

**MINUTES OF THE MEETING
PLANNING BOARD**

May 10, 2017

7:00 PM

MEMBERS PRESENT: Robert Smith, Chairman; Lou Ann Griswold; John LaCourse, Selectmen's Rep; Wayne Lehman & Howard Hoff, Alternate

OTHERS PRESENT: Scott Frankiewicz; Jeremey Lugie, Southeast Land Trust; Dave Vincent; Jim Daley, III; Bob Baskerville, Bedford Design; Hannah Hamalainen; Heidi Kotlus; Peter Hoyt; Bill Booth, Building Inspector; Caren Rossi, Planning & Zoning Administrator

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

MINUTES

Howard Hoff made a motion to approve the draft minutes from 4/20/2017 & 5/4/2017.

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. We are going to try for the July meeting.

The other Board members agreed.

Caren Rossi stated she received an email from Town Administrator, Julie Glover. The BOS is requesting a review of the last master plan and a report to them as well as quarterly reports of the current master plan.

The Board suggested that Caren Rossi comprise a list of goals and action items from the previous Master Plan as well as the most recent Master Plan, bring to the Board for review and direction.

PB1617-08

A continued accepted 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 a possible final hearing.

Caren Rossi explained that she discussed the plans with Jay Stephens, Civil Consultants. He has not completed his review yet of the plan set. He does not feel that there is any reason to not approve the plans contingent upon his approval. He feels any issues can be resolved between Bob Baskerville and him.

Caren Rossi read the possible conditional approval items she has listed

No Blasting without approval from the planning board
Receive approval for all applicable state permits
Building color to match existing building
Complete a yearly Tier II form and file with the Lee Fire Chief
Original existing wells to be locked
Final review and sign off from Civil Consultants
Add an additional handicap space to the #21- 100,000 sq. ft. building by the office, closest to the street, North River Rd.

Public Comment

Hannah Hamalainen asked if there was handicap access around the building.

Robert Smith, Chairman replied yes.

Floor closed

The Board discussed the outstanding items and did not have any issues with doing a conditional approval.

John LaCourse motion to grant the construct a 100,000 + - sq. ft. warehouse (phase 1) and a 28,125 sq. ft. + - warehouse (phase 2) on Noble Farm Drive. Subject to the following conditions:

- No Blasting without approval from the planning board
- Receive all applicable state permits
- Building color to match existing building
- Complete a yearly Tier II form and file with the Lee Fire Chief

- Original existing wells to be locked
- Final review and sign off from Civil Consultants
- Add an additional handicap space to the #21- 100,000 sq. ft. building by the office, closest to the street, North River Rd.

Wayne Lehman second
 Vote: all, application approved

Consultation with Hannah & Mark Hamalainen regarding possible zoning changes to allow Tiny Homes on reduced lots.

Caren Rossi explained she met with Hannah & Mark a few weeks back regarding this proposal. I explained at the time the process of getting approval to achieve their goals and suggested that the Board may interested in a possible zoning change that might address this type of development.

Hannah and Joss did a presentation to the Board and provided handouts (in file) explaining what they would like to achieve.

The Board thanked them for their time and said they would discuss it and get back to them.

PB1617-10

The applicant, Ronald Kennard, is proposing to subdivide a 4.04 + - acre lot from the existing lot of 44.71 + - acres. This subdivision is for the purposes of a conservation easement on the remaining 40.66 + - acres. The property is located on 164 Stepping Stones Road and is known as Lee Tax Map #07-05-00. This is an application acceptance hearing and possible final hearing.

David Vincent presented the plan and explained that the lot including the existing house will be kept out of conservation easement and the remaining land will go into conservation easement. They performed test pits on the existing lot for the future replacement of the existing septic system. All the monuments have been set. State subdivision approval has been received.

The Board had no issues with the proposal, very straight forward. John LaCourse made a motion to accept the application.

Lou Ann Griswold second.
Vote: all, application accepted.

Public Comment
Heidi Kotlus spoke in favor.

Floor closed

Lou Ann Griswold asked if the easement was open for public access and for hunting?

Jeremy Lugie explained yes for public access but not for hunting.

John LaCourse made a motion to approve the application.
Lou Ann Griswold second.
Vote: all, application approved.

PB1617-09

A Site Review Application for 201 Highland, LLC. The applicant is proposing to construct a self-storage facility at 52 Calef Highway. Property is known as Lee Tax Map #04-03-0000. This is an application acceptance hearing and a possible final hearing.

Scott Frankiewicz explained the proposal. He has made the suggested changes to the plan from the last meeting with the Board. He has detailed the phases out on the plan. There will only be one employee, the gates will be located all the time but if you have a key and a code you have 24/7 access.

John LaCourse motioned to accept the application.
Lou Ann Griswold second.
Vote: all, application accepted.

The Board discussed a site walk. They determined they have all been there multiple times and did not need to visit it again. They discussed the wells on site. They will need to be capped and or de-commissioned.

The Board discussed the outstanding items.

Existing wells to either be capped or de-commissioned.
Receive approval of all state permits

Final approval from Civil Consultants
Final approval from Police & Fire Chief
Landscape plan
No light trespass of property
Color sample to be submitted, colors to be, green & tan

John LaCourse made a motion to approve the application subject to the following conditions:

- Existing wells to either be capped or de-commissioned.
- Receive approval of all state permits
- Final approval from Civil Consultants
- Final approval from Police & Fire Chief
- Landscape plan
- No light trespass of property
- Color sample to be submitted, colors to be, green & tan

Wayne Lehman second.
Vote: all, application approved

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Lou Ann Griswold

John LaCourse, Selectmen's Rep.

Wayne Lehman, Alternate

Howard Hoff, Alternate