

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

Date: December 6, 2011, 2011

Minutes of the Lee Planning Board Work Session on Wednesday, November 29, 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, Robert Moynihan and Kevin Crawford.

Others Present: Allan Dennis,

*Meeting opened at 7:00PM

Members reviewed the new draft from the last meeting on November 16, 2011.

Consideration and discussion of the draft proposed was reviewed thoroughly and minor changes were made at the meeting with Lou Ann using her laptop to make those revisions/changes.

After the document was considered in its final draft form for presentation, it was decided by the Planning Board that Mark Beliveau would be asked to review the document, make any changes necessary legal or otherwise and it would not be sent out for any other review and a public hearing on the matter would be scheduled for December 21 at 7:00PM at the public safety complex.

No citizens from the public or the Town of Lee attended this meeting; it was posted as a public work session.

This meeting was not taped.

A copy of the final draft is attached to these minutes.

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

Planning Board Member:

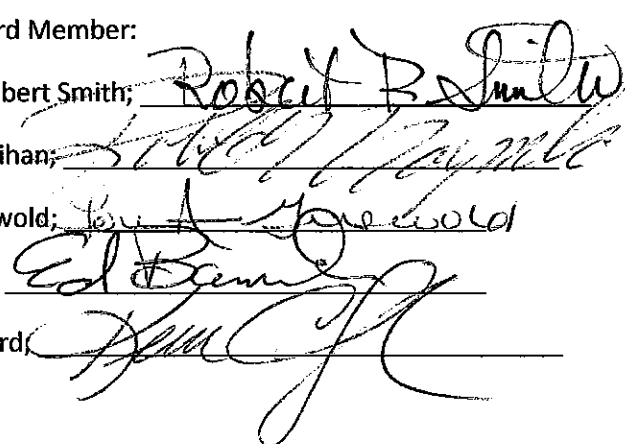
Chairman: Robert Smith;

Robert Moynihan;

Lou Ann Griswold;

Ed Bannister;

Kevin Crawford;



Public Notice

Lee Planning Board

The Town of Lee Planning Board will conduct their second work session on the matter listed below, on Tuesday, November 29, 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 continue 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 18, at 9:00AM, Sent to IT Department for other distribution.

DRAFT

Article VI-a

Light Commercial Zone (Zone C-a)

- 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.
- B. 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.
- C. Prohibited Uses;
 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 with the exception of business condominium uses and requirements there-of.
- D. Any use permitted on this site shall be approved by the Lee Planning Board.
- E. 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.
- F. Light Industry/Commercial Uses;
 1. Light Industry/Commercial Uses include the following:

- a. Retail Sales/Mercantile; an occupancy used for the display and sale of merchandise
 - b. 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.
 - c. 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.
 - d. Grocery, pharmacy, retail/mercantile and similar commercial building(s) may be permitted provided each building does not exceed 35,000 square feet.
- G. Setbacks;
- a. A perimeter buffer of the site shall be left in its natural state, undisturbed and shall be a minimum of 125 feet with the exception of walking trails approved by the Lee Planning Board. If the existing wells on site and its storage, pump system and associated piping and electrical components are within this setback/buffer they shall remain with access to same.
 - b. No building, parking lot, access way, driveway shall be within 25 feet of the perimeter buffer. Only utility service may be permitted within the buffer/setback of G-a and G-b with Planning Board approval.
 - c. 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.
 - d. 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.
 - e. 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.
- H. Aquifer Ordinance: The provisions of Article XIII, (or applicable article for aquifers) of this ordinance shall override any provisions set forth herein.
- I. Wet Soils Ordinance: The provisions of Article XV, (or applicable article for wet soils) of this ordinance shall override any provisions set forth herein.
- J. Site Plan Review Regulations: Site Plan review regulations for the Town of Lee shall apply to all activities located in this zone.
- K. Open Space: A minimum of 10% (percent) of the land area of this parcel excluding the easement area now dedicated for this site shall be left for open space for light recreation such as but not limited to walking, biking, etc., approved uses by the Planning Board and this area does not include any of the setback/buffer areas.

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