

**MINUTES OF THE MEETING  
PLANNING BOARD  
June 13, 2019  
7:00 PM**

**MEMBERS PRESENT:** Robert Smith, Chairman; Mark Beliveau, Wayne Lehman; & John LaCourse, Select Board Rep.

**OTHERS PRESENT:** Dan Bourdeau; Chris LaRocca; Ellen LaRocca; Dorn Cox; Chuck Cox; Morgan Wilson; Exequiel Bardales; Kyle Pimental; Bill Booth, Building Inspector & Caren Rossi, Planning & Zoning Admin.

**MINUTES**

Draft Minutes of 5/9/19 & 5/13/19

Wayne Lehman made a motion to approve.

Mark Beliveau second

Vote: majority

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**PB1819-15**

**A Site Review Application presented by C. E. Morgan Holdings, LLC. The property is located on 1 Concord Rd, Lee NH and is known as Lee Tax Map#04-04-00. The applicant is proposing to construct an outbuilding for storage. This is an application acceptance hearing and a possible final hearing.**

Chris LaRocca explained he would like to build an outbuilding for storage. No employee space, just strictly for storage. No septic or water, some heating, insulated tool shed with a metal roof. Needs to free up work space in the main building.

Robert Smith, Chairman asked if he will be increasing the number of employees?

Chris LaRocca replied not due to the new building, just business is growing.

Robert Smith, Chairman asked if parking is limited with the new building.

Chris LaRocca replied no, as most of the employees take the vehicles home at night?

John LaCourse asked about lighting?

Chris LaRocca replied just over the door.

Chris LaRocca replied that it will have a fire alarm system.

Mark Beliveau spoke with concerns about waiving the regulations for a 40' x 60' new building, this is not a small building.

Chris LaRocca replied that he will need to weigh out the costs and see if it's cost effective to build the building with the requirements.

Robert Smith, Chairman stated the wet soils are also potentially an issue and should be located.

Other Board members agreed that some type of drawings would be required.

Chris LaRocca will look into the engineer etc. and get back to the Board.

John LaCourse made a motion to continue the application to July 11, 2019.

Wayne Lehman second.

Vote: majority, motion carried.

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**PB1819-16**

**The applicant, Westwick Farming LLC proposing a lot line adjustment between their two properties. The properties are located on Captain Smith Emerson Road and are known as Lee Tax Map # 02-05-0600 & #2-5-0200. This is an application acceptance hearing and possible final hearing.**

Dorn Cox explained that they are purchasing the abutting property and will be placing a conservation easement on the land. The need to divide out the existing buildings from the open land for the easement.

Caren Rossi explained that there is a waiver request for subdivision regulations.

John LaCourse asked when the house was built?

Dorn Cox replied 1740.

John LaCourse made a motion to accept the application mindful of the waiver request.

Wayne Lehman second.

Public comment

Morgan Wilson, no issues wishes them the best of luck.

Floor closed

The Board discussed the waiver request. (In file)

Caren Rossi explained that the subdivision regulations and the zoning regulations differ. They are as follows:

Zoning Regulations

Undevelopable Land: Shall mean land designated as: floodplain, Wet Soils, and land with slopes greater than fifteen percent (15%).

Subdivision Regulations

2:11 Net Developable Land Area: Shall mean the entire acreage less: (1) Land with slopes in excess of 15%; (2) Land within the Flood Hazard Zone; (3) Land within the Wet Soils Conservation Zone; (4) Land dedicated to public utility easements or public rights-of-way.

Mark Beliveau stated he feels comfortable granting the waiver because he feels it is meant for the protection of undeveloped land, and it isn't critical for this lot.

Others agreed.

Mark Beliveau made a motion to grant the waiver request.

John LaCourse second.

Vote: majority, motion carried, waivers granted.

John LaCourse made a motion to grant the request subject to the following conditions:

Names changed on the plans to reflect the current property owner

Add waivers to plan

Plan and revised deeds to be recorded together.

Wayne Lehman second.

Vote: majority, motion carried.

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**PB1819-17**

**Presentation from Kyle Pimental, SRPC & Cameron Wake, Geosyntec regarding floodplain mapping update.**

6/13/19

Kyle Pimental presented the Board their most recent study of the flood plain mapping. (In file)

Mark Beliveau stated he would be eager to work with a group to discuss possible zoning changes.

Other members agreed.

Kyle Pimental will return to the Board the August meeting with the present the follow up information with regards to the existing regulations and proposed changes.

MINUTES TRANSCRIBED BY:

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Caren Rossi, Secretary

MINUTES APPROVED BY:

  
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Robert Smith, Chairman

  
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Wayne Lehman

  
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John LaCourse, Selectmen's Rep.

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Mark Beliveau