

**MINUTES OF THE MEETING  
PLANNING BOARD  
March 27, 2013  
7:00 PM**

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

**OTHERS PRESENT:** John & Judy MacDonald; Bob Watson; Peter MacDonald; Sheila Hauss and Caren Rossi, Secretary.

Minutes-

Bob Moynihan made a motion accept the 3/13/13 minutes.  
Kevin Crawford second.  
Vote: All

Bob Moynihan made a motion to approve the 3/13/13 minutes.  
Kevin Crawford second.  
Vote: All

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- **An application for Site Review made by First Strafford Realty Trust, John & Judy MacDonald. The applicant proposes to have Outdoor Sporting Shows. There are no physical structural changes purposed. The property is located on 380 Calef Highway, (Rt. 125) known as Lee Tax Map #18-02-0000. This is an application acceptance hearing and a possible final hearing.**

Bob Watson explained the application to the Board. They would like to have spring shows twice a year, fall shows twice a year and auctions four times a year. They all will be on the existing site with no new construction. The spring shows will have items like boats; campers; jet skis; camping equipment; camp ground vendors and motorcycles. The fall shows will have items like snow mobiles; skiing equipment; ice fishing equipment; four wheelers and snow blowers. The auctions will be various items of heavy equipment. The hours will be Monday thru Sunday 8 am to 6 pm. With the plans that were provided, the Board discussed the parking areas and display areas.

Judy MacDonald explained that in the aerial provided, they have approximately 2,500 cars. This photo was from an Oktoberfest weekend. The parking area they are proposing to use holds approximately 1,800 cars.

There was a discussion as to the number of days the events would be. It was determined that each event had a different timeframe with move-in, event and then take down. They would not like to limit the events to a specific day of the week. They can't have an event that would interfere with a race.

There was discussion about if the engines would be allowed to be started during the shows.

Sheila Hauss she works for WOLQ and she explained she has been working with the track to work together for the first event at the end of April. In their contract, engines are not allowed to be started. She will provide a copy of the standard contract for the file.

There was discussion that at the equipment auctions the equipment will be started.

Public Comment:

Caren Rossi read a letter from residence Dwight & Sally Barney into the record. (In file) they spoke with concerns of the loud speaker. They felt that there shouldn't be any need for the tracks speaker system to be heard off of the property during an event.

Caren Rossi spoke as an abutter in favor of the application. She felt it was a low noise use, and a good use of the property with minimum impact.

Peter MacDonald a resident in Lee spoke in favor. He feels we should encourage this business in town and not discourage it. They will also bring revenue to other business in town.

Sheila Hauss also a resident as well as a WOKQ employee. She feels the same as Mr. MacDonald.

Paul Spencer spoke in favor as well and said the Board should encourage more business and more revenue for existing businesses.

Public comment closed.

Caren Rossi read the items listed in the minutes from the last meeting. The two outstanding items were Police and Fire written input.

The Board discussed the application, if approved; they would make it conditional. They felt that the loud speaker should not be heard off the property. They also discussed that they could make the police and fire input a condition of approval, but, if there were issues with either one, the MacDonald's would need to come back to the board.

Kevin Crawford made a motion to accept the application.

Ed Bannister second.

Vote: All

Ed Bannister made a motion to accept the application subject to the following conditions:

- 1.) The loud speakers will not be heard off of the property.
- 2.) Police and Fire have no issues and they submit a letter for the file. If they do have issues, the applicant needs to come back to the Board.

Bob Moynihan second.  
Vote: all

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**-Appointment of a resident to the Strafford Regional Planning Commission.**

Caren Rossi explained that she has discussed the appointments with Cynthia Copeland, President of Strafford Regional Planning Commission and it is very common for one person to be on both committees.

Bob Smith, Chairman explained that he would like to appoint Caren Rossi for these committees but he would like a minimum of a quarterly report to the Board from her.

Bob Moynihan made a motion to appoint Caren Rossi to Strafford Regional Planning Commission and to the TAC Committee at Strafford Regional Planning.

Kevin Crawford second.  
Vote: all

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New Business

**-Consultation with Peter MacDonald regarding property on Stepping Stones Road.**

Kevin Crawford recued himself as he is an abutter to the property.

Peter MacDonald explained that he and his wife purchased 11 acres of property on Stepping Stones Road to house homeless veterans. They will have a chapel as well as small single family cabins for these homeless veterans. He provided the Board with a sketch of what the proposed cabins will look like. He explained that under the RLUIPA act, he is exempt from all regulations. He continued to explain that he feels the Board should make Allan Dennis give him a building permit for his project as he is exempt and will be using composting toilets as allowed under the RLUIPA act. He provided the Board with a handout expressing his concerns. He feels the Board is giving him a hard time and they as well as Allan Dennis, are costing him a lot of money.

Caren Rossi explained that he has been denied a permit to construct the workshop as there is an issue with the well in proximately to the septic. Until this matter is addressed, a permit cannot be issued. The workshop has a bathroom in it.

Bob Smith, Chairman explained that he is unfamiliar with the RLUIPA act and he would like to get legal opinion on the proper procedure. He asked Caren Rossi to get legal opinion for the next meeting, if possible.

Peter MacDonald would like a copy.

The Board agreed to provide him a copy.

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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Robert Moynihan

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Kevin Crawford