

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

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

OTHERS PRESENT: Frank Montero, MHF Design; John Arnold; Wayne Lucier, Sr.; Wayne Lucier, Jr; Seth Peters; Brian Ferguson; Sarah Miner; Johanna Booth-Miner; Bill Booth; and Caren Rossi, Planning & Zoning Administrator.

MINUTES

Draft minutes of 6/7/2018

John LaCourse made a motion to approve the minutes as presented.
Wayne Lehman second.
Vote: motion carried

PB1718-12

A continued Site Review on an accepted application submitted by Seth Peters. The applicant is seeking site plan review for a Farm Market. The property is located at 23 Old Mill Rd, owned by Pearl Peters and known as Lee Tax Map #4-06-00. This is an application acceptance hearing and a possible final hearing.

Caren Rossi explained that Mr. Peters is back only because at the last meeting the waiver request needed to be updated prior to voting on it. All other items had have been addressed. He has done this. She read the request.

The Board had no issues.

David Cedarholm made a motion to grant the waiver request.
Wayne Lehman second.
Vote: all, waivers granted.

The Board discussed the application. There were no outstanding issues to resolve.

Public comment

None

John LaCourse made a motion to approve the request.
Wayne Lehman second.
Vote: all, application approved.

PB1718-13

A continued accepted Site Review application submitted by Lee Circle Development, LLC. The applicant is seeking site plan review for modifications to the exiting site, additional site development of retail uses and a quick service restaurant. The property is located at 48 Concord Rd and Concord Rd. As part of the site development the two parcels will be merged. They are known as Lee Tax Map#07-08-0100 & #07-08-00. This is an application acceptance hearing and a possible final hearing.

Frank Montero, MHF Design gave an overview of the proposal. He explained that he has addressed all of the outstanding issues and addressed all of Civil Consultants issues. He has received a signoff from them as well. It is in the file. The original waiver request has been resolved and is now void.

David Cedarholm asked if the parking islands are vegetated.

Frank Montero replied yes, they are a variety of bushes and shrubs.

David Cedarholm asked how big the parking spaces are.

Frank Montero replied 10' x 20' and some pourouse pavement spaces.

David Cedarholm asked if our engineer had reviewed the lighting plan as well.

Frank Montero replied, yes. They are all dark sky compliance and downward lighting.

John LaCourse asked what the building style is?

Frank Montero replied that those plans are the last 5 pages of the plan set.

John LaCourse asked if they had tenants yet?

Wayne Lucier Sr. replied not yet. They still have about 1 to 1 ½ years site work to do. They realize when they get tenants they may have to come back to this board if the building configuration changes.

Robert Smith asked if they were proposing lights on the last building.

Frank Montero replied yes, 4 currently. The light poles can provide enough lights for the parking lot.

Robert Smith commented that the board requires down lighting when at all possible.

Public comment

Peter Hoyt spoke with concerns that there are 2 loading zones on a 30,000 sq. ft. is this enough space to access them?

Frank Montero replied yes, they modeled it with a W67, and can get around just fine. He also explained the fuel truck delivery pattern.

Seth Peters spoke of concerns of light trespass.

Molly Darling spoke in favor of the project just wished for a vegetated buffer along the roads.

Floor closed.

David Cedarholm spoke with concerns of the look of the new 30,000 sq. ft. building that will be facing Rt. 125. It lacks windows and esthetically not very pleasing.

There we no other issues.

David Cedarholm made a motion to approve the application subject to the following conditions:

- All state permitting is obtained
- Update lighting splash plan to ensure all downward lighting and Night Sky compliant.

- The 30,000 sq. ft. building along Rt. 125 needs consistent architectural style on the side facing Rt. 125.
- Understanding that the final building architectural style will be reviewed by the planning board.

Wayne Lehman second.
Vote: all, motion carried.

(PB1718-14)

An application for a lot line adjustments between property owned by Take Five Properties LLC (PID#13-11-200) & Johanna Booth-Miner (PID#13-11-100); a lot line adjustment between property owned by Johanna Booth-Miner (PID#13-11-00) and the Dennis Family Revocable Trust (PID#13-10-00); a 1-lot subdivision on property owned by Johanna Booth Miner (PID#13-11-100). The properties are located on Mast Road. This is an application acceptance hearing and a possible final public hearing.

Sarah Miner presented the subdivision plans to the Board and explained she wanted to create a lot. She has done the test pits etc.

Caren Rossi explained that they would to subdivide out one single family home building lot but in doing so, they were short frontage to create the lot. To achieve this they are getting some from the Dennis and some from Take Five. The lot line isn't straight because the in ground pool would be on both lots if that was the case and financing would be an issue.

David Cedarholm asked if this will be on the paint ball entrance?

Sarah Miner replied yes. It will be out past the existing little red house.

Caren Rossi explained the check list is complete. NHDOT is the only pending approval.

Wayne Lehman made a motion to accept the application.
John LaCourse second.
Vote: all, application accepted.

Public comment

Robing Wunderlich spoke in favor of the application.

Floor closed.

John LaCourse made a motion to approve the application subject to NHDOT approval.

David Cedarholm second.

Vote: all, application approved.

