

**MINUTES OF THE MEETING  
PLANNING BOARD  
September 13, 2018  
7:00 PM**

**MEMBERS PRESENT:** Robert Smith, Chairman; David Cedarholm; Lou Ann Griswold; John LaCourse, BOS rep; & Wayne Lehman, Alternate

**OTHERS PRESENT:** George Wegracht; Alan LaPointe; Jim Daley, III; Mary Ellen Wilson; Morgan Wilson; Exequel Bardales; Bill Booth, Building Inspector & Caren Rossi, Planning & Zoning Admin.

**MINUTES: 7/26/2018; 8/9/2018 & 8/30/2018**

Wayne Lehman made a motion to approve all of the minutes.  
John LaCourse second.  
Vote: all, minutes approved

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**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.**

Robert Smith, Chairman stated that we do not have a quorum of members for this application tonight, it will be heard on September 27, 2018 where we anticipate we should have enough members.

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**PB1819-4**

**A Site Review application submitted by DMHF Farming, Inc. (Demerritt Hill Farm) The applicants are seeking site plan review for their existing agriculture operations and existing agricultural tourism. Nothing new is being proposed. The property is known as Lee Tax Map #6-2-00; 6-2-0100; 6-3-00; 6-04-00; 6-4-0100 & 6-8-0600 and is located on Turtle Pond Road and Orchard Way. This is an application acceptance hearing and a possible final hearing.**

Morgan Wilson explained that they have been operating since 1992 when his parents purchased the property and it was mainly an apple orchard and a retail store, they have added blueberries, strawberries, pumpkins, peaches Christmas trees, a horse stable and corn. A majority of it is retail in the store but they also do a pick your own. They also have Haunted Overload which runs the last three weekends in October. They utilize part of the

woods for this. Haunted Overloads busiest days are Sat & Sundays. They are Halloween haunt that goes through the woods mainly at night with a night or two light up.

Robert Smith, Chairman explained that they had a presentation from Erick Lowther from Haunted Overload so Mr. Wilson did not need to worry about explaining what that portion is like.

Morgan Wilson continued to explain the plan. On the plan is shows the parking areas, the lights in the parking lot and the walkways and roadways that are used in all events.

David Cedarholm asked that the total number of parking spaces be added to the final plan.

Morgan Wilson explained that its 350 spaces and it will be added to the plan.

Meg Wilson explained that she wants to ensure that all woman are comfortable in the parking lots at night so they are nicely lit. She continued to explain that there are at least 2 police officers at the haunt events.

John LaCourse asked if they had provisions for the physically disabled.

Morgan Wilson stated that they do. The pathways are handicap assessable as well as plenty of parking spots.

David Cedarholm asked that the haunt area be added to the final plan as well.

Caren Rossi explained where the portable toilets are and noted they too, need to be added to the final plan.

John LaCourse made a motion to accept the application, mindful of the waiver requests.  
Wayne Lehman second.  
Vote: all, application accepted.

Caren Rossi explained that the waