

**MINUTES OF THE MEETING
PLANNING BOARD
April 23, 2015
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Ryan Crosbie; Robert Moynihan; Ed Bannister; & Mark Beliveau; John LaCourse, Selectmen's Rep.

OTHERS PRESENT: Wayne Morrill, Jones & Beach Engineers; Dan Gabrielle, Bobby Callioras; Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 7:00PM.

- **Review and Approval of Draft 04/9/15 Meeting Minutes**

Ed Bannister made a motion to accept the minutes.

Robert Moynihan second.

Vote: all

- **Report of officers and committees**

Mark Beliveau reported that the site review committee is making progress.

Ryan Crosbie reported that the master plan committee has received feedback from all groups except the rec commission. They are now working on the survey for the residence. They will present this to the Board prior to sending it out to the residence.

- **Review any correspondence**

None

- **Old Business**

The Applicants Attorney requests to continue the accepted application for a Site Review Application presented by Peter MacDonald, representing the Veteran Resort-Chapel. The property is located on 101 Stepping Stones Rd, and is known as Lee Tax Map#12-03-0300. The applicant is proposing to become a Church. This is a possible final public hearing.

Caren Rossi read an email received from the applicant's attorney requesting the continuance.

Ryan Crosbie made a motion to continue this application to the May 14, 2015 meeting.

John LaCourse second.

Vote: all in favor

Wayne Morrill, Jones & Beach Engineering regarding a conditionally approved 28-Lot Subdivision Application. Property is located on Hayes Rd and is known as Lee Tax Map #01-04-00; #01-04-05; & #01-07-00.

Wayne Morrill explained that the project has changed ownership. The new owners want to build slightly different homes. He presented the Board with styles that will now be built. He also explained that the subdivision regulations, 4:10, Performance Bond, requires the project to be bonded prior to the start. They would like to build the road to binder and then bond the remaining. This will allow them to have more cash flow to build the road.

Caren Rossi provided the Board with a letter from Jay Stephens with his input on this. (In file)

Mark Beliveau made a motion to waive the Performance Bond requirement which requires a bond be posted prior to any construction. The developer is permitted to construct the road and install cisterns per the plan up to the binder without a bond. However, at the beginning of construction the developer will post a sufficient amount of money to pay for road and cistern inspections, this amount to be determined by Civil Consultants. Once the road is at the binder stage and the cisterns are installed and approved by the Fire Chief. Civil Consultants will determine the bond amount for the remainder of work. Once the bond is in place, lots can be sold and building permits can be issued.

A Restoration Bond will be put in place prior to the commencement of any construction. Civil Consultants will determine the amount of this.

After final coat of pavement is installed, Civil Consultants will determine the 2-year maintenance bond amount.

A Development Agreement will be prepared to document this project.

Ed Bannister second.

Vote: all in favor

- New Business

A Site Review application for Robert & Barbara Callioras. Property is located at 87 Calef Highway (Rt. 125), Lee NH and is known as Lee Map #04-07-0500. This is an application acceptance hearing and possible final hearing.

Bobby Callioras explained that he received approval from the ZBA to continue food sales from the trailer. As part of his purchase and sales agreement with Dan Gabriel for the lot next door, he agreed to move the trailer over 30' from where it is now located towards the circle. He just needs to move the storage container, soda machines and a few trees.

Caren Rossi explained that the ZBA granted approval for 9 months after he received approval from this Board. She also explained that she advised Mr. Callioras that going to the PB for their review would be required. She explained that she had noticed it and notified the abutters but the Board could choose to waive site review if they wished.

Public comment

Dan Gabriel spoke in favor of the application. He explained that now the trailer is only located 15' from the lot line. This application will move it over 30' move feet away from the lot line. He also spoke asking the Board to approve it sooner than later as everyday gets closer to the 9 months after approval.

Public comment closed.

Mark Beliveau read the following statement from our regulations.

Site Plans shall be submitted for Planning Board review by any applicant seeking new, altered, or converted use of a multifamily dwelling or non-residential site or structure. Site Plan Review shall also be required for mixed use development which combines single family, multifamily or non-residential land uses. Site Plan Review shall not be required if, in the opinion of the Planning Board, the proposed multifamily or non-residential development involves no significant building alterations or changes in the site.

Robert Moynihan made a motion to waive site review.

John LaCourse second.
Vote: all, site review waived.

Robert Moynihan made a motion to adjourn the meeting at 8:15pm.
Ryan Crosbie, second.
Vote: all

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Ryan Crosbie

Robert Moynihan

Ed Bannister

John LaCourse, Selectmen's Rep