(PB1718-15)

A Site Plan Review application for an existing winery and ancillary uses submitted by Flag Hill Enterprises LLC. No expansion is proposed at this time. The property is located at 297 North River Rd and is known as Lee Tax Map # 26-12-00.

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

Brian Ferguson provided the Board with a packet of information and the newly created form for agg uses as well as a waiver request. He explained he purchased the established business a couple years back and the property this year. He has expanded the agriculture uses since then. Recently added 3 more acres of grapes. He works with John from Coppal House farming each other's lands with their respective equipment. They raise their own chickens and pigs for their products as well as they grow their own vegetables for the catered events. They host weddings and other functions. He showed on the plans and maps where the parking is, over flow parking and explained that extra-large events have shuttle services. They know who many people are going to come to all of the events so it's an advantage for planning.

Caren Rossi provided a letter for the Board members regarding the wedding uses. The town's attorney stated she felt because this letter was sent to them back in 2008 stating that they were allowed to have weddings, we are bound by it and the weddings need no further use approvals.

David Cedarholm asked how many people the weddings fit.

Brian Ferguson replied standing 900, sitting 250 max.

David Cedarholm asked what the biggest event was.

Brian Ferguson replied 220 people.

John LaCourse asked if any of the events are outside?

Brian Ferguson replied no, they are under the tent or inside. The actual ceremony sometimes is outside in the designated areas.

Wayne Lehman made a motion to accept the application mindful of the waivers.

John LaCourse second.
Vote: all, application accepted.

The Board discussed the waiver request and determined that it is what we have been doing for the agg uses and consistent.

John LaCourse made a motion to grant the waivers.
Wayne Lehman second.
Vote: all, waivers approved.

Public comment

Peter Hoyt spoke with concerns of the existing sign location. He feels it should be moved, possibly two or bigger. Due to the road conditions and land features its hard to see until you have driven by.

Public closed

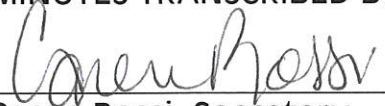
No further board questions.

David Cedarholm made a motion to approve the application.
Wayne Lehman second.
Vote: all, motion carried, application approved.

7/12


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

MINUTES TRANSCRIBED BY:



Caren Rossi, Secretary

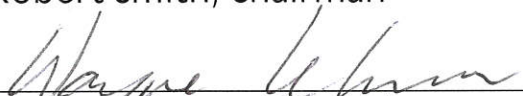
MINUTES APPROVED BY:




Robert Smith, Chairman



David Cedarholm



Wayne Lehman, Alternate



John LaCourse, Selectmen's Rep.

**Lee Planning Board
7 Mast Road
Lee, NH 03861
603-659-6783**

NOTICE OF SITE REVIEW APPROVAL

Application Submitted by: Lee Circle Development, LLC

Plan Submitted/Waivers Granted: No waivers request

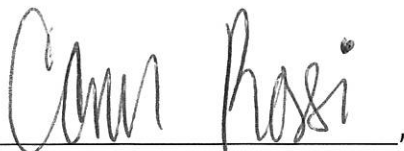
Located: Rt. 125 & Rt. 4, Lee circle PID: 7-8-100 & 07-08-00

Public Hearing Held on: Application acceptance on June 7, 2018

Site Plan Approval: GRANTED on July 12, 2018

The Site Review Application was **APPROVED** with the following conditions:

- All state permitting is obtained
- Update lighting splash plan to ensure all downward lighting and Night Sky compliant.
- The 30,000 sq. ft. building along Rt. 125 needs consistent architectural style on the side facing Rt. 125.
- Understanding that the final building architectural style will be reviewed by the planning board.



Administrator,
Lee Planning Board

Date: July 13, 2018

NOTICE OF SUBDIVISION & LOT LINE ADJUSTMENT APPROVAL

Plans Submitted by: ATLANTIC SURVEY

Located: Tax Map #13-11-200; #13-11-100 & #13-11-00

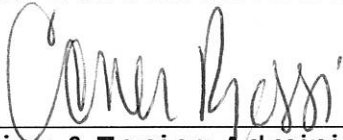
Public Hearing Held on: Application acceptance on July 12, 2018

Final Approval Hearing Held on: July 12, 2018

The Subdivision was **APPROVED** with the following condition:

1. NHDOT approval

Once the above conditions are met, the Town of Lee will file the Mylar and the cost is borne by the applicant. Upon submittal of the final Mylar, include five (5) full size copies of the final plan set; one (1) reduced size of 11' x 17' for board signature and an electronic file.



Planning & Zoning Administrator



Date

**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 July 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 6/7/2018
- Report of officers and committees
- Review any correspondence

○ OLD BUSINESS

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○ NEW BUSINESS

(PB1718-14)

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OTHER BUSINESS: New Business/Public Comment

POSTED AT THE LEE TOWN HALL AND THE OFFICE OF PLANNING & ZONING, ON FRIDAY, May 18, 2018 AT 12:00 NOON.

PB Sign-In
Date: 7/2/18
Time: 7:00 pm

SIGN IN SHEET

Please Print

- 1) Wayne Lucier
- 2) Seth Peters
- 3) Brian Ferguson
- 4) Sarah Miner
- 5) Johanna Booth-Miner
- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____
- 11) _____
- 12) _____
- 13) _____
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