm Dr. Any development will increase the traffic there.
- A lot of opposition against warehouse type commercial activity and should allow agriculture. Planning Board to review at work session to see if want to change.
- Will entrance be a town road? Yes.
- Discussed signage allowed.

Bob Smith stated that the Board will have a work session on January 4, 2012 and discuss if they want to make any changes to the proposed zoning change.



Continued discussion with the Lee Heritage Commission Regarding a possible additional Regulation to the Building Regulation which would be voted on in the March 2012 Annual Election.

Allan Dennis stated he has discussed with the Town Attorney this proposed change and he advised that the Heritage Commission has no authority to make a change.

Robert Smith, Chairman stated with this information, issued resolved.

MINUTES TRANSCRIBED BY:

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Caren Rossi, Secretary

MINUTES APPROVED BY:

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Robert Smith, Chairman

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Ed Bannister

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Mark Beliveau

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Kevin Crawford