

**MINUTES OF THE MEETING  
PLANNING BOARD  
May 10, 2018  
7:00 PM**

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

**OTHERS PRESENT:** Seth Peters; Erick Sawtell; Robin Fimlaid; Richard Levis; Kyle Pimental; Jim Banks, Dan Bourdean, Geosyntec; Ryan Candle; Malcome Chase; Carol Hutton; John Hutton; Bill Booth; and Caren Rossi, Planning & Zoning Administrator.

**MINUTES**

**Draft minutes of 4/12/18**

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

Howard Hoff second.

Vote: majority, motion carried

\*\*\*\*\*

**PB1718-12**

**A Site Review 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 explained he would like to build a 30' x 32' farm stand with a full walkout basement on the property on Old Mill Rd. He will be selling mostly his corn and tomatoes. He will allow others to sell locally grown products as well. He will have electricity in the building and most likely no plumbing unless it's required to have a toilet facility. He will most likely not be open 7 days a week. Hours mostly afternoons. He is trying to keep the farm a farm and have future incentives to keep the farm and make it viable rather than houses.

Howard Hoff asked if he will or he'll only sell locally grown products.

Seth Peters stated yes, his and others, possibly.

Mark Beliveau stated he was not familiar at all with the site.

The Board discussed that they would do a site walk.

Lou Ann Griswold made a motion to accept the application acknowledging that there are many waiver requests which will be addressed.

Wayne Lehman second.

Vote: majority, application accepted.

John LaCourse asked if the building will have electricity.

Seth Peters replied, yes.

John LaCourse asked if it will be built on a slab.

Seth Peters stated it will be on a full walk out foundation.

John LaCourse asked if it will have toilet facilities.

Seth Peters stated not at this time, unless it's required.

The Board discussed the application and determined they will do a site walk on Monday, May 14, 2018 at 5pm. All will meet on site. Mark Beliveau stated he would like the building and parking areas staked out.

Wayne Lehman made a motion to continue the meeting to June 7, 2018 at the public safety complex.

Howard Hoff second.

Vote: majority, application continued.

\*\*\*\*\*

**PB1718-11**

**A 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 explained that they have been asked to come in for site plan review. They were here before the planning board in 2015 when they first moved to town, no review was required at that time. He has requested a waiver, (in file) he read the written request to the Board. He explained that they have only had one real issue in the past and that was the sunflower festival last year. It was the "perfect storm" and it was greatly attended. The issue was that one car parked on the road and the others followed along. There was plenty of parking in the parking areas. Since then they have secured police details for all anticipated events. They hired them for the corn maze as well, but they were not needed.

Mark Beliveau stated that the Board needs to really identify what they wish to accomplish and create a check list for all preexisting uses.

Robert Smith, Chairman stated he agreed and would work on this tomorrow with Caren Rossi.

Wayne Lehman made a motion to accept the application with the condition that the waiver requests to be addressed at a later meeting.

Lou Ann Griswold second.

Vote: all, majority, motion carried.

The Board discussed a site walk and it was determined that it was not needed as most felt they were very familiar with the site.

Ryan Crosbie asked if they had provisions for overflow parking.

John Hutton replied yes, he currently can park 500 cars now.

Robert Smith, Chairman stated he feels that John and his crew are the gold standard of agg and agg tourism.

Mark Beliveau made a motion to continue the application to June 7, 2018.

Lou Ann Griswold second.

Vote: majority, motion carried.

\*\*\*\*\*

**PB1718-13**

**Kyle SRPC - Inundation Mapping for Lee**

See power point in file.

\*\*\*\*\*

Howard Hoff made a motion to adjourn at 9:00PM.

Ryan Crosbie second.

Vote: all, meeting adjourned.

MINUTES TRANSCRIBED BY:

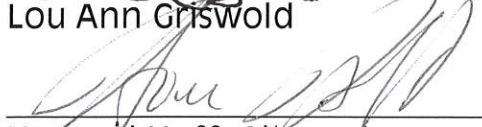
Caren Rossi  
Caren Rossi, Secretary

5/10/18

MINUTES APPROVED BY:

\_\_\_\_\_  
Robert Smith, Chairman

  
\_\_\_\_\_  
Lou Ann Griswold

  
\_\_\_\_\_  
Howard Hoff, Alternate

  
\_\_\_\_\_  
Wayne Lehman, Alternate

  
\_\_\_\_\_  
Ryan Crosbie

  
\_\_\_\_\_  
Mark Beliveau

  
\_\_\_\_\_  
John LaCourse, Selectmen's Rep.

Please sign <sup>5/10/18</sup> in

Kyle Pimental

SRPC

Seth Peters

Lee NH

Jim Bank

DAN Bourdeau

Geosyntec

RYAN CAUDLE

Malcolm Chae

LEE NH

Robin Simlaid

Lee

Richard Lewis

Lee

Erick Sawtell

Lee

Carol Hutto

Lee

John A. Hutto

Lee



**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 May 10, 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 4/12/18
- Report of officers and committees
- Review any correspondence
- OLD BUSINESS
  
- NEW BUSINESS

**PB1718-11**

A 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.

**PB1718-12**

A Site Review 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

**PB1718-13**

Kyle SRPS - Inundation Mapping for Lee

**OTHER BUSINESS:** New Business/Public Comment

**POSTED AT THE LEE TOWN HALL AND THE OFFICE OF PLANNING & ZONING, ON FRIDAY, May 4, 2018 AT 12:00 NOON.**