

**MINUTES OF THE MEETING
PLANNING BOARD**

June

15, 2017

7:00 PM

MEMBERS PRESENT: Robert Smith, Chairman; Lou Ann Griswold; David Cedarholm; Mark Beliveau; John LaCourse, Selectmen's Rep and Wayne Lehman

OTHERS PRESENT: Jane Crawford; Kevin Crawford; Bob Munger; Jill Nooney; Marc Bono; Jeanne Livermore; John Silva; Scott Grumbling; Amanda Hanson; Sarah Revels; John Farrell; Beth Salamone; David Choate; Anne Jennison; Scott Nemet, Fire Chief; Bill Booth, Building Inspector; Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 7:02PM.

MINUTES

Wayne Lehman made a motion to approve the draft minutes from 5/18/2017.
John LaCourse second.
Vote: all, motion carried, minutes approved.

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PBC1617-12 Kevin & Jane Crawford

Kevin Crawford explained that he has come before the Board previously to discuss the fire protection needed if he were to subdivide another parcel of land off of his house lot. He explained he has built a home and sold it and that is currently owned by Brad Giles, he built the home he is in and he would like to build one more house on the land and this would tie up the back land epically and it would not get built on. He and his wife, Jane, have worked very hard making the land nice and encourage the wild life and do not want any houses back there that would disrupt and harm the wildlife. By building this one house only he would be locking up the land for future development. Had he been aware of the fire protection requirements he would have done things a lot differently making fire protection easier. He would sprinkle the new construction and possibly his house. He may if he had to sprinkle the first one

he build, Brad Giles house. He showed the area on a plan to the Board that he wanted to build a house.

Caren Rossi read the subdivision regulation to the Board so everyone was aware of what he was referring too.

1. *Cisterns shall be required as follows; unless in the opinion of the Fire Chief, Deputy Fire Chief, or their designate, other fire protection means and/or layouts are waived and agreed upon in writing to the Planning Board.*
 - a. *Developments of three (3) to five (5) houses; 1 cistern of 30,000-gallon capacity. Placement as required by the Fire Chief, Deputy Fire Chief, or their designate.*

D: Previously Subdivided Lots:

1. *Any subdivision, regardless of past or present ownership, that has been approved on or after June 16, 2004 (date of adoption of this section) of one or two lots, shall be considered when undertaking future subdivision(s) for lot(s) from the same parcel or track of land in order to calculate the total number of dwellings as provided in section IX: Fire Protection, item A; Cistern Requirements of this regulation*

Kevin Crawford continued to explain that he feels this regulation is for a subdivision that creates a new road and not his. He's not creating any new roads. There is a cistern on the corner of Rt. 125 now as well as the pond across the street with access to the water to pump from. As well as multiple housing developments in the area. Three fire chiefs back, that chief agreed that he didn't need a cistern. If he had known what the regulations were when he built the first house he would have sprinkled it, but he didn't know.

Kevin Crawford asked Scott Nemet if he'd be ok with sprinklers instead of a cistern.

Chief Scott Nemet replied if you sprinkle all 3, not just the new house.

Robert Smith, Chairman explained that he wants Kevin to understand the Boards position. If you look up the definition of a subdivision, it means the division of a lot. Not specific to a new road or existing road.

John LaCourse stated he would be interested possibly if he would put the land in a conservation easement.

Robert Smith, Chairman asked Scott Nemet what his thoughts were.

Chief Scott Nemet stated as he has expressed to Kevin in several letters which he provided for the Board, he agreed that the regulations should be followed.

Kevin Crawford thanked the Board for their time.

PBC1617-16

Sara Revels- UNH Property on Concord Rd.

Caren Rossi explained that she asked Sara to come here tonight because she is possibly purchasing the UNH property, 15 Concord Road. It is currently an office building and she will be using it as an office building with no exterior changes. Historically this Board has waived site review for this building when the last potential purchaser was looking to purchase it as well as the other parcel that UNH recently sold.

Sara Revels explained that she is a clinical mental health provider, she has a private practice that she wishes to operate out of this building. She will not be making any exterior changes, just a few minor interior changes. She will be working with an architect and the building inspector and her engineer to make the interior changes. She wants to eliminate a few offices to make a larger meeting room and make the bathroom ADA compliant.

Robert Smith, Chairman asked if the parking lot is big enough?

Sara Revels replied yes, at the most she will need parking for 20 cars and she has that. That is not the startup number that is down the road when she is fully staffed and business has grown.

