

**MINUTES OF THE MEETING
PLANNING BOARD**

April 20, 2017

7:00 PM

MEMBERS PRESENT: Robert Smith, Chairman; David Cedarholm; John LaCourse; Wayne Lehman, Alternate & Howard Hoff, Alternate

OTHERS PRESENT: Pat Roop; Bob Baskerville, Bedford Design; Jim Daley, III; Paul Poor; Terry Poor; Randy Stevens ; Peter Hoyt; Bill Booth, Building Inspector; Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 7:05 PM. He explained this meeting is a continuation from last week, April 13, 2017 where there was not enough members so the meeting was continued.

MINUTES

Wayne Lehman made a motion to approve the draft minutes from 3/09/2017. John LaCourse 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 Lou Ann Griswold can attend the discussion and approval.

Robert Smith, Chairman explained he received an email from Ryan Crosbie seeing some guidance regarding his position on the board. Due to work conflicts he has missed meetings lately. He wanted some guidance as to whether or not he should remain on the board.

Robert Smith, Chairman stated he feels Ryan is a very knowledgeable and valuable member to the Board. He feels he should remain on the board and attend when he can.

The other members agreed.

NEW BUSINESS

PB1617-07

A public hearing for the Town of Lee Highway Department. They are proposing to remove and trim Hazardous trees on Cartland Road; High Rd; Demerit Ave; Birch Hill Rd; Sheep Road and Stepping Stones Road. All roads are Scenic Roads.

Randy Stevens presented the Board with several pictures of different trees on the various scenic roads that he felt were in need of cutting for safety reasons. Birch Hill Rd is the worst, Stepping Stones Road also has several. Others have just a few.

Robert Smith, Chairman asked if he talked to the residents?

Randy Stevens said, yes, a few of them. He will also get permission from landowners before cutting if on private property.

No public comment.

David Cedarholm made a motion to approve the request.

Howard Hoff second.

Vote: all, motion carried.

PB1617-08

A Site Review Application for Noble Farm Commercial Park, LLC. The applicant is proposing to construct a 100,000 +/- sq. ft. warehouse (phase 1) and a 28,125 sq. ft. +/- warehouse (phase 2) on Noble Farm Drive. Property is known as Lee Tax Map #25-03-0000. This is an application acceptance hearing and a possible final hearing.

Robert Baskerville explained that they would like to get permission to construct 2 new buildings. They only have a tenant for the phase 1 warehouse at the moment. They would like to get started on phase 1 as soon as possible. For clarification purposes they are numbering the buildings at the start of the approval process to help keep all straight. Being one large chunk of land it sometimes can be difficult. He continued to explain, as with the other building, there will not be any blasting, steel building, most of the site work is complete. The drainage report is done and submitted to Caren for Civil Consultants review. They already have AOT permitting for the entire site, they just need to submit the updated plan. They have added a significant amount

of plantings to help shield from North River Rd. The buildings all face the interior road so the abutters will only see the backs. They will be installing minimal lighting. They have added more parking than needed. All the buildings pitch to the back, front higher than back, allowing the water to all collect on the back and draining towards the pond. Test pits have been done for a septic in the 100,000 for an office and possibly an office on each side, depending upon need. The smaller building will tie into the existing septic. They show on the plan 4' loading docks on both the front and the side, not sure if all are needed but shown. Lighting will be wall packs, downward facing and above the doors only. Both buildings will have a new well drilled for their use.

Robert Baskerville explained that they provided color samples for the Board to review.

The Board stated they would like the colors consistent with the existing building.

David Cedarholm made a motion to accept the application.

John LaCourse second.

Vote: all, application accepted.

The Board discussed a site walk and it was scheduled for May 4, 2017 at 6pm. Meet on site.

Public Comment

Terry Poor, 604 Calef Highway spoke with concerns of possible hazardous chemicals stored in the buildings.

Jim Daley explained that in their leases, hazardous chemicals are not allowed. He has all of the MSDS sheets for all things stored.

David Cedarholm asked if the buildings had floor drains?

Jim Daley replied no.

Pat Roop spoke in general favor of the proposal just was concerned with work being done on the weekends. Hours of operation ?

Caren Rossi read the current noise ordinance.

Terry Poor spoke with concerns of the amount of water the wells will be drawing.

David Cedarholm stated it will be a minimal use.

Robert Smith, Chairman asked if they will be irrigating the lawns?

Jim Daley replied no.

Winfield Bullard, 270 North River Road spoke with regards to the entrance. Will it be widened?

Robert Smith, Chairman explained that will be up to the state as the town does not have jurisdiction as it is a state road.

Robert Baskerville explained that the DOT would like it wider for 300', then a taper, it will end prior to 270 North River Rd.

Floor closed.

Site walk will be on May 4th at 6pm and then the meeting is continued to May 10 at 7pm.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

David Cedarholm

John LaCourse, Selectmen Rep.

Wayne Lehman, Alternate

Howard Hoff, Alternate