

**MINUTES OF THE MEETING
PLANNING BOARD
January 12, 2017
7:00 PM**

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

OTHERS PRESENT: Jim Banks; Peter Hoyt; Bill Booth, Building Inspector; Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 7:04PM. He explained the proposed changes with a power point presentation and explained we would be addressing them individually.

The Town of Lee Planning Board will conduct a public hearing on Thursday, January 12, 2017 at 7:00 pm at the Public Safety Complex, 20 George Bennett Rd, Lee NH on proposed Zoning Regulations amendments and Building Regulation amendments. In summary, the proposed zoning regulations are updating the existing sign ordinance and accessory dwelling unit regulations to be in compliance with recent legislation changes. In summary, the proposed building regulation changes are amending definitions to be consistent with staff; clarifying what projects need permits; addressing expired permits; reducing the well to septic system setback for new home construction to consistent with the State of NH; all septic systems to be designed to the State of NH regulations; updating various codes and other minor changes. A complete list of all changes are available in the Planning, Zoning and Building Inspectors office as well as at www.leenh.org.

The board reviewed the proposed building regulation changes.

David Cedarholm suggested that we add to the proposed Foundation Certification to read, addition in italics. "Foundation Certification- All new homes *and additions for living space* are required to obtain a Foundation Certification prior to receiving a Certificate of Occupancy as well as any structure that required a variance for its construction.

The Board agreed.

Jim Banks pointed out a typo on page 7 of the Building Regulations. *Signs- Shall mean a structure, building was or other outdoor surface.... Was should be wall.*

The Board agreed.

Zoning Changes

Page 47, Temporary Signs there is an extra 6 in the size description.

The Board agreed.

Jim Banks asked about a suggested change he had submitted regarding the size of temporary signs increasing with the speed.

Caren Rossi explained that this had a lengthy discussion at the last meeting and the board at that time decided to table it at that time and move on.

The Board agreed to discuss this suggested change in the spring.

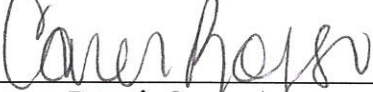
Caren Rossi will look into posting a change and when it becomes in effect.

John LaCourse made a motion to send all of the discussed changes in both the Building Regulations and the Zoning Regulations to the Ballot to be voted on at the March 2017 vote.

David Cedarholm second.

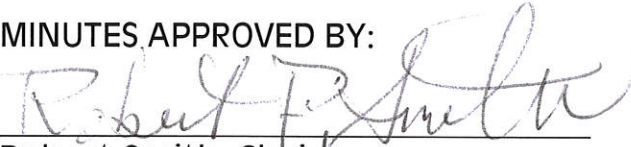
Vote: all, motion carried.

MINUTES TRANSCRIBED BY:



Caren Rossi, Secretary

MINUTES APPROVED BY:



Robert Smith, Chairman



David Cedarholm

Lou Ann Griswold

Howard Hoff, Alternate



John LaCourse, Selectmen's Rep.

Wayne Lehman, Alternate

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

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You are invited to appear in person or by representation of agent of counsel and state reasons why these applications should or should not be approved. Application information is on file at the Office of Planning & Zoning located at the Lee Town Hall.

POSTED AT THE LEE TOWN HALL AND THE OFFICE OF PLANNING & ZONING,
ON TUESDAY, DECEMBER 27, 2016 AT 12:00 NOON.

ADVERTISED IN THE FOSTERS DAILY DEMOCRAT.