David Choate spoke, he feels it is an excellent use of the property, consistent with what has been on the property in the past as well as gets the building back on the tax role.

John LaCourse asked if she had a cistern.

Sara Revels replied no, but she has a fire alarm system.

Robert Smith, Chairman asked if there was significant lighting on the site and the hours of operation.

Sara Revels replied yes, plenty as it's a very well lit parking lot and the hours are 7am to 9 pm.

David Cedarholm asked about the septic and well.

Sara Revels replied that she had a septic inspection and all looked good, very well taken care of.

Mark Beliveau asked how many spaces were currently on the property?

Sara Revels replied 20.

Mark Beliveau suggested that this information be kept for a baseline to ensure that the site doesn't expand without the proper review.

Caren Rossi stated that it all goes into the minutes and she will ensure that its documented in the proper files.

Robert Smith, Chairman asked if she would provide a copy of the architects plans for the file.

Sara Revels replied, yes.

John LaCourse made a motion to waive site review as there are not changes to the building, no exterior changes and just exchanging office use for office use. They will work with the building inspector to make the interior changes that are needed and this will establish a baseline.

Wayne Leman second.

Vote: majority, motion carried, no site review required.

PB1617-11

A continued 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 an application acceptance hearing and a possible final hearing.

Jill Nooney explained that they have head the issues and they have concluded that they will reverse the flow of traffic; enhance the signage; and plant a hedge wall of evergreen to shield the Jennison's. She asked if the police details are something they can do themselves as it's getting quite costly, could they train their volunteers to do this. They are working on a parking lot but don't have the particulars yet.

Robert Smith, Chairman recapped the site walk and the last meeting for the members who have missed them.

Public comment

Jeanne Livermore read a letter into the record. (In file)

Scott Grumbling spoke and he stated he agrees with Jean and although he understands the hardship with the police detail, that is the only thing that has made the past events bearable.

Anne Jennison 34 High Rd spoke with regards to High Rd being a scenic road and can they cut trees to make a parking lot and shouldn't there be a setback to the parking lot?

Caren Rossi read letters into the record that have come into her since the last meeting.

Elizabeth Salome commented that the 2 people who submitted letters that live on High Rd live on the far end and are not affected by this business and the others don't live nearby at all.

Caren Rossi asked the applicants what event was this past weekend that Jeanne Livermore mentioned?

Robert Mungher replied that they had a wedding on Saturday night.

Public comment closed

The Board discussed the upcoming events and determined that between now and the next meeting there are 4 weekends that are having events or 8 events.

Robert Smith, Chairman asked if we had received yet the written agreement with the shuttle service.

Caren Rossi replied no, she misunderstood and asked for the written agreement with the school.

There was discussion as to the new parking lot.

Robert Smith, Chairman asked how many spaces they were thinking for the new lot.

Jill Nooney replied that she wasn't sure yet, 80-90 possibly.

Jill Nooney requested a continuance until the July 13, 2017 meeting allowing them to continue to work on developing the parking lot.

John LaCourse made a motion to continue the application to the July 13, 2017 meeting while allowing them to continue with the 4 weekends as scheduled, subject to the following conditions:

- No parking on High Rd.
- No buses are allowed to idle
- Police details are required and to report back to Caren their observations.
- Applicants to count the attendees and the cars
- Copy of the written agreement with the shuttle service.

Lou Ann Griswold second.

Discussion:

Lou Ann Griswold would like the police details to be Lee Officers when at all possible.

Vote: majority, motion carried, meeting continued to July 13, 2017.

MINUTES TRANSCRIBED BY:

Caren Rossi

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Lou Ann Griswold

Lou Ann Griswold

John LaCourse

John LaCourse, Selectmen's Rep.

Mark Beliveau

Wayne Lehman

Wayne Lehman, Alternate

**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 June 15, 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 05/18/17
- Report of officers and committees
- Review any correspondence
- NEW Business

Sara Revels- Concord Rd/UNH property.

Consultation with Kevin & Jane Crawford regarding fire protection questions with regards to a possible subdivision.

- OLD Business

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.

Work Session with Jim Banks regarding possible changes to the Temporary Sign ordinance.

OTHER BUSINESS:

New Business/Public Comment POSTED AT THE LEE TOWN HALL AND THE OFFICE OF PLANNING & ZONING, ON THURSDAY, JUNE 8, 2017 AT 12:00 NOON.