

**MINUTES OF THE MEETING
PLANNING BOARD
December 7, 2017
7:00 PM**

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

OTHERS PRESENT: Jill Nooney; Wayne Morrill, Jones and Beach Engineers; John Forti; Eric Flanders; Bob Munger; Jeanne Livermore; John Silva; Mary Ellen Webb; Joan Poehlman; Scott Grumbling; Marc Bono; Chuck Cox; Elizabeth Salamone; Carol Hutton; John Hutton; Cary Brown; Erick Sawtelle, Bill Booth, Building Inspector; and Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened the meeting at 7:01PM.

MINUTES

Wayne Lehman made a motion to approve 10/2/2017; 10/12/2017 & 11/30/2017 minutes.

John LaCourse second.

Vote: all, minutes approved.

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.

Wayne Morrill showed the updated plan that addressed many concerns from the site walk and the town review engineer. He explained that the changes that he made per the engineers review. There was some back and forth between Jay and our office over the test pits for the drainage. This has all been resolved. He explained that they originally had 122 parking spaces and now shifting the parking lot a bit, they have 109 spaces. All of the outstanding items from the review engineer are complete. They have added a fence to the existing parking lot to create a buffer and to block the parking lot view from the road. The hours of operation will be from 9am to dusk. April through October. They are not open in the bad weather. Since the last meeting test

pits have been done for the bathrooms. There is no lighting proposed as there isn't any events after dark.

Caren Rossi asked if all the Board members received and read the letter the applicants sent VIA email?

All did, in file.

Lou Ann Griswold asked where the parking spots are for the people with mobility issues?

Wayne Morrill showed her they are at the end of the parking lot by the proposed bathrooms.

Ed Bannister asked during events will you still have people working in the parking lot directing the cars?

Wayne Morrill replied yes and once the lot is full people will be turned away.

There was discussion as to ways to stop people from parking on the street and it was determined that possible that the BOS could put "No parking" signs up. The planning board can't require this.

Robert Smith, Chairman asked if the upper parking lot will be chained off to keep people from using it?

Wayne Morrill replied that they will most likely use cones like they have in the past.

Robert Smith, Chairman asked where the large busses will be parking?

Wayne Morrill replied that they will drop off and be asked to park off sight until the passengers are ready for pickup.

Howard Hoff suggested that actual hours be referenced and not dusk because there can be some safety concerns with visibility.

Mark Beliveau requested a separate plan for the site plan and one for the drainage because it is so busy it is hard to see all the details.

Mark Beliveau asked where the special events tent will be located. It needs to be added to the plan.

Wayne Morrill will address this.

Mark Beliveau asked what the plan is for the overflow.

Wayne Morrill explained that they still have the agreement with Mast Way School to use this parking lot if needed.

John LaCourse asked if the screening for the Grumbling lot has been addressed.

Wayne Morrill stated that this site plan just address the parking lot.

Mark Beliveau asked about the busses parked off site, off site and not in the upper lot?

Wayne Morrill stated, yes, off site not in the upper lot. They will be called to come back and pick up the passengers when they are ready.

Dave Cedarholm asked what the total square feet of disturbance is.

Wayne Morrill wasn't sure but it is less than what is required for AOT.

Public comment

Mary Ellen Webb, teacher at Mast Way, spoke in support of the gardens and the educational value they supply for students, for little costs.

John Silvia, 44 High Rd spoke with concerns. He feels that perhaps the board is putting the cart before the horse. Shouldn't we decide if the uses are approved before we approve the huge parking lot? He's happy the people are in favor of this but they don't live across the street from it. They don't even live in the neighborhood. He feels it is overboard and sad. They are abutters and pay a lot of money in taxes, put a lot of money into their home to make it nice. He is asking the board to think about the abutters, they are planning on staying here, Jill and Bob are not. They are planning on getting it approved and then they are leaving town. They have said they want to get away from the noise. Leave the neighborhood alone, it's bad enough they have ruined Rt. 125 and have to look at the stumps, now they are going to ruin High Rd.

Jeanne Livermore asked what is being done about the noise. Nothing has been mentioned. With cutting all the trees the noise will wash over the entire

neighborhood. They'll all need noise abatements. She commented about the size of the parking lot equivocating it to football fields.

Wayne Morrill stated it is 250' x 400' disturbed area.

Caren Rossi asked if that include the detention pond area too.

Wayne Morrill stated that they are planning on transplanting some saplings that are already on the property to help with the noise reduction.

Jeanne Livermore stated that the existing buffer that was recently planted to shield the existing parking lot won't be effective for 15-20 years.

Wayne Morrill stated as part of the letter submitted, (in file) they will be installing a fence along the existing parking lot behind the stone wall.

Paul Gasowski – 46 Lamprey Lane spoke in favor of the application. He felt it was a good faith attempt to mitigate, it's a great destination for visitors, and it fits well with the town's master plan.

