

**MINUTES OF THE MEETING  
PLANNING BOARD**

~~JULY 13, 2017~~

7:00 PM

*Aug. 24, 2017*

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

**OTHERS PRESENT:** Robert Mungher; Jill Nooney; John Silva; Jeanne Livermore; David Vincent; Molly Darling; Robin Wunderlich; Scott Grumbling; Peter Hoyt; Bill Booth, Building Inspector; Caren Rossi, Planning & Zoning Administrator

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

**MINUTES**

Howard Hoff made a motion to accept the 07/13/2017 draft minutes.

Wayne Lehman second.

Vote: all, minutes approved.

**NEW BUSINESS**

**PB1718-01**

**The applicant, Ronald Kennard, is proposing a lot line adjustment between his house lot and his conservation easement lot. The applicant proposes to take .46 +/- acres from the easement lot and add it to the existing house lot. The property is located on 164 Stepping Stones Road and is known as Lee Tax Map #07-05-00 & #07-05-02. This is an application acceptance hearing and possible final hearing.**

There was discussing about the agenda as it referenced a subdivision and not a lot line adjustment. Upon research, the correct notice was posted, being the lot line adjustment, Caren Rossi just put the old notice in the agenda and not the correct notice.

David Vincent explained that the property was recently subdivided keeping out the existing house on above 4 +/- acres and the remaining land was going into conservation easement. When the markers were set for this, the landowner

wished to move the line a bit. They are moving the lines the .46 + - acres of land to accommodate the request of the landowner. Nothing else is changing.

John LaCourse made a motion to accept the application.

David Cedarholm second.  
Vote: all, application accepted.

Public comment

None

Wayne Lehman made a motion to approve the application.  
Howard Hoff second.  
Vote: all, application approved.

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**PB1617-11**

**A continuation of an accepted 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 a possible final hearing.**

Caren Rossi stated that she wants to be clear for all and for the record that there are other events that are happening on site during, recently, that are not on the schedule. She wants to be sure that the Board considers those events too and if they do, they should be accounted for.

The Board agreed.

Caren Rossi read into the record a letter from Wayne Morrill, Jones and Beach Engineering explaining that they have been hired by the applicants to design a parking lot for the gardens. He hopes to have it for the September meeting.

Robert Smith, Chairman asked if the applicant if they had the attendance data from the events held since the last planning board meeting?

Robert Mungher replied that he wasn't aware that the Board wanted this done, so, no.

The Board discussed this and the types of documentation they were looking for. They determined that they wanted him to keep doing it the same way that they did it in the past. They will do this for the next meeting.

Robert Smith, Chairman asked if there have been any issues with regards to traffic etc. since the last meeting?

Caren Rossi stated that there have been nothing formal, there was a rumor to have had an issue but it was not documented.

Public comment

John Silva 44 High Rd, asked at what point, if any, the Board will put restrictions on how often they can have events and any time restrictions.

Bob Smith, Chairman replied this will most likely be done upon approval after the parking lot is designed etc.

Floor closed

Bob Mungher requested that the Board continue the application until September 21, 2017

John LaCourse made a motion to allow them to continue until September 21, 2017 as scheduled with no police details as long as their personnel is trained by the Lee Police Department. This training will be scheduled directly with the Lee Police Department, if there are any issues a detail will be required. As well as; no parking on the road, no idling of buses, and continue the van service as needed.

Howard Hoff second.  
Vote: all, motion carried.

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**PB1314-09**  
**Molly Darling- Take Five Properties LLC regarding past site approval with regards to the Site Review Regulations with regards to the Parking Section. *“There shall not be more than 150 feet of continuous asphalt in the parking areas.”***

Robin Wunderlich explained that when they were going through the approval process they didn't pay very much attention to this requirement. They have since paved the entire parking lot and in order to achieve this requirement they will have to dig up the new pavement, and then install the pavers or equivalent. They don't have an issue doing this but by doing this, it will cause issues with the pavement as well as the plowing of the pavement. They feel the purpose of the ordinance is when you can visually see the entire 150 continuous feet of asphalt, in this application you cannot. This is due to the shape of the parking lot, it is not a straight view.

The Board members agreed that they possibly have a valid reason and suggested that they could, if they wanted to pursue it apply for an amendment to the site plan approval.

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**Master Plan**

- Adopt revised Economic Development section.

Caren Rossi presented the Board with the revised section that will be inserted in the existing master plan as an addendum.

The Board reviewed it and did not have any questions.

John LaCourse moved to adopt the Economic Development section.  
Howard Hoff second.  
Vote: all, motion carried.

- Discuss past goals of the various committees/commissions & departments.

Caren Rossi provided the Board a list of all of the outstanding action items and goals from the last master plan.

The Board reviewed these and determined that it would be best if each department/committee and or commission reviews there section and reports back to this Board and this Board makes a presentation to the BOS.

Caren Rossi will send a cover letter and the items to their respective person and the remaining items will be review by this Board.

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**WORK SESSION**

- Discuss/Adopt updated application fees.

Caren Rossi explained the proposed fee increases to the Board. She explained that this is to just cover the rising costs associated with the advertisement etc.

The Board had no issues.

Wayne Lehman made a motion to approve the changes.

Howard Hoff second.

Vote: all, motion carried.

- Discuss waiver wording and adoption discussion for site review & subdivision regulations

Caren Rossi provided a copy of the NH RSA 677:44 III(e). She explained that we should add this to both the site review regulations and the subdivision regulations to ensure compliance with the granting of waivers.


The Board agreed and she will do the necessary postings etc. to get this on the September 21, 2017 agenda.


**MINUTES TRANSCRIBED BY:**

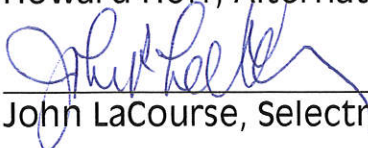
  
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Caren Rossi, Secretary

**MINUTES APPROVED BY:**


  
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Robert Smith, Chairman

  
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Lou Ann Griswold

  
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Howard Hoff, Alternate

  
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John LaCourse, Selectmen's Rep.

  
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David Cedarholm

  
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Wayne Lehman, Alternate

  
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Mark Beliveau