

TOWN OF LEE
PLANNING/ZONING/CODE ENFORCEMENT/HEALTH
7 Mast Road
Lee, New Hampshire 03861

Date: November 18, 2011

Minutes of the Lee Planning Board Work Session on Wednesday, November 16, 2011 at the Public Safety Building at 20 George Bennett Road.

Meeting was posted as a work session to address the "Noble Farm" property located at the south end of Lee off of Route 155, known as Lee Tax Map#25-03-0000, a single parcel of approximately 91 (+/-) acres and the meeting was posted in order to work on and put together a zoning change/amendment to see if the legislative body would vote to change this lot from a residential lot, now zoned residential, to a light industry/commercial zone for this lot.

Members Present: Chairman, Robert Smith, Lou Ann Griswold, Ed Bannister and Robert Moynihan.

Others Present: Allan Dennis, Dave Garvey (Mr. Garvey on there for the last hour)

*Meeting opened at 7:00PM

Member reviewed a draft zoning change proposal along with various maps, tax map of the lot without the subdivision depicted on same and other information pertaining to this parcel.

Consideration and discussion dealt with all of the following; the work study for this property by the Lee Planning Board and submitted to the Selectmen, the easement and pond area on site, the fact this was in the aquifer protection zone, consideration for a feasible buffer and setback zones for the site, various uses that may be allowed and consideration of the area and neighbor's and the rural setting this site is within.

A rough draft was thoroughly reviewed, amended, changed and thus producing another rough draft. This was done by member Lou Ann Griswold on a laptop computer and the document was later sent to each board member for review at the next meeting.

No citizens from the Town of Lee were at this work session, Dave Garvey did attend but came in an hour late.

The next work session was schedule for Tuesday, November 29, 2011 at 7:00PM

No final decisions or final draft was completed at this hearing.

This meeting was not taped.

The meeting started at 7:00PM and adjourned at approximately 9:15 PM.

Planning Board Member:

Chairman: Robert Smith;

Robert Moynihan;

Lou Ann Griswold;

Ed Bannister;

The block contains four handwritten signatures, each written over a horizontal line. From top to bottom, they correspond to the names listed on the left: Robert Smith, Robert Moynihan, Lou Ann Griswold, and Ed Bannister. The signatures are in cursive and appear to be in black ink.

The following goes in ARTICLE IV

Light Commercial Zone (Zone LC-a): Description of zone is as follows; The single parcel of land known as "Noble Farm" being Lee Tax Map#25-03-000, a single parcel of 91.35 (+/-) acres located off of and with access from Route 155 (known today as North River Road) near the Epping/Lee Town Line at the South end of Lee.

Purpose and Intent: To provide for the establishment of light industry/commercial development, Office and/or Research development uses either independent or in conjunction with light manufacturing of developed prototypes on site with the intent to mass produce any and all manufactured products off site intended to provide for a low impact character for this site. To provide and protect the conservation easement of approximately 12 (+/-) acres including and around the pond now situated on site. To provide the essential perimeter buffers/setbacks to protect the rural neighborhood atmosphere of the surrounding properties.

Article VI-a

Light Commercial Zone (Zone LC-a)

- A. Permitted Uses for Office and/or Research to include prototype light manufacturing:
1. Business offices including the following services;
 - a. Financial
 - b. Insurance
 - c. Real Estate
 - d. Engineering/Architecture/Computer Design of All types
 - e. Publishing and data processing
 - f. Legal
 - g. Social Services
 - h. Health Services
 - i. Educational Services
 - j. Research and development
 - k. Medical, such as doctors, Dentist, optometrist, Occupational Therapy, Physical Therapy, or other specialized medical office uses, service laboratories and offices accessory to these.
- B. **Special Provisions**
Any use permitted on this site shall be approved by the Lee Planning Board.
1. No residential uses shall be allowed in this zone.
 2. No commercial excavation of gravel/rock or other natural material from site.
 3. No further or future subdivision of this site is permitted.
- C. **LAND REQUIREMENTS**
- a. A minimum 125 foot perimeter buffer of the site shall be left in its natural state, undisturbed with the exception of walking trails approved by the Lee Planning Board. If a septic location requires an encroachment into the setback it shall be permitted with approval by the Lee Planning Board.
 - b. No building shall be within 25 feet of the perimeter buffer.

- c. Parking lot, access way, driveway shall be permitted within 25 feet of the perimeter buffer.
- d. Only utility service may be permitted within the buffer/setback of G-a and G-b with Planning Board approval.
- e. A setback of 25 feet shall be maintained along and from the easement line of the pond on site for all building/structures. Walking trails may be permitted along with resting/picnic area(s) within the easement and setback area if permitted by the easement and approved by the Planning Board.
- f. Buildings on site shall be a minimum of 50 feet apart. Access around each building shall be permitted if required for fire protection. Parking and access shall be permitted within the 50 foot separation area.

C. Light Industry/Commercial Uses

1. Light Industry/Commercial Uses include the following:

- a. Manufacturing products in which processing, assembling, mixing, packaging, finishing, decorating, or repair operations are conducted in spaces and/or building(s) limited to a maximum of 20,000 square feet each.
- b. Warehouse, storage, climate controlled storage, trucking and transportation uses with no outside storage of products, materials other than the trucks and/or trailers used for such business with building(s) limited to 30,000 square feet each.
- c. Counter sales/mercantile; an occupancy used for the display and sale of merchandise in support of the manufacturing (a. above) or warehousing (b. above).

- D. **Access:** Only one access shall be permitted to this site without Planning Board approval and the intent is to use the existing access now located across from Riverside Farm Drive
- E. **Aquifer Ordinance:** The provisions of Article XIII, (or applicable article for aquifers) of this ordinance shall override any provisions set forth herein.
- F. **Wet Soils Ordinance:** The provisions of Article XV, (or applicable article for wet soils) of this ordinance shall override any provisions set forth herein.
- G. **Site Plan Review Regulations:** Site Plan review regulations for the Town of Lee shall apply to all activities located in this zone.
- H. **Building Regulations:** The Building Regulations for the Town of Lee shall apply to any construction within any zone.

Public Notice

Lee Planning Board

The Town of Lee Planning Board will conduct a **work session** on Wednesday, November 16, 2011 with the meeting beginning at 7:00PM at the Public Safety Complex at 20 George Bennett Road.

The Agenda is as Follows:

The Lee Planning Board will conduct a work session to begin the process of establishing and putting together a proposed zoning change/amendment and/or addition to the 2011 Lee Zoning Ordinance regarding Lee Tax Map#25-03-0000, also known as "Noble Farm", a town owned parcel of approximately 92 acres (+/-) located off of Rte. 155 (North River Rd) near the Epping town line.

If and when a final draft of any zoning or building ordinance change(s) are proposed, a public hearing for those changes will be noticed and posted as provided per RSA 675:7.

Note: This is a work session and although open to public, the Board may limit any public comment.

- Other Business: Any other business new or old that may come up at this meeting.

Posted at the Lee Town Hall, the Office of Planning and Zoning, on Friday November 10, at 9:00AM, Sent to IT Department for other distribution.