

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

MEMBERS PRESENT: Mark Beliveau, Acting Chairman; Ryan Crosbie; Lou Ann Griswold; John LaCourse, BOS rep; Howard Hoff, Alternate & Wayne Lehman, Alternate

OTHERS PRESENT: Carol and John Hutton; Meghan Kelly; Ellen Trojan; George Trojan; Seth Peters; Adam Fogg; James R. Banks; Jerry Chase; Malcome Chase; Patrick McLaughlin, MHF Design; Wayne Lucier, Sr.: Wayne Lucier, Jr; Bill Booth; and Caren Rossi, Planning & Zoning Administrator.

MINUTES

Draft minutes of 5/10/2018 & 5/14/2018

Wayne Lehman made a motion to approve the minutes as presented.

Howard Hoff second.

Vote: majority, motion carried

PB1718-13

A 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.

Patrick McLaughlin, MHF Design did a brief overview of the project. He explained that they have been before this board a few times as preliminary consults. They have also received the state permits for the wetland fills and the AOT permit. They have been working with NHDOT on the proposed driveway locations and have received positive feedback from them. He explained that as part of this site development both parcels will be merged, total acres will be about 25 +/- . They are proposing to build a 6,000 sq. ft. dry retail building; a 30,000 sq. feet dry retail building and a 3,000 sq. ft. quick service restaurant. They do not have any tenants for any of the buildings.

They are proposing 268 parking spots, required is 195. The excess spaces is on the internal access road. The existing diesel canopy along Rt. 125 will be removed. The existing leach field will be relocated to outback.

Caren Rossi explained that the plans have been set to the towns engineer for review and she expects them back within 2 weeks.

Mark Beliveau asked about the 2 lots merging.

Patrick McLaughlin replied it will be done as part of the recording.

John LaCourse asked when the property was surveyed.

Patrick McLaughlin replied Feb of 2018.

Mark Beliveau asked for an explanation as to where the new entrances will be located.

Wayne Lucier Sr. replied the one on Calef Highway will be across from the existing Sunoco and the other will be across from Walgreens on Concord Rd.

Ryan Crosbie asked what the phases were.

Patrick McLaughlin explained that as of now, phase I is new driveways, create pad sites and do site work. Phase II, complete quick service and parking; and phase III build the 6,000 sq. ft. retail building.

Lou Ann Griswold asked what the time frame for completion was?

Wayne Lucier Sr. stated he would like to start on the site work later this year and then build the buildings when they have tenants.

John LaCourse made a motion to accept the application.

Wayne Lehman second.

Vote: all, application accepted and continued to the July 12, 2018 meeting.

PB1718-11

A continued accepted Site Review application submitted by John and Carol Hutton. The applicants are seeking site plan review for their

agriculture operations known as Coppal House Farm. The property is known as Lee Tax Map #20-07-00 and is located at 118 North River Rd. This is an application acceptance hearing and a possible final hearing.

John Hutton read into the record a letter they submitted outlining their agricultural practices. (In file)

Howard Hoff asked about the night mazes.

John Hutton replied they are only scheduled events.

Mark Beliveau asked for John to explain that parking areas.

John Hutton explained the map provided in detail. (in file)

John LaCourse asked if there had been any traffic issues at the events.

Caren Rossi explained that just once, 2017. They were very proactive and hired a police detail the next day for all of the remaining events for last season and have already secured them for this season. The issue was one person parked on the street and the rest followed suit. There was plenty of onsite parking but there wasn't enough people to direct them in. They have fixed this issue.

John Hutton also explained that the one way traffic in and out pattern is used at the large events.

Lou Ann Griswold asked about restrooms.

John Hutton explained there are several throughout the property.

Mark Beliveau read the waiver request into the record. (In file)

Lou Ann Griswold stated she felt that the Board should approve the waiver request as it's a preexisting site and use and no new buildings are being proposed.

John LaCourse made a motion to approve the waiver requests because of the unique size, configuration and the existing buildings and use of the property.

Howard Hoff second.

Vote: all, waivers granted.

Public comment

Jim Banks spoke in favor of the application, he offers his land to use any way they want.

Brian Ferguson spoke in favor of the application. They do joint farming together.

Ellen Trojan spoke in favor of the application, exciting for the area.

Public closed.

John LaCourse made a motion to approve the application.

Lou Ann Griswold second.

Vote: all, application approved.

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.

Seth Peters presented the Board with an engineered site plan of the proposed farm stand. He hired an engineer to layout the building and do a plan showing its location.

Ryan Crosbie asked if he will be grading the area around the farm stand.

Seth Peters explained yes, it would be graded per the plan and the basement would be a walkout.

Howard Hoff asked if this site plan includes the porch?

Seth Peters replied yes, a 7' porch.

Mark Beliveau asked if the roof would be a standard roof pitch?

Seth Peters replied yes, standard roof pitch. 9'8" ceilings, post and beam construction. One large open room with storage in the basement.

John LaCourse asked lights?

Seth Peters replied only if required by code. He doesn't anticipate being open after dark.

Mark Beliveau asked if hell have running water?

Seth Peters replies not now, possibly in the future.

Mark Beliveau asked the hours of operation.

Seth Peters replied 12 noon to dark July 1 thru Nov 1.

Public comment

Marek Petrik, 11 Old Mill Rd spoke with concerns of traffic on Old Mill Rd. Feels farm stand is a great idea but it's a narrow road and is afraid the traffic will increase.

George Trojan spoke in favor, should be able to build it and he looks forward to the veggies.

Public closed

The Board discussed the waivers. Caren Rossi explained that there are 3 curb cuts on the site and our regulations don't allow this. This will also need to be a waiver request.

The Board determined and Seth agreed, they will continue his application until July 12, 2018 and he will work with Caren Rossi on a revised waiver request and he will also address the waiver criteria as well.

Wayne Lehman made a motion to continue to July 12, 2018.

Ryan Crosbie second.

Vote: all, motion carried.

PB1718-10

A lot line adjustment between 2 properties, owned by George Trojan and George & Ellen Trojan. The applicants propose to remove 49+- acres from the existing 53+- acres (vacant parcel) and add it to the existing 6.4 +- acre parcel, making 55.4+-acres. The vacant parcel is located on Osprey Lane, Lee Tax Map #29-06-00 and the other residence on Wednesday Hill Rd, Lee Tax Map #29-06-0100. This is an application acceptance hearing and a possible final public hearing.

George Trojan explained that after the last meeting he had the entire property surveyed. He explained he is just doing a lot line adjustment moving the larger portion of the land to his existing house lot leaving a 3+- acre lot with access off of Osprey Lane. He is not requesting any waivers.

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

Non public comment

The Board had no further questions or comments.

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

Howard Hoff made a motion to adjourn at 9:00PM.
Ryan Crosbie second.
Vote: all, meeting adjourned.

MINUTES TRANSCRIBED BY:




Caren Rossi, Secretary

6/7/


MINUTES APPROVED BY:

Mark Beliveau, Acting Chairman



Lou Ann Griswold

Howard Hoff, Alternate



Wayne Lehman, Alternate

Ryan Crosbie



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 June 7, 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 5/10/18 & 5/14/18
- Report of officers and committees
- Review any correspondence
- OLD BUSINESS

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- NEW 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, May 18, 2018 AT 12:00 NOON.

PB Sign-In
Date: 6/7/18
Time: 7:00 pm

SIGN IN SHEET

Please Print

- 1) Carol + John Hutton
- 2) Meghan Kelly
- 3) Ellen Trujar
- 4) George Trujar
- 5) JAMES R. BANKS
- 6) Jerry Chace
- 7) Adam Fogg
- 8) _____
- 9) _____
- 10) _____
- 11) _____
- 12) _____
- 13) _____
- 14) _____
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