

**MINUTES OF THE MEETING  
PLANNING BOARD  
June 18, 2015  
7:00 PM**

**MEMBERS PRESENT:** Mark Beliveau, Acting Chairman; Ryan Crosbie; Lou Ann Griswold; John LaCourse, Selectmen's Rep.

**OTHERS PRESENT:** Ed Bannister; Alice MacKinnon; Bonnie Winona MacKinnon, Peter Hoyt; Caren Rossi, Planning & Zoning Administrator

Mark Beliveau, Acting Chairman opened up the meeting at 7:03PM.

**Review and Approval of Draft 05/21/15 Meeting Minutes**

The approval of this meeting was continued to the next meeting on June 23, 2015 as there is not a quorum of members in attendance tonight, of this meeting.

**Report of officers and committees**

**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 to the July 23, 2015 meeting.

David Cedarholm made a motion to continue this application to the July 23, 2015 meeting.

John LaCourse second.

Vote: all in favor, meeting continued.

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**An accepted Site Review 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. This is a possible final public hearing.**

Ed Bannister explained the changes that he has made as part of the outcome from the Site Walk held on May 21. On the plan, distances were added from the property line to the existing building. Two inches front corner, six inches back corner. The fence has been added and identified to the plan. The disturbed area that will be leveled and top soiled has been added to the plan. The fence has been moved. The existing doors have been removed from the building and windows have been put in their place. He is not planning on removing the pavement as of yet, possibly in the future. He will be putting a fence in the area though and this has been approved by NHDOT. They will not be putting stairs in the slope into the play area they will be using landscape timbers that will not be anchored, the slope will be very gently and no railings will be required.

Mark Beliveau, Acting Chairman asked if the will be using "No Parking" signs?

Ed Bannister replied no but they can.

Mark Beliveau, Acting Chairman asked what type of fence will be put up.

Ed Bannister replied that it will be solid wood along the 3 Mast Rd side and PVC in the play yard.

Ed Bannister continued to explain the parking. It will be a one-way traffic pattern, the spots are designed to be at an angle, 13 spaces and a handicap. The spaces are not designated, they are gravel spaces. There will not be in parking spaces in the front of the building. With the rental units he needs 5 spaces for the tenants and the remaining spaces will be for the daycare. Lighting will be down lighting and on timers, Monday thru Friday.

Ed Bannister read the waivers he is requesting. (In file)

John LaCourse asked the number of employees there will be?

Ed Bannister replied 5 with a max of 41 students.

Lou Ann Griswold asked about the drop off of the children.

Ed Bannister replied that he is unsure how the procedure works, it's better to have Angie speak to this. He stated that he didn't feel Angie would want to move there if the parking isn't adequate.

Ryan Crosbie asked where the snow would go.

Ed Bannister replied that it will go into the play yard.

Mark Beliveau, Acting Chairman asked if there will be a landscape timbers on each space.

Ed Bannister replied yes.

David Cedarholm asked if the facility has rules of procedures.

Ed Bannister replied that he didn't believe there were.

David Cedarholm stated that he felt that these would be helpful, such as with the dog kennel, they are very helpful to understand how things work. It would be helpful with the town hall abutter and the 3 Mast Rd abutter.

Ed Bannister stated that he knows that they have a handbook but he is not sure what it includes.

David Cedarholm asked what the ratio is to kids and teachers.

Ed Bannister stated that he isn't sure. It is all regulated by the state.

Lou Ann Griswold asked what the ages of the kids are?

Ed Bannister replied that they are babies to 12 years of age.

David Cedarholm asked if they have an after school program?

Ed Bannister replied yes.

Ryan Crosbie asked if there would be evening events?

Ed Bannister replied only membership drives and open houses. There are not any plans for evening hours.

Public comment.

Bonnie Winona MacKinnon spoke with regards to the two inch and six inch measurement. Where was this measurement taken? Was this taken from the buildings foundation or from the actually siding of the building?

Ed Bannister stated the buildings siding.

