

**MINUTES OF THE MEETING  
PLANNING BOARD  
JULY 13, 2017  
7:00 PM**

**MEMBERS PRESENT:** Robert Smith, Chairman; Lou Ann Griswold; Edward Bannister; John LaCourse, Selectmen's Rep; Wayne Lehman & Howard Hoff, Alternate: + Dave Celanholm

**OTHERS PRESENT:** Robert Mungher; Jill Nooney; John Forti; Lindsey Hadley; Brian Hadley; Amanda Hanson; Scott Grumbling; Peter Hoyt; Chief Tom Dronsfield; Bill Booth, Building Inspector; Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 7:03PM.

**MINUTES**

Wayne Lehman made a motion to accept the 06/15/2017 draft minutes.  
Lou Ann Griswold second.  
Vote: all, minutes approved.

**NEW BUSINESS**

**PB1718-01**

**A Site Review Application for Hadley Holdings LLC. The applicant is proposing to operate a dance studio in an existing building located at 29 Calef Highway. Property is known as Lee Tax Map #03-03-00. This is an application acceptance hearing and a possible final hearing.**

Caren Rossi explained that Lindsey Hadley has a purchase and sales agreement on the parcel with a closing date early August if all goes well. She has submitted the Site Review application with waiver requests. There are no exterior changes, just minor interior and she has meet with the building inspector to discuss these. Typically an applicant will come first for a consultation and request the site review waiver but for the essence of time saving, they decided to go forward with a formal request for site review and request waivers. A typical project like this, the Board waives site review but in

the essence of saving time, the applicant decided to proceed with the application and not a consult first.

Lindsey Hadley explained that she is a dance studio currently operating up the road in Barrington, they currently rent and will be purchasing this property. They have done a Phase 1 & 2 environmental study of the property and now are waiting for the results from the phase 2. This is the last test to be done before closing. They are not doing any external changes to the property, just a few changes inside. She has met with Bill Booth to discuss the interior changes. She has contacted District 6 and is waiting for their review. She provided plans for the Board of the parking area and feels there is more than enough parking spots. She contacted the Fire Chief and he does not have any additional requirements.

Caren Rossi read the letter from NH DOT into the record.

Robert Smith, Chairman asked what the maximum class size is? And what ages.

Lindsey Hadley replied 24 is the largest class and from 18 months to 66 years is her current range.

David Cedarholm asked if she was installing any additional lights.

Lindsey Hadley replied not at this time.

Robert Smith, Chairman asked how many parking spaces were on the site.

Lindsey Hadley replied 39. She continued to explain that most of her students are dropped off and then picked up. She feels she will have plenty of parking spots.

Robert Smith, Chairman spoke with concerns about lighting in the back of the building for the back parking area.

Chief Dronsfield will check behind the building at night and let Lindsey Hadley know if additional lighting needs to be added.

Peter Hoyt spoke with regards to the fire protection and there are no additional requirements than the building code.

Howard Hoff asked about signage.

Lindsey Hadley replied that she will just replace what is there, no bigger, just cleaner and nicer.

Caren Rossi explained that they will work together on the signage.

John LaCourse asked if there was any large delivery trucks.

Lindsey Hadley replied that they get deliveries in Feb-April of costumes, that is typically UPS and it's the kids' costumes.

John LaCourse asked if they will be holding performances there or just classes.

Lindsey Hadley replied just classes, performances are in larger places.

David Cedarholm made a motion to grant the waiver requests and accept the application.

Edward Bannister second.

Vote: all, application accepted and waivers granted.

John LaCourse asked where the handicap spaces are.

Lindsey Hadley explained up by the door and she will be sure to make it the appropriate dimensions etc.

It was discussed that these need to be properly delineated.

John LaCourse asked where the well is located.

Lindsey Hadley explained that they will be installing a new well & septic after they purchase it.

Public comment

None

John LaCourse made a motion to approve the application subject to the following conditions:

1. Delineate handicap spaces.
2. Line the parking spaces, 10' x 20'
3. DOT approval

4. Police chief sign off.

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.**

Robert Munger provided the Board with data from the last events.

Caren Rossi explained that she has recently had a conversation with the applicants regarding weddings. She wanted to be sure that the Board knows that they are having wedding events there as well that are not on the schedule. But, she feels that this is easier to regulate as a typical wedding knows how many people will be attending to better handle the parking issues.

Robert Smith, Chairman asked the Police Chief what his observations were.

Chief Dronsfield stated that they only had one issue which was with a person being dropped off. All other things went very smooth. Plenty of signage etc. He doesn't see a need for a police detail, he feels if he certifies their workers, they can do the parking themselves. He will provide one night of the 2 hour course for anyone that they want and after this first training they will have to pay for it. He feels they should be able to try it themselves and if there is any issues, they will not be able to do it anymore. One trained person per shift. One complaint of parking on the street will void this.

Public comment

Scott Grumbling reported that the last 2 weekend events have seem to have gone ok. Everyone seems to behave. He has had a couple people turnaround in his driveway as well as a few cars turned around during the week.

Amanda Hanson- 55 High Rd spoke with concerns of safety of her and her child where the cars are coming from all over with several with out of state plates.

There was an issue with someone with out of state plates sat for a long period of time in her driveway and she was nervous.

Chief Dronsfield explained to her to call the police whenever she is nervous, that is what they are here for.

Caren Rossi read into the record a letter from Johanna Booth Miner regarding their contract for passenger vans.

Caren Rossi read into the record emails and letters from the following:

Jeanne Livermore & John Silva- 44 High Rd as well as an article from Fosters.

Anne Jennison- 34 High Rd

Ruth Sample- 116 High Rd

Elizabeth Salamone- 56 High Rd

Public comment closed.

The Board discussed the police chief's recommendation and agreed to try it until they return to the Board, however, if there are any issues they will be back to the police details.

Robert Munger presented the Board with a sketch of a proposed parking lot. The Board reviewed these plans but specified that they will require the parking lot to be engineered.

John LaCourse motioned to allow Bedrock Gardens to continue 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. The application is continued to August 24, 2017.

Wayne Lehman second.


Vote: all, motion carried


MINUTES TRANSCRIBED BY:

  
Caren Rossi, Secretary

MINUTES APPROVED BY:


  
Robert Smith, Chairman

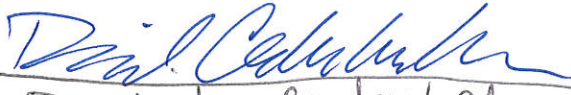
  
Lou Ann Griswold

  
Howard Hoff, Alternate

  
John LaCourse, Selectmen's Rep.

Edward Bannister

  
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Robert Smith, Chairman

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Lou Ann Griswold

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Edward Bannister

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Howard Hoff, Alternate

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Wayne Lehman, Alternate

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John LaCourse, Selectmen's Rep.

**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 13, 2017 at 7:00 pm at the Public Safety Complex.

The Agenda is as Follows:

7:00 pm – Call to order by Chairperson

- Roll Call
- Review and adopt draft minutes of 06/15/17
- Report of officers and committees
- Review any correspondence
- NEW Business

A Site Review Application for Hadley Holdings LLC. The applicant is proposing to operate a dance studio in an existing building located at 29 Calef Highway. Property is known as Lee Tax Map #03-03-00. This is an application acceptance hearing and a possible final hearing.

- OLD Business

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**OTHER BUSINESS:**

**New Business/Public Comment POSTED AT THE LEE TOWN HALL AND THE OFFICE OF PLANNING & ZONING, ON FRIDAY, JUNE 23, 2017 AT 12:00 NOON.**