

**MINUTES OF THE MEETING
PLANNING BOARD
April 12, 2018
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Ryan Crosbie; David Cedarholm; John LaCourse, BOS rep; Howard Hoff, Alternate & Wayne Lehman, Alternate

OTHERS PRESENT: George & Ellen Trojan; Brad Neilson; Sarah Dawson; and Caren Rossi, Planning & Zoning Administrator.

MINUTES

Draft minutes of 3/22/18

Caren Rossi stated the only amendments were a few grammatical.
Ryan Crosbie made a motion to approve the minutes as amended.
John LaCourse second.
Vote: all, motion carried

PB1718-10

A lot line adjustment between 2 properties, owned by George Trojan and George & Ellen Trojan. The applicants propose to remove 49 + - acres from the existing 53 + - acres (vacant parcel) and add it to the existing 6.4 + - acre parcel, making 55.4 + -acres. The vacant parcel is located on Osprey Lane, Lee Tax Map #29-06-00 and the other residence on Wednesday Hill Rd, Lee Tax Map #29-06-0100.

This is an application acceptance hearing and a possible final public hearing.

George Trojan explained that he and his wife own two parcels of land. They have for approximately 15 years. Their house lot which has the access from Wednesday Hill road and is approximately 6 acres and then a large vacant track of land which is accessed off of Osprey Lane. This parcel has about 53 acres. They wish to move the lot lines making the existing house the large lot with approximately 55 acres and then the vacant lot of just 3 acres. They wish to have the large lot for themselves and then possibly sell the smaller lot. He explained his access to his lot is from the public road of Wednesday Hill Rd. They have completed the necessary soils work for the lot line adjustment.

David Cedarholm asked for clarification on the campground road access? How wide was it, where does it go on the property? He would like this information added to the plan.

George Trojan explained he wasn't sure but he will ask.

Caren Rossi explained that as part of the application he has asked for a waiver request. They only surveyed the 3 acre parcel.

There was discussion on some of the abutters that were missed and some are not accurate. Caren Rossi will have Adam Fogg address this and correct them.

David Cedarholm asked how much frontage there was on Wednesday Hill Rd?

George Trojan wasn't sure of this but he thought approximately 200 ft. His driveway is off Wednesday Hill Rd.

Robert Smith, Chairman asked about the road Osprey Lane.

George Trojan explained that he owns the land that this right of way is on. He allows people to use it without a problem.

There was much discussion about the exact location of Osprey Lane as well as where the property abuts the houses on Osprey Lane. The area that has been surveyed shows Osprey Lane with an arrow pointing towards Wednesday Hill Rd. They discussed getting this carried out to Wednesday Hill Rd.

George Trojan stated and pointed to locations on the plan of his neighbor's lots that had boundary markers. He explained that several of the neighboring lots had been surveyed. He could have these added to the plan.

The Board felt that this would be good.

The Board also discussed the road accessing the campground.

David Cedarholm felt strongly he would like to see the width of it and its location on the plan.

The Board discussed what they would like to see prior to accepting the application.

Osprey Lanes exact location showed from the "arrow" noted on the plan to Wednesday Hill Rd. Possibly with a limited boundary survey. Be sure to include the correct width and reference the deed in the notes. Add the easement for the residents of Osprey Lanes right to pass on the plan.

Add all boundary monumentation to the plan from the abutting properties including the Parent parcel Tax Map # 29-06-0200.

Add the campground easement to the plan including the location and the width.

All current and correct abutter information to the plan.

The Board discussed the outstanding items and discussed that they would not be comfortable accepting the application.

David Cedarholm made a motion to table the application acceptance until the May 10, 2018 meeting allowing the applicant to get the following information added to the plan:

- Osprey Lane exact location showed from the "arrow" noted on the plan to Wednesday Hill Rd. Possibly with a limited boundary survey. Be sure to include the correct width and reference the deed in the notes. Add the easement for the residents of Osprey Lanes right to pass on the plan.
- Add all boundary monumentation to the plan from the abutting properties including the Parent parcel Tax Map # 29-06-0200.
- Add the campground easement to the plan including the location and the width.
- All current and correct abutter information to the plan.

Wayne Lehman second.

Vote: all, motion carried.

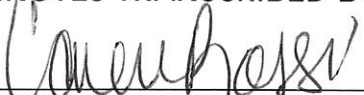
Work Session

The Board conducted work session reviewing the complied site review regulations. Working document (In file)

Caren Rossi will send David Cedarholm' s section to him so he can check to ensure its correct.

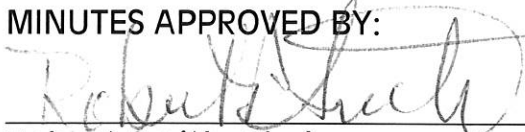
David Cedarholm made a motion to adjourn at 9:15PM.
Ryan Crosbie second.
Vote: all, meeting adjourned.

MINUTES TRANSCRIBED BY:



Caren Rossi, Secretary


MINUTES APPROVED BY:



Robert Smith, Chairman

David Cedarholm

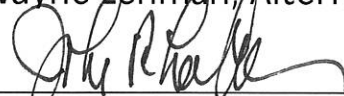

Howard Hoff, Alternate



Ryan Crosbie



Wayne Lehman, Alternate



John LaCourse, Selectmen's Rep.

**TOWN OF LEE PLANNING BOARD
7 MAST ROAD
LEE, NH 03861
Planning Board Public Notice
Agenda**

The Town of Lee Planning Board will conduct a public meeting on April 12, 2018 at 7:00pm at the Public Safety Complex.

The Agenda is as Follows:

- 7:00PM Call to order by Chairperson
- Roll Call
- Review and adopt draft minutes of 3/22/18
- Report of officers and committees
- Review any correspondence
- NEW BUSINESS

PB1718-10

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This is an application acceptance hearing and a possible final public hearing.

- OLD BUSINESS

Work Session on site review regulations.

OTHER BUSINESS: New Business/Public Comment

POSTED AT THE LEE TOWN HALL AND THE OFFICE OF PLANNING & ZONING, ON FRIDAY, APRIL 6, 2018 AT 12:00 NOON.

Please sign in. ⁰ 4/18/18

George Ziga

Ellen Ziga

Sarah Dawson

Brad Nielsen