Bonnie Winona MacKinnon then spoke with issues on the number of kids. The approval received from the ZBA is for 31 kids with 5 employees. He is now stating 41, this is a 30% increase. She also feels parking is going to be a problem, parking has been a problem in the past. Unless he removes the pavement, people are still going to park in the front. After the tenants and the employee's park, it leaves only 3 spaces for the daycare. When there isn't any more spaces, she is concerned they are going to park on her property. She explained that in her letter she sent to the Board prior to the site walk she addressed this issue. Why can't he remove the pavement? She also felt that he should have gotten a variance to the setbacks to expand the parking lot. She also spoke with issues from the play area next to her property. At the ZBA it was explained that the younger children would have their play area by her property line. This would impact her even further as she has a tenant that is a yoga instructor and needs quiet for this. She would like some boundaries.

Mark Beliveau, Acting Chairman asked Mr. Bannister to speak to the play area. He also felt it would be helpful if the doors were added to the plan to better understand the pattern.

Ed Bannister explained that the only play area will be as shown on the plan and they will only be walking thru this area and not playing in it.

Caren Rossi read a letter received from the Conservation Commission regarding trash into the record.

Ed Bannister explained that he has cleaned up the trash prior to the site walk and the only items left have been there for a while and cement pieces etc.

Caren Rossi will contact the Conservation Commission to see if their concerns have been addressed.

Ed Bannister explained that he miss spoke, the number of children is only 32. He showed the Board the septic approval which limits the capacity of the daycare and the apartments. (In file)

Mark Beliveau, Acting Chairman reviewed the past minutes from both, the application acceptance meeting and the site walk. Bob Moynihan had asked for some spot elevations to be added to the plans, this has not yet been done. The other items noted have been addressed.

Bonnie Winona MacKinnon explained the history of this property to the Board. She explained that she feels the roof overhang is on her property and asked if there was anything with regards to this and the history of the buildings reconstruction, that this Board could do?

Mark Beliveau, Acting Chairman explained that statutorily there isn't anything the Board could do it is a civil matter between the two parties. The law is clear that a Board cannot deny a play over a civil issue.

Lou Ann Griswold stated that she feels that the daycare people will know where to park as they will visit daily, routine will help make a difference. The paved aprons will help. She feels if they were to move the planters out away from the building, this might help with people not parking in this area.

It was discussed that DOT should be contacted prior to moving the planters.

Lou Ann Griswold stated that she is ok with the waiver of the parking space size. This has been historically done throughout town in as recent as Dan Gabriel's project on Rt. 125. The majority of the commercial sites have received a waiver.

John LaCourse spoke with concerns of getting children out of the car in the tight space.

Ed Bannister commented that the handicap space is regulation size.

David Cedarholm commented that without delineation of the spaces, people will park wherever they want. He felt the maximum number of spaces will be more like 10 or 11, not the 13.

Mark Beliveau, Acting Chairman agreed but felt that the timbers would help identify the spaces as well as having the repeat people will also help as they get used to the routine.

David Cedarholm then stated when you place the timbers on the angled spaces in the front they will actually make the spots much shorter than the 18' requested. He calculated them to actually be 14' in depth.

Bonnie Winona MacKinnon stated essentially there are only 3 spaces left after the 5 for the tenants and 5 for the staff. What happens if 7 parents show up at the same time? Where will they all park? Are only 3 spaces adequate for a business?

John LaCourse stated that he felt the owner of the business should come to a meeting to answer these types of questions.

The other members agreed.

This hearing is continued to June 30, 2015 at 7:00PM so that the daycare owner can attend. Public is still open.

Ryan Crosbie made a motion to adjourn at 8:50PM.

David Cedarholm second.

Vote: all, motion carried, meeting adjourned.

MINUTES TRANSCRIBED BY:

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Caren Rossi, Secretary

MINUTES APPROVED BY:

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Mark Beliveau, Acting Chairman

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Ryan Crosbie

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Lou Ann Griswold

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David Cedarholm, Alternate

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John LaCourse, Selectmen's Rep