

**MINUTES OF THE MEETING
PLANNING BOARD
May 9, 2019
7:00 PM**

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

OTHERS PRESENT: Mark & Erlinda Beliveau; Allan Dennis; Bev Brooks; Scott Coughlin; Attorney Jim Schulte; Linsey DiTonni, GPI; Laura Spector-Morgan, Town Attorney; Bill Booth, Building Inspector & Caren Rossi, Planning & Zoning Admin.

MINUTES

Draft Minutes

The Board discussed the minutes from the last meeting, 4/11/2019.

No one had any issues as presented.

Wayne Lehman made a motion to approve.

Howard Hoff second

Vote: majority

PB1819-14

A site review 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 an application acceptance hearing and a possible final hearing.

Caren Rossi explained that the original rec hall burned in January of 2019. She gave Bill Booth permission to issue a building permit for the replacement of that building. At the time she didn't think it needed site plan approval as it was a fire, yes the square footage slightly increase but the overall size of the building did not, it decreased. When the frame went up, the abutter, Mark Beliveau contact her and the town attorney and the town attorney agreed that it should have had site plan review. Caren then issued a cease and desist order which the BOS overruled allowing them to proceed while going through the site review process, at their own financial risk.

Jim Schulte representing the applicant explained that the original building had a full basement and a loft, this building is on a slab with no loft, single story. Same uses, those have not changed. It's in the same location as the other one. He also stated that when the building was originally approved in 1982, the hours of operation were 6am to 12pm. He said in reading the minutes from the approval it was clear the intention was 12midnight, he asked if this could get cleared up as part of the approval.

David Cedarholm asked what the square footage of the original building was?

Jimi Schulte replied about 4,800 sq. ft.

David Cedarholm spoke with concerns of the drainage run off as its an increase of 27% from the old building to the new building. How will the increased run off be handled?

This was discussed and determined that it would be investigated at the site walk.

Lou Ann Griswold asked about lighting? Where and what type

Scott Coughlin stated he wasn't sure yet but he will get this information. The building has all been engineered out.

Wayne Lehman made a motion to accept the application.

Lou Ann Griswold second.

Vote: majority, application accepted.

Robert Smith, Chairman stated he would like to see a copy of the engineered plans as well as he would like to do a site walk as well.

Public comment

Mark Beliveau spoke with concerns on the application. He read a letter into the record. (in file)

The Board set up a site walk for Tuesday, May 13, 2019 at 4:30pm.

Floor closed.

The Board discussed the waiver request.

Robert Smith, Chairman asked the applicant if they had contacted Jones and Beach to see what the costs would be of a engineered plan showing the building location. He feels that this will be a good stake in the ground for the future.

Scott Coughlin replied no.

Jim Schulte replied that they would provide a foundation certification of the building.

The Board discussed this and felt that it would be acceptable. It will show where the building is in reference to the closest property line.

David Cedarholm spoke that his concern is the additional drainage, he doesn't not want to increase the off-site run off.

Robert Smith, Chairman asked the applicant if they had thought about a buffer.

Jim Schulte stated that they would not be opposed to planting trees for a buffer.

Lou Ann Griswold made a motion to approve the foundation certification instead of the engineered drawings.

Wayne Lehman second.

Vote: majority, motion carried foundation certification is allowed instead of engineer drawings.

PB1819-12

A continued accepted application from applicant, Life Storage LP is requesting Site Review for the proposed construction of a climate controlled storage building approxamly 12,800 sq. ft. The property is located at 44 Calef Highway, and is known as Lee Tax Map #04-03-0300. This is a possible final hearing.

Lindsey DiTonni explained that she has addressed all of the concerns of Civil Consultants and received final sign off. They reduced the size of the building to meet the required impervious coverage.

Caren Rossi also stated that they do not have an issue with the downspouts on the building.

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

Final sign off from CO from Civil Consultants

An As Built will be submitted 20 days after the receipt of the CO.

Vote: majority, application approved.

PB1819-13

An application for a lot line adjustment for properties owned by Allan & Carole Dennis & the Dennis Family Revocable Trust. The applicant wishes to transfer 9.262+- acres from Tax Map #12-05-00 to Tax Map # 12-5-0100. The properties are located on Mast Rd. This is an application acceptance hearing and a possible final hearing.

Allan Dennis explained that he is doing a lot line adjustment with the family farm and his house. They will be selling the farm. They added land to his house but keeping it so both lots can be in current use.

Howard Hoff made a motion to accept to the application.

Wayne Lehman second.

Vote: majority, application accepted.

5/9/19

No public comment


The Board had no issues with the application.

David Cedarholm made a motion to approve the application.

Lou Ann Griswold second.

Vote: majority, application approved.

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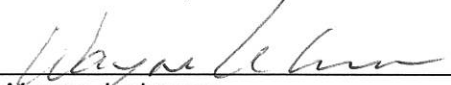


Caren Rossi, Secretary

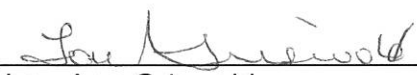
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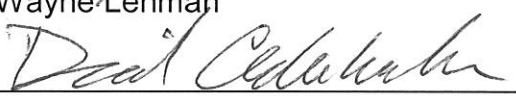
Robert Smith, Chairman



Wayne Lehman



Lou Ann Griswold



David Cedarholm

Howard Hoff