

**MINUTES OF THE MEETING
PLANNING BOARD
May 21, 2015
6:00 PM
Site Walk**

MEMBERS PRESENT: Robert Smith, Chairman; Ryan Crosbie; Robert Moynihan; Lou Ann Griswold; David Cedarholm, Alternate and John LaCourse, Selectmen's Rep.

OTHERS PRESENT: Edward Bannister; Alice MacKinnon and Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 6:00PM.

A Site Walk on an accepted application for a proposed Child Daycare Facility, with 2 rental apartments located on the second floor. The property is owned by Three Swallow Properties, LLC. Ed Bannister is the applicant/agent. The property is known as Lee Tax Map #11-06-0200 and is located at 5 Mast Road, Lee NH.

Caren Rossi asked if everyone had received a letter she had sent them earlier in the day from abutter, Bonnie Winona Mackinnon. All present had.

The Board discussed the play yard. Mr. Bannister explained that they will have a 3:1 slope, a few trees will need to be removed, and anything less than 3" in diameter will also be removed. The play area will be fenced in. The existing septic pipes will be moved back toward the street to accomplish this. The fencing will be plastic PVC fencing everywhere except along the 3 Mast Rd abutter side where it was requested by the abutter to be 6' high, solid wood. The existing well will be inside the fenced in play yard.

Bob Moynihan asked if the area will be top soiled?

Ed Bannister explained that all areas disturbed will have top soil and seeded, including the town halls disturbed area.

Bob Moynihan asked if the entrances will be paved?

Ed Bannister explained that the aprons for the entrance/exits will be. *** This will be added to the plan.

Bob Moynihan asked if he will be removing the pavement along the front of the building and planting grass.

Ed Bannister replied that possibly in the future, but not now.

This was discussed and agreed that District 6 would need to have input on this as they have approved the fence that is currently proposed to be installed in this area.

Robert Smith, Chairman asked if the 2 doors across the front will be used?

Ed Bannister replied no, they are going to be taken out and windows will be put in.

Caren Rossi pointed to an area along the back slope that has some debris. She explained that she has a letter from the Conservation Commission regarding some construction debris that was there. This will be given to the Board now that the application is open for public comment.

Ed Bannister explained that he removed a truck load of construction debris that was there already, what is left has been there for quite some time.

Bob Moynihan asked what is planned for the area behind the "ell".

Ed Bannister explained that he will be running a fence from the corner of the building straight back and then over towards the town hall. He will be leveling this area off and putting topsoil and pavers as this is the entrance/exit the younger kids will use for their play yard. He will also be putting in landscaping along the 3 Mast Rd property line. ***This all needs to be added to the plan with a leader point added to the plan.

The distance of the building to the property line was discussed. It was determined that the actual distances from the building to the property line needs to be added to the plan. This is in addition to the 16' +/- distance that is already there.

Bob Moynihan asked that Ed Bannister be sure that the corners are set on the plans and the monuments are set. ***Check this.

Ed Bannister explained that they will be putting stairs into the slope for the kids to access the play area. ** This will be added to the plan.

Lou Ann Griswold asked if the play area had to be handicap accessible.

Ed Bannister replied that it did not.

The Board discussed outside review of the project. It was determined that it would be best if Civil Consultants did perform a final review of the project.

Bob Moynihan clarified that all of the changes/updates will be done to the Grover Site Plan and on the Berry plan will be the monuments and the corners.

The changes/updates are as follows:

- Show the paving of entrance/exit aprons
- Add the fence from the corner of the building straight back and then over towards the town hall.
- Add a leader with the details of the area along the 3 Mast Rd abutter detailing the leveling the area off; fence; putting topsoil and pavers and that it is the entrance/exit.
- Add landscaping along the 3 Mast Rd property line.
- Add the distances of the building to the property line. Front corner, middle etc.
- Be sure that the corners are set on the plans and the monuments are set
- Add the stairs into the slope for the kids to access the play area.

Bob Moynihan made a motion to adjourn at 6:33PM

Ryan Crosbie second.

Vote: all, meeting adjourned.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Ryan Crosbie

Lou Ann Griswold

Robert Moynihan

David Cedarholm, Alternate

John LaCourse, Selectmen's Rep