

**MINUTES OF THE MEETING  
PLANNING BOARD  
September 21, 2017  
7:00 PM**

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

**OTHERS PRESENT:** John Forti; Robert Mungher; Jill Nooney; Rachel Legard; Sarge Legard; Hannah Legard; John Silva; Jeanne Livermore;; Scott Grumbling; Peter Hoyt; Elizabeth Salamone; Amanda Hanson; Wayne Morrill, Jones and Beach Engineers; Caren Rossi, Planning & Zoning Administrator

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

**MINUTES**

Wayne Lehman made a motion to accept the 08/24/2017 draft minutes.  
John LaCourse second.  
Vote: all, minutes approved.

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**(PB1718-5)**

**The applicants, Sargent & Rachel Legard & Robert & Mary Woodward, are proposing a lot line adjustment between their properties. The applicants propose to take 8.22 + - acres from Woodward, 131 Wednesday Hill Rd, Tax Map # 14-03-0100 and add it to Legard, 125 Wednesday Hill Road, Tax Map #14-03-00. The properties are located on 125 & 131 Wednesday Hill Road. This is an application acceptance hearing and possible final hearing.**

Sargent Legard explained that they and many of the other neighbors walk out back of the Woodward property and have for years. With the Woodward's talking about possibly downsizing in the future, he and his wife got thinking that they would like to be able to be able to continue to use the property after they possibly sell. The land is all wooded and wet, they are swapping it from backland of the Woodward's to back land of theirs.

Lou Ann Griswold made it clear for the record that she is an abutter to both properties but feels she can make an unbiased opinion of the proposal. David Cedarholm asked why the property owner information was left off the 2 lots being adjusted.

Sargent Legard stated he was not sure but he would get it added correctly.

Robert Smith, Chairman asked if there were any cemeteries on the property?

Sargent Legard replied yes, but not on the land that is being transferred, it is more near the Woodward's home.

Public comment  
None

The Board had no issues with the application.

David Cedarholm made a motion to accept the application.  
Howard Hoff second.  
Vote: all, motion carried.

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

1. Information of the owners of record get added to the land boxes on the plan.
2. The new deeds and the Mylar get filed simultaneously.

Lou Ann Griswold second.  
Vote: all, motion carried, application approved.

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**(PB1718-3)**

**A public hearing to discuss/adopt Waiver Provisions as defined by NH RSA 674:44 III(e) to the 2009 Subdivision Regulations. If the provision is adopted, the regulations will become the 2017 Subdivision Regulations. A full text of the proposal is on file at the Office of Planning and Zoning and at [www.leenh.org](http://www.leenh.org).**

Caren Rossi explained that it had been recently brought to her attention that at the very least, until we get our regulation revision complete, we should adopt the formal waiver request section in both the site review regs and the subdivision regs.

Mark Beliveau explained that it is a law requirement.

Robert Smith, Chairman asked Caren to read the full official notice with the suggested wording. (In file)

Public comment  
None

Mark Beliveau explained that the correct statue reference for the Subdivision waiver is NH RSA 674:36 II(n).

Caren Rossi will make the correction.

David Cedarholm made a motion to accept the waiver section with the correct RSA reference.  
John LaCourse second.  
Vote: all, section adopted.

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**(PB1718-4)**

**A public hearing is to discuss/adopt Waiver Provisions as defined by NH RSA 674:44 III (e) to the 2007 Site Review Regulations. If the provision is adopted, the regulations will become the 2017 Site Review Regulations. A full text of the proposal is on file at the Office of Planning and Zoning and at [www.leenh.org](http://www.leenh.org).**

Caren Rossi explained this is identical, this has the correct NH RSA reference.

Public comment  
None

John LaCourse made a motion to adopt the wavier provision.  
Howard Hoff second.  
Vote: all, motion carried.

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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 Mungher presented the Board with the parking information and visitor information for the weekend events since the last meeting.

Caren Rossi asked where the information is for the events they have during the week? She knew of recent events that are not on the schedule but did happen.

Robert Mungher replied that he has this information on a separate sheet with like events.

