

**MINUTES OF THE MEETING
PLANNING BOARD
Site Walk
October 2, 2017
4:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Lou Ann Griswold; Mark Beliveau; Edward Bannister; Wayne Lehman & Howard Hoff, Alternate

OTHERS PRESENT: Robert Mungher; Jill Nooney; John Silva; Jeanne Livermore;; Scott Grumbling; Peter Hoyt; John Forti; Wayne Morrill, Jones and Beach Engineers; Bill Booth, Building Inspector; Scott Nemet, Fire Chief; Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened the meeting at 4:04PM.

PB1617-11

A second site walk on an accepted Site Review Application from Jill Nooney & Robert Munger, 45 High Road, Lee NH property is known as Lee Tax Map#24-08-00; 24-08-0100 & 24-09-00. The applicant is proposing to expand their existing garden tours and associated events.

Wayne Morrill walked down High Rd where Wayne Morrill had staked out the closest point that the proposed parking lot is to High Rd. it is 40' from the edge of pavement. The group continued to walk into the lot to the Rt. 125 side of the lot.

There was much discussion of the increased noise that will be for the residents of High Rd when the buffer of trees is cut. There was discussion of bring the parking lot over further from Rt. 125 to leave more of a buffer of trees.

Lou Ann Griswold commented that it would help with the noise if more trees were planted along the High Rd side of the parking lot.

Robert Smith commented that holding to the 122 spaces will pose a lot of issues with the noise.

Jeanne Livermore stated that she is concerned with large events and the amount of traffic leaving at one time at the intersection of Harvey Mill Rd and Rt. 152. The intersection already has issues.

The group viewed the treed area that will remain as the "island" in the middle of the parking lot. It was discussed that it too, is a high canopy that will not provide much noise screening.

The grades of the parking lot were discussed and that they want to make the parking lot and the buffer areas around it as natural as possible.

It was discussed to ask the Police Chief if he can do starting DB readings for noise comparisons.

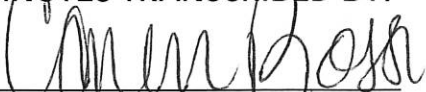
Caren Rossi will ask him if he can do this.

It was asked if the Police Chief has reviewed the plans yet and if he had any traffic concerns.


Caren Rossi replied that when she gets the plans, after updated from this meeting and the last meeting, she will send them off to all necessary departments for review and comment.

This application will continue to November 2, 2017 at 7pm at the PSC.


MINUTES TRANSCRIBED BY:


Caren Rossi, Secretary

MINUTES APPROVED BY:


Robert Smith, Chairman


Mark Beliveau


Lou Ann Griswold


Wayne Lehman, Alternate

Edward Bannister