

**MINUTES OF THE MEETING
PLANNING BOARD SITE WALK
May 14, 2019
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; David Cedarholm; Wayne Lehman; Lou Ann Griswold & Howard Hoff, Alternate.

OTHERS PRESENT: Mark & Erlinda Beliveau; Scott Coughlin; Attorney Jim Schulte; Laura Spector-Morgan, Town Attorney; Peter Hoyt, Fire Department Rep; Bill Booth, Building Inspector & Caren Rossi, Planning & Zoning Admin.

PB1819-14

A site walk on a continued accepted application to amend a previous site plan approval to construct a new recreation hall. The property is owned by Larasco Real Estate, LLC. Scott Coughlin is the applicant. The property is known as Lee Tax Map #12-01-00 and is located at 7 Forest Glen Lane, Lee NH. This is a possible final hearing.

Robert Smith, Chairman opened up the meeting and reminded everyone that the floor is closed and the applicant nor the abutters can speak unless a specific question is asked.

The Board walked around the exterior of the building to look at the new building being constructed.

Robert Smith, Chairman asked Scott Coughlin if the bark mulch around the building will remain or will he grass it or something else?

Scott Coughlin replied for now, it will remain just grass.

Lou Ann Griswold asked Scott Coughlin what he will be doing for lights on the building.

Bill Booth replied that the side entrances on the Beliveau side will have down ward lighting, one is the entrance door to the apartment and the other is the access door to the bathrooms and it's an emergency exit light. The backside is unknown at this time, but one for security. The front will have a down light, possibly floods as well as the side over the picnic tables. The porch light will have some type of porch lights. He confirmed with Scott Coughlin what he was installing.

Scott Coughlin replied that he is unsure of exactly what he's doing out front and on the side where the picnic tables are. There are 2 street lights on the NHEC poles in that same area.

Robert Smith, Chairman commented that he would be concerned with the lights on the side of the building facing the abutters.

Lou Ann Griswold asked where the buffer would go.

Attorney Schulte explained that they would be willing to plant 10- 3 gallon bucket size arborvitaes on the abutter's property and the abutter can maintain them.

Robert Smith, Chairman asked the Beliveau's what they thought of that?

Mark Beliveau stated in all of his years as a land use attorney, he has never heard of the buffer being imposed on the abutting property. He is not saying he is opposed to it.

The group walked to the Beliveau's and viewed the building from their property.

The Beliveau' s discussed the buffer.

The Beliveau' s agreed that the buffer would be best suited on their property edge. They will work with the applicant to devise a plan acceptable to both as to type, number, & location, to be planted by a landscaper. If this cannot be worked out, they will return to the Board and the Board will determine same.

The Board discussed the lighting on the abutters side of the building.

Robert Smith, Chairman suggested that the applicant put the lights at the top of the door and not higher, as this will help reduce light trespass.

Scott Coughlin agreed.

The Board then viewed the side of the building that was increased from the original building.

David Cedarholm stated he did not have a concern with the increased run off.

Caren Rossi explained that the fire chief and the fire warden were made aware of the abutters concern of the brush over the banking. Neither felt it was a fire concerns. Attorney Laura Spector Morgan reviewed the letter submitted by Mark Beliveau earlier today and disagrees that the brush is fill. (The letter was note circulated to the Board as the floor was closed, but is in the file)

The Board addressed the wavier requests.

They had no issues with them as long as they are submitting a foundation certification.

Howard Hoff made a motion to grant the waivers with the exception of a foundation certification be submitted within 30 days of a CO.

Lou Ann Griswold second.

Vote: all, majority, motion carried.

5/14/19

David Cedarholm made a motion to approve the application subject to the following conditions:

1. Amending the past approval from 1982 to clarify that the hours of operation are 6am to 12 midnight.
2. A foundation certification is required to be submitted within 30-days of a CO.
3. Applicant and the abutter will work out an agreement of the type, number and location of the trees buffer. They are to be planted a landscaper to ensure they are properly planted and will survive. If this agreement cannot be worked out, they will return to the planning board to work out.


Vote: majority, application approved.

MINUTES TRANSCRIBED BY:

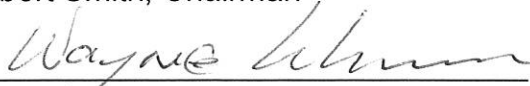


 Caren Rossi, Secretary

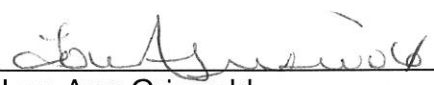
MINUTES APPROVED BY:



 Robert Smith, Chairman



 Wayne Lehman



 Lou Ann Griswold



 David Cedarholm

 Howard Hoff