Erick Sawtell- North River Road agreed with Paul Gasowski and stated that the BOS could post no parking signs along High Rd. to address the parking in the road issue.

Chuck Cox- captain Smith Emerson Rd spoke in favor. He felt it was a great asset to the town, fits into the master plan. Least impact to the neighbors where the parking lot is proposed. Felt open 7 days a week would be a help with the traffic.

Eric Flanders- High Rd spoke in favor. He submitted a letter for the file.

John Hutton- North River Rd. spoke stating he felt the parking lot would elevate a lot of the problems.

Ms. Pohleman spoke that the garden was a gift to the community.

Elizabeth Salamone- 56 High Rd. spoke with concerns of the GPS sending people via Birch Hill Rd to get to Bedrock Gardens. Still will have traffic issues on High Rd. Also concerns of the lack of buffer.

Ed Bannister suggested giving the gardens a different street number might help with the GPS directions.

Wayne Morrill explained that they will be transplanting pine saplings from other parts of the property as well as other plantings to help with the higher growth.

Lou Ann Griswold suggested a state blue sign to help with the traffic from Birch Hill to High Rd.

Caren Rossi read letters from the following into the record.

Eric & Marilyn Flanders in favor of application.

Elizabeth & Marc Salamone; Jeanne Livermore; John Silvia; Robert & Maria Barth; Scott Grumbling; Amanda Hanson & Anne Jennison against the application.

John and Diana Carroll in favor of the application.

Lee Heritage Commission against the application.

Jenkins Family Trust against the application.

Anne & Charlie Jennison against the application.

David Cedarholm stated he wants some clarification on the agg piece of the use. Isn't there a specific sales amount of products?

Caren Rossi replied no.

The Board discussed this.

Mark Beliveau stated he wants to discuss the new uses he has recently been aware of. He asked to review the application.

John LaCourse stated that he feels there are many outstanding items, as follows:

1. Owners make a list of exactly what uses they are proposing for the property.
2. He wants to know what they are proposing for the buffer area between Grumblings as well as both of the parking lots, a planting plan for these areas. He feels these are all very critical. Possibly have the conservation commission review the design. To include type, density and a plan if the plants don't survive. A bond or similar?
3. Firm up the number of dates and the types of events.

He also commented that at this point, he is not in favor of having any events on Sundays.

Robert Smith, Chairman stated he would like to see the number of each event type of the events proposed.

Robert Munger provided the Board with the total number of attendees from this year's season.

John Lacourse made a motion to extend the meeting to January 18, 2018 at 7pm with the following items addressed at the next meeting.

1. Owners make a list of exactly what uses they are proposing for the property.
2. He wants to know what they are proposing for the buffer area between Grumblings as well as both of the parking lots, a planting plan for these areas. He feels these are all very critical. Possibly have the conservation commission review the design. To include type, density and a plan if the plants don't survive. A bond or similar?
3. Firm up the number of dates and the types of events.

Wayne Lehman second.

Discussion:

David Cedarholm commented that he would like to see proof of their sales, not only how much they sell but what they sell. He feels this is a very important part of the application.

This was agreed to be added to the outstanding items list.

Erick Sawtelle commented that are regulations don't give a dollar value requirement of sales, just that you must sell.

Jill Nooney spoke to John Lacourses request for a buffer to the Grumblings property. Why should they have to replant a buffer when Scott was the one who cut the buffer?

The Board voted on the motion with the following items to be presented at the next meeting.

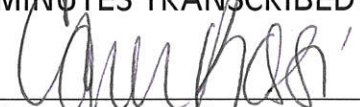
12/2/17

1. Owners make a list of exactly what uses they are proposing for the property.
2. He wants to know what they are proposing for the buffer area between Grumblings as well as both of the parking lots, a planting plan for these areas. He feels these are all very critical. Possibly have the conservation commission review the design. To include type, density and a plan if the plants don't survive. A bond or similar?
3. Firm up the number of dates and the types of events.
4. Proof of the sales and the types of items sold.

Majority voted to approve the request.
 Meeting continued to Jan. 18, 2018 at 7PM.


Wayne Lehman made a motion to adjourn at 9:42PM.
 David Cedarholm second.
 Vote: all, meeting adjourned.

MINUTES TRANSCRIBED BY:



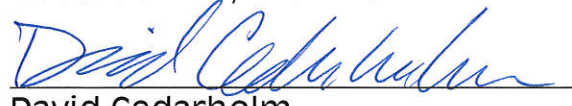
 Caren Rossi, Secretary

MINUTES APPROVED BY:



 Robert Smith, Chairman

 Lou Ann Griswold

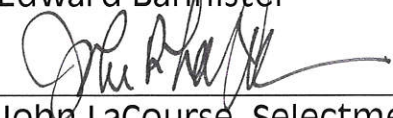


 David Cedarholm


 Edward Bannister



 Mark Beliveau



 John LaCourse, Selectmen Rep.



 Howard Hoff, Alternate



 Wayne Lehman, Alternate