

**MINUTES OF THE MEETING
PLANNING BOARD
October 11, 2018
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Mark Beliveau; Lou Ann Griswold; Ryan Crosbie; John LaCourse, Selectmen Rep & Wayne Lehman, Alternate

OTHERS PRESENT: Jim Banks; Caren Rossi, Planning & Zoning Admin.

PB1819-2

An application for a lot line adjustments between property owned by the Town of Lee (PID#11-6-0100) and the Lee Church Congregational (PID#11-6-00). The Town is proposing to purchase 4.674 acres +- from the Lee Church Congregational an adding it to the existing 1.425 acre parcel. The properties are located on Mast Road. This is an application acceptance hearing and a possible final public hearing.

Mark Beliveau, Acting Chairman for this application as Robert Smith recused himself from this application.

Caren Rossi explained that the town and the church are doing a lot line adjustment adding the land to the existing town hall campus. This was voted at the 2018 town vote. The proposed lot line is very close to the existing parish house but that will be razed prior to July 1, 2019. Also part of the vote. The new lot line will be straight back to the woods, a nice clean line. Once approved by this board, the Mylar can be recorded and the closing can be scheduled.

No public comment

Ryan Crosbie made a motion to accept the plan.

Wayne Lehman second.

Vote: all, application accepted.

Wayne Lehman made a motion to approve the plan.

Ryan Crosbie second.

Vote: all, application approved.

Work Session-

Caren Rossi asked the Board about some possible zoning changes.

-Expand the commercial zone to Sheep Rd (Rt. 4)

Caren Rossi asked the Board if they would consider possibly expanding the existing commercial zone along Rt. 4 to Sheep Rd. This hopefully will increase the chances of cleaning up 68 Concord Rd.

They felt this was something to look into and asked Caren to get some maps etc. to show this.

-Define BNB/Air BNB

Caren Rossi explained that she has recently received a complaint of an Air BNB and with discussion with the town attorney realized that we cannot address it. The attorney suggested we define BNB/ABNB. She provided them with a suggested definition from her. They reviewed it and suggested some tweaks.

It was also discovered during this discussion that our definition of accessory use needs to be addressed and updated.

Caren to check the status of the legislation on BNB.

-Farms

Caren Rossi explained that there are a few farms in town that have not had site plan review. Coyote Springs- horse boarding; Echo Ridge- horse board; Boulder Brook Stables- horse boarding and Hickory Nutt Farm- goat farms with tours, products etc. Tuckaway Farm, farm stand and possibly others that she can't think of now.

Ryan Crosbie commented that the farm on High Rd has a lot of containers and trailers in their yard. What is this?

Caren Rossi explained that they are part of Boulder Brook Stables and will be addressed then.

The Board agreed to bring the remaining farms in for review.

-Definition of Agriculture

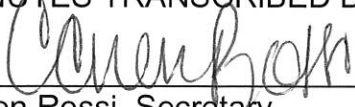
Caren Rossi asked the Board if we wanted the attorney to update our agriculture definitions etc. to be in compliance with the new state regs.

The Board agreed. Caren will ask her to do this.

-Site Review Regs.

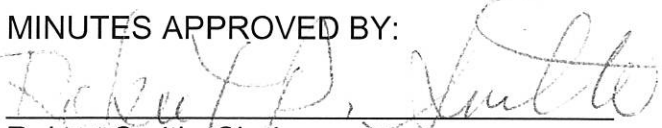
The Board continued to work on the site review regs.

MINUTES TRANSCRIBED BY:



Caren Rossi, Secretary

MINUTES APPROVED BY:



Robert Smith, Chairman

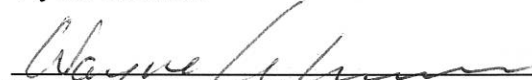


Lou Ann Griswold

Ryan Crosbie



Mark Beliveau



Wayne Lehman, Alternate



John LaCourse, Selectmen's Rep.

**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 October 25, 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 10/11/2018
- Report of officers and committees
- Review any correspondence

OLD BUSINESS

A continued Amended Site Review Application from Jill Nooney & Robert Munger, Bedrock Gardens-45 High Road, Lee NH property is known as Lee Tax Map#24-08-00; 24-08-0100 & 24-09-00. The amended site review application is for the garden tours and associated events. This is a possible final hearing.

OTHER BUSINESS: New Business/Public Comment

POSTED AT THE LEE TOWN HALL AND THE OFFICE OF PLANNING & ZONING, ON FRIDAY, OCTOBER 19, 2018 AT 12:00 NOON.