

**MINUTES OF THE MEETING
PLANNING BOARD
February 14, 2019
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Mark Beliveau; Lou Ann Griswold; David Cedarholm; Wayne Lehman & John LaCourse, BOS Rep.

OTHERS PRESENT: Michelle Whisnant; Wendy Fogg; Taylor Pendergast-Moore; Meghan Thurnberg; Shelby Anderson; Tyler Murray; Jeni Nugent; Peter Hoyt; Charles Cox; & Caren Rossi, Planning & Zoning Admin.

MINUTES

Draft Minutes 1/31/2019

Wayne Lehman made a motion to approve as amended

David Cedarholm second

Vote: all, minutes approved

PB1819-9

The applicant, Shelby Anderson is requesting Site Review for a Farm Stand and associated activities. The property is located on 82 Snell Rd, and is known as Lee Tax Map #1-02-00. This is an application acceptance hearing and possible final hearing.

Caren Rossi explained that Shelby is here because she wants to use an existing building as a farm store as well as some pick your own items. She has completed the newly created agriculture application as well as submitted a waiver request for the items associated with this new application.

Shelby Anderson explained that her farm is 125 acres, located off of Snell Rd and she wishes to use the existing building on site and it appears it used to be a children's playhouse, for her farm store. They will be open daily from dawn to dusk, about 5 parking spaces as well as the long driveway and fields for parking overfull if needed. She will sell the vegetable in the farm stand and currently only have a pick you own for flowers. But hopes to have more items in the future.

David Cedarholm asked if she currently had a sign for the farm.

Shelby Anderson replied yes.

Caren Rossi explained that she received a permit for the sign and it complies with our regulations.

John LaCourse asked if she'll be selling maple syrup?

Shelby Anderson replied yes, they believe they will start that this year.

John LaCourse asked if she'll be installing any lighting?

Shelby Anderson replied no.

David Cedarholm made a motion to accept the application being mindful of the waivers requested.

Wayne Lehman second.

Vote: all, application accepted.

Public comment

Chuck Cox, 36 Captain Smith Emerson spoke in favor of the application. Fits well within towns master plan, should encourage agriculture in town.

Public comment closed

With no further questions from the Board, John LaCourse made a motion to approve the requested waivers and the application.

Wayne Lehman second.

Vote: all, motion carried, waivers and the application approved.

PB1819-10

Applicant, Wendy Fogg is requesting Site Review for Misty Meadows Herbal Center. The property is located on 183 Wednesday Hill Rd, and is known as Lee Tax Map #15-02-0900. This is an application acceptance hearing and possible final hearing.

Caren Rossi explained that Wendy Fogg is here tonight for approval for her existing agricultural use. She has been operating on Wednesday Hill Rd since 1989. She has completed the newly created forms for agricultural uses as well as the waiver requests that goes along with it.

Wendy Fogg explained she has been operating Misty Meadows Herb Shop since 1989 as well as added on the classroom in 1998. She is open Wed – Sat 10 am to 5 pm and Sundays 12 noon to 5 pm. She has parking for about 40 cars. They grow herbs, Chinese herbs too, sell them, dry them, teach classes on herbs and has a small gift shop. They teach classes on herbs with a max students of about 20 due to the size of the classroom. In the fall of 2018 they built a greenhouse. They are all organic. She was recently contacted by the state of NH to become a career school so she is aiming for this by the end of March.

John LaCourse asked if there was any lighting.

Wendy Fogg replied yes, in the driveway that is on a timer that goes on in the fall at 4pm and off at 5:30pm.

Lou Ann Griswold made a motion to accept the application mindful of the waivers requested. Wayne Lehman second.
Vote: all, application accepted mindful of the waivers.

Public comment

Michelle Whisnant, Wednesday Hill Rd, Durham spoke in favor, she is a direct abutter and has no issues. Beautiful to look at. No noise issues, more noise from kids across the street.

Chuck Cox, 36 Captain Smith Emerson spoke in favor. Fits well with the master plan, we should encourage farming and agriculture in town.

Caren Rossi read an email of support into the record from abutter Matt Hotz. (in file)

Public comment closed

With no further questions, Lou Ann Griswold made a motion to approve the waivers as requested and the application.
Wayne Lehman second.
Vote: all, waivers & application approved.

**PB1819-11
Consultation with Taylor Prendergast-Moore, Outside the Lines 15 Concord Rd (UNH Myers Building).**

Caren Rossi explained that they have a purchase and sales agreement on the property and like the last proposed uses, she asks them to come here for a consult. They are a professional office like the past use, with no exterior changes. As with the other UNH property the fire marshal inspects the buildings yearly to ensure compliance to their codes.

Taylor Prendergast- Moore explained that they are currently in Dover and have outgrown that location. They are in love with the opportunities with this property to use the land to help the children. They are no proposing any exterior changes, just interior. They have a total of 8 staff, including her. Parking is an issue in Dover as they have to park on the street as well as they have outgrown the building. They are very exciting for the opportunity's here in Lee.

Robert Smith, Chairman asked how she would address handicap issues?

Taylor Prendergast explained her farther in law is in a wheelchair and she has a portable ramp to use, and in the last 7 years she has only had 1 person in a wheelchair.

Robert Smith, Chairman asked at the busiest time how many people are there at one time?

Taylor Prendergast answered the busiest time is from 2pm to 6pm and that's 10 children maximum plus their parents and siblings etc.

The Board discussed this and determined most likely 15 cars max at a time.

David Cedarholm commented that it appeared to be about 25-30 spaces on the google earth view.

The Board thinks this should be plenty of parking but if parking does become an issue, she will need to address this with the Board.

The Board wished her well and agreed no site review was required.

Work Session on Site Review Regs

The Board continued to review and update the site review regs.

Lou Ann Griswold made a motion to adjourn at 9:00pm

John LaCourse second.


Vote: all, meeting adjourned.

MINUTES TRANSCRIBED BY:




Caren Rossi, Secretary

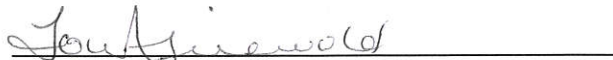
MINUTES APPROVED BY:



Robert Smith, Chairman



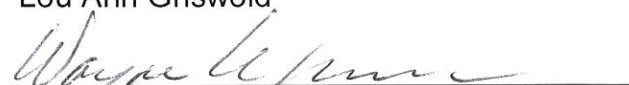
Mark Beliveau



Lou Ann Griswold



David Cedarholm



Wayne Lehman



John LaCourse, Selectmen's Rep.