

**MINUTES OF THE MEETING
PLANNING BOARD**

May 18, 2017

7:00 PM

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

OTHERS PRESENT: Jim Banks; Jill Nooney; Bob Munger; John Silvia; John Fortin; Jeanne Livermore; John Silva; Scott Grumbling; Emilia Poehlman; Amanda Hanson; Elizabeth Salamone; Anne Jennison; Peter Hoyt; Caren Rossi, Planning & Zoning Administrator

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

MINUTES

John LaCourse made a motion to approve the draft minutes from 5/10/2017. Wayne Lehman second.

Vote: all, motion carried, minutes approved.

REPORT OF OFFICERS AND COMMITTEES

None

PB1617-11

A Site Review Application from Jill Nooney & Robert Munger, 45 High Road, Lee NH property is known as Lee Tax Map# 24-08-00; 24-08-0100 & 24-09-00. The applicant is proposing to expand their existing garden tours and associated events. This is an application acceptance hearing and a possible final hearing.

Caren Rossi explained that the applicants are here tonight for a site review of an existing operation. The garden tours have been going on for some time and they were previously held only one weekend a month. They have recently decided to extend the month tours to two weekends a month with additional events. When they met with Caren and explained they wanted to be open

more, she explained to them that they needed site review. Caren Rossi explained that they have had issues with parking for the events.

Jill Nooney explained that they are a public garden, run by a non-profit and they would eventually like to turn it over to the public. It is a 37 acre parcel with gardens throughout. They realize parking is an issue and they don't want to be a bad neighbor. For this year, they have hired a van service to shuttle the overflow parking from the Mast Way School to the gardens. The shuttle will run constantly circling through the school to the garden parking lot. Once the parking lot is full they will be directed to go to the school where they will be shuttled.

Bob Munger explained that the police chief stated there is room to park 12 cars on the road as well.

Howard Hoff asked why not onsite parking?

Jill Nooney stated that they may do that in the future but they first must do a master plan. The existing parking lot cost them \$23,000 so they want to do the master plan first.

John LaCourse asked how many people they have at their events.

Jill Nooney stated that their best day last year was 450 people in one weekend. Last weekend they had 30 on Saturday and 90 on Sunday.

Caren Rossi asked didn't it rain last weekend though?

Jill Nooney replied yes it did.

Robert Smith, Chairman asked how long people usually spend there.

Jill Nooney replied the average tour is 1 ½ hrs. Their hope is that if they are open more often, the attendance will be more spread-out, hopefully eliminating the parking issue. She referenced Fuller Gardens in Hampton they are open daily and have a very small parking lot and no issues.

John LaCourse asked if the parking lot was lined?

Jill Nooney replied no, just the handicap spaces.

John LaCourse asked how many spaces?

Bob Munger replied 33 on site and 12 on the street.

David Cedarholm asked if the parking lot is full, how they know to go to Mast Way School.

Jill Nooney replied with signage and on the website.

Robert Smith, Chairman asked how where will the van drop off?

Jill Nooney replied the driveway is a loop so they will loop in drop off and pick up.

Howard Hoff asked if the development of the master plan is underway.

Jill Nooney replied not yet.

Bob Smith, Chairman asked when the plan was to start the master plan.

Jill Nooney, stated don't know, can't answer.

Bob Smith, Chairman explained he would just be cautious as Mast Way School can be a very busy lot.

Howard Hoff asked how do you know being open more often won't be more successful.

Jill Nooney states that she goes by Fuller Gardens in Hampton, they are open daily and only have a very small parking lot and it's never full.

Wayne Lehman asks if the past special events brought in more people.

Bob Munger replied that in the past the special events only brought in 50 people.

Caren Rossi explained that they have submitted a letter requesting multiple waivers for the site review. All consistent with what has been granted in the past for other applicants.

David Cedarholm motioned to accept the application being mindful of the waiver requests.

John LaCourse second.
Vote: all, application accepted.

Public Comment

Anne Jennison-34 High Rd, spoke with the following concerns, which she feels comes with the success:

- The parking lot- it is very unsightly to look at. Often filled up with just workers not just during the open house. Perhaps landscape it to make it more appealing;
- No privacy at all in their yard. Feels like they too, are on a public exhibit;
- Not only do they have to see them, they have to hear them;
- Car alarms go off on a regular basis;
- Tour busses bring people and they are left idling for hours, omitting pollution;
- How does this effect the resale value of their home;
- What is to happen when Jill and Bob are no longer there?

Jeanne Livermore- 44 High Rd read a letter into the record of their concerns. (in file)

John Silva 44 High Rd spoke with concerns of the number of events keeps increasing it is ruining the weekend enjoyment of their property. Why does it need to keep increasing?

Scott Grumbling-55 High Rd spoke with the following concerns:

- People drive thru his property with no regard, even ignoring all the signage and the attempts he has made to deter them, ie. cones, stones, logs etc.;
- Constantly turning around in his driveway to go back to the garden;
- Trespassing from the gardens into his land;
- Coming from the gardens to his property to see his horses and or to tell him there's issues with his horses because they are laying down;
- Fears for his 7 year old daughter in the yard or getting the mail as people have no regard to speed while in his driveway;
- Wedding in the past and the loud music and loud guests went until after 10:00PM;
- Loud music is disturbing;
- No privacy at all in his back yard while events are going on;
- Expects the property taxes on the garden use to be reflect the use.

Elizabeth Salamone-56 High Rd spoke with concerns that every event they must block their driveway off because last year someone came in it very fast and came very close to hitting her young daughter and never even apologized. Major safety concerns as well as traffic concerns on High Rd and the cars parking on High Rd. Why can't they enter off of Rt. 125?

Andrea Polman-50 High Rd spoke that parking even just 12 cars on High Road is still an issue. Traffic issues as well as parking. She is hopeful that the van shuttling people will be helpful. She asked last year when they used the shuttles for the Fairy event, did they work well?

Jill Nooney replied yes, very well.

Floor closed

John LaCourse asked if it was a scenic road?

Caren Rossi replied yes.

The Board discussed having a site walk. It was determined to be on June 9th at 5pm. All is welcome to attend.

The Board discussed allowing them to continue with the planned events until they return to the Board.

John LaCourse made a motion to allow them to continue to the next meeting which is June 15, 2017 at 7pm, subject to the following conditions:

- No event parking on High Rd.;
- Police detail is required for all events;
- Must obey all noise ordinances;
- Busses are not allowed to sit an idle;
- Submit the written agreement for the van shuttle service.

Howard Hoff second.
Vote: all, motion carried.

Work Session

Jim Banks expressed he would like to see the temporary sign ordinance allowable sign size to be increased with the posted speed limit. His information he received from the state of NH and their allowed signage sizes.

35 mph or less, 6 sq. ft.;
36 mph to 45 mph, 9 sq. ft.;
Greater than 46 mph 12 sq. ft.

The Board asked Caren Rossi to draft this for the next meeting for a review and possible vote.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

David Cedarholm

John LaCourse, Selectmen's Rep.

Wayne Lehman, Alternate

Howard Hoff, Alternate