Wayne Morrill, Jones & Beach Engineers explained that he has been retained by the applicants to do the engineering work for a parking lot. He would like to show this proposal to the Board to see if they have any feedback as they work to finalize the submittal and get the drainage complete etc. and submit for outside review. As part of this process, he applied to NHDOT for an access off Rt. 125, he was instructed by NHDOT that if he didn't withdraw the application it would get denied. They withdrew the application. They surveyed the entire parcel where the parking lot would be located. The entrance is 24' wide, gravel parking area. They would be keeping the tree line that exists as the buffer. The parking spaces are 9' x 18', he has submitted a waiver request. By reducing the space size, it will hopefully reduce the number of trees needing to be cut. They are proposing to keep an island in the middle of the parking lot and that will remain treed. This will help with the visual effect of the large parking lot. They will put the existing, newly constructed shed that is currently in the setback at the current entrance down in the parking lot as well as he has shown possible future bathroom facilities. As drawn in the new parking lot is 122 spaces.

It was noted that there needs to be a better legend on the plan.

Mark Beliveau asked if they had enough site distance.

Wayne Morrill replied yes.

David Cedarholm asked if there will be lights.

Wayne Morrill replied no, it's not open at night.

Robert Smith, Chairman asked if they had thought about a gate at the entrance?



Wayne Morrill stated they have not, but it's something to think about.

#### Public Comment

Scott Grumbling 55 High Rd, spoke with concerns of people coming in from Birch Hill Rd now thinking his property is the gardens. He feels there GPS are possibly sending them to the wrong address. He feels there needs to be better signage and education to get them to the correct spot.

John Silvia 44 High Rd, asked if it was necessary with the new parking lot to keep the existing parking lot. Can't we eliminate this one?

John Forti spoke stating that they want to work together to resolve these issues.

Lou Ann Griswold spoke with regards to the Google Earth photo provided. She asked for one showing all of the property.

Wayne Morrill will provide.

Beth Salamone- 56 High Rd, spoke to how it changes the character of the road, it's a scenic road. Can any buffer be planted for the existing parking lot and add to the proposed parking lot? If the gate is too close to the road, they won't be able to turn around there, they will be turning around in the other driveways.

Robert Smith, Chairman stated that they stated that in the proposed parking lot they will be keeping a treed buffer.

Scott Grumbling 55 High Rd. spoke with concerns of the people doing the tours can look at him in his yard and all that is going on in his yard. He has not screening and feels like he is on display. Cameras flash all day long, He has no privacy in his back yard at all.

John Silvia 44 High Rd asked when the types, days and number of events will be discussed.

Robert Smith, Chairman said that the application will not be approved until this is discussed.

Jean Livermore 44 High Rd spoke with concerns of the light on Rt. 125 and all the added traffic on the intersection of High Rd, Harvey Mill Rd and the light. In a recent Fosters article, they discuss having large events, such as weddings, this large amount of traffic is not good for this intersection.

Robert Smith, Chairman asked Wayne Morrill to work on addressing the traffic concern.

There was discussion as to what will happen with the existing lot, who will park there?

Robert Munger explained that the volunteers will park there and possibly handicap.

Mark Beliveau asked what will happen when the new lot is full.

Robert Munger said we will turn people away, close the lot.

Caren Rossi read a letter submitted by the abutters into the record. (In file)

Robert Smith, Chairman asked that he email that letter and the Fosters article to the Board.

Public comment closed.

Mark Beliveau spoke with concern that weddings may not be allowed to be there without ZBA approval.

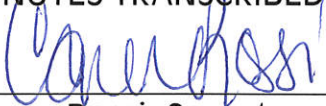
The Board determined that they would like to do another site walk, this was set for Monday, October 2 @ 4pm. All meet on site.

Robert Smith, Chairman ask that they bring to the next meeting a better calendar of events and show how the events have expanded over the years to where we are today.

Howard Hoff stated he would like to see how they compare to last year at the very least.

The application has been continued to November 2, 2017 at 7pm at the PSC. The next meeting is October 12, 2017 at 7pm and it's a work session.

MINUTES TRANSCRIBED BY:



Caren Rossi, Secretary

MINUTES APPROVED BY:



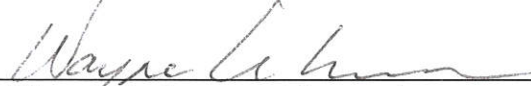
Robert Smith, Chairman

Ryan Crosbie



David Cedarholm

Lou Ann Griswold



Wayne Lehman, Alternate

Howard Hoff, Alternate



Mark Beliveau

John LaCourse, Selectmen's Rep.