

**MINUTES OF THE MEETING  
PLANNING BOARD**

**March 9, 2017**

**7:00 PM**

**MEMBERS PRESENT:** Robert Smith, Chairman; David Cedarholm; Lou Ann Griswold; Wayne Lehman & Howard Hoff, Alternate

**OTHERS PRESENT:** Craig Williams; Scott Spindelet; Mark Murphy; Charles & Cynthia McClain; Peter & Cheryl Arvanitis; Peter Hoyt; Bill Booth, Building Inspector; Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 7:03PM.

**MINUTES**

David Cedarholm made a motion to approve the draft minutes from 2/15/2017. Wayne Lehman second.

Vote: all, motion carried, minutes approved.

**REPORT OF OFFICERS AND COMMITTEES**

Robert Smith, Chairman stated he would like to hold off on adopting the revised Economic Development section for the Master Plan until more of the Board is here, specifically the members of the Master Plan subcommittee.

The other Board members agreed. This will be scheduled in April.

**NEW BUSINESS**

**Consultation with Mark Murphy 603 Self Storage.**

Mark Murphy explained he went to the ZBA last month and received the needed variances to construct a single story self-storage building on the vacant land south of the existing self-storage building facility currently known as Uncle Bobs Self Storage. He is planning to construct, in phases, self-storage units. The buildings are all lumped together to minimize the impact to the site. He brought them closer to the road to avoid any impact to the wet soils on the back of the property. He has met with the fire chief and he wants the cistern close to the road so he can easily access it for other sites in town as well. The units will be climate control, he still needs to do a lighting plan, landscape plan,

get the signage added to the plan, get AOT & DOT approval as well as add the well location.

Caren Rossi explained that the owner of the property recently merged both of the parcels so the line showing the 2 separate parcels is no longer valid.

Robert Smith, Chairman asked how wide the entrance is?

Mark Murphy explained 24' wide.

Howard Hoff asked how many parking spaces are proposed?

Mark Murphy replied 5. Which is actually much more than the will need. It is rare to have more than one customer there at a time.

David Cedarholm asked what the roof lines would look like?

Mark Murphy replied single pitch to the middle.

Howard Hoff asked if they will be open 24 hrs.?

Mark Murphy replied no, they will be closed from 11pm to 5am.

The Board had the following suggestions for the applicant.

- Do no use an . x for the elevations
- Remove the lot line showing the lot as two lots
- Apply the correct tax map number to the parcel
- Supply the phasing schedule for the development

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**(PB1617-05)**

**The applicants, Yehuda & Amy Daskal, Daskal Family Living Trust. They are requesting Site Review for a Bed & Breakfast in their existing home. The property is located on 105 North River Rd and is known as Lee Tax Map #21-09-00. This is an application acceptance hearing and possible final hearing.**

Caren Rossi explained that when the Daskal's originally approached her with this idea, she directed them to the fire chief to see if there were any fire codes, such as a sprinkler system that would deter them from doing this. They meet with him and he said they did not need one because the bedroom was on the first floor and sprinkler systems are only required if they are on the second floor. They then proceeded with the process. When Caren asked the fire chief

for a letter for the planning board for the site review application, the Chief while looking to cite the correct code, noticed that the code has been recently changed to require all B&B to have a fire sprinkler system installed regardless of the location of the bedrooms. This code was effective June 30, 2016. Had the Daskal's had this correct information they would not have started the process. She is asking if the Board would consider refunding them their \$122 for the application fee for tonight's scheduled hearing.

Mark Beliveau stated that while he does sympathize with the Daskals, he feels that the town is not held liable as they acted in good faith. The town employees act in good faith and try to advise correctly but it is ultimately up to the applicants to seek advice from professionals, such as an engineer, as to what is and is not required.

The Board discussed this.

David Cedarholm made a motion to move to not recommend a refund.  
Wayne Lehman second.

Vote: yes – Wayne Lehman, David Cedarholm & Mark Beliveau  
No – Lou Ann Griswold & Howard Hoff

The Daskals will not receive a refund.

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**(PB1617-6)**

**The applicants, Jesse & Erica Clapp are proposing to subdivide a 2.85+- acre lot from the existing lot of 8.26+- acres. The property is located on 240 North River Rd and is known as Lee Tax Map #25-03-0700. This is an application acceptance hearing and possible final hearing.**

Dan Berry representing the Clapps explained that they would like to subdivide out the 2.85 +- parcel of land that was originally a separate lot. The previous owners merged all of the lots together for tax purposes but the new owners would like to take it back out. All of the original monumentation was still in tack. Test pits have been done to prove a new septic can be installed as well as if the existing septic fails for the house it can be replaced. The only outstanding item is NH State subdivision approval. The wet soils were also delineated and mapped as part of the process.

Robert Smith, Chairman asked if there were any cemeteries on the property?

Dan Berry replied no.

Howard Hoff made a motion to accept the application.

Mark Beliveau second.

Vote: all, application accepted.

Robert Smith, Chairman opened up the floor for public comment.

None, floor closed.

Robert Smith, Chairman asked if anyone wished to do a site walk.  
All agreed no.

Lou Ann Griswold made a motion to approve the application subject to State subdivision approval.  
Howard Hoff second.  
Vote: all, motion granted.

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**(PB1617-7)**

**The applicant, Craig B Williams is proposing to subdivide from an existing 38.010 +- acre tract of land an existing building (vet clinic) with 5.065 +- acres and an existing house with 5.124+-acres leaving a vacant lot of 27.822+-acres. The property is located on 64 Harvey Mill Road and Gile Rd. and is known as Lee Tax Map #22-07-00. This is an application acceptance hearing and possible final hearing.**

Caren Rossi explained that this applicant was here last spring for a two lot subdivision, which was never recorded. At that time he wished to subdivide the existing buildings on one lot and then vacant land for the other lot. At this time, he wishes to subdivide out the house, the vet clinic and then the vacant land for 3 lots.

Craig Williams explained as well. He wants to subdivide the house on its own lot 5.124 +-acres, the existing vet clinic on its own lot 5.065 +- acres and then the remaining land of 27.822 +- acres. He needs to apply for state subdivision approval.

Robert Smith, Chairman asked for the police and fire department inputs.

Caren Rossi explained she has letters from both and neither have an issue with the proposal.

Mark Beliveau asked if the easements have been drafted yet for the driveways?

Craig Williams replied not yet.

Howard Hoff asked for clarification on the pavement behind the vet clinic over the proposed line between the house and the clinic.

Craig Williams stated that in that area it is actually cobblestone.

The Board stated this would need to be corrected for the final plan.

David Cedarholm made a motion to accept the application.

Wayne Lehman second.

Vote: all, application accepted.

Robert Smith, Chairman opened up the floor for public comment.

Charles McClain spoke in favor of the application.

Floor closed

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

1. Clarify where the pavement stops and the cobblestone begins between the clinic and the house.
2. Make sure the driveway easements are correct on the plan as to what is needed.
3. State subdivision approval if required.

Wayne Lehman second.

Vote: all, motion carried.

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**OLD BUSINESS**

MINUTES TRANSCRIBED BY:

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Caren Rossi, Secretary

MINUTES APPROVED BY:

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Robert Smith, Chairman

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David Cedarholm

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Lou Ann Griswold

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Mark Beliveau

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Wayne Lehman, Alternate

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Howard Hoff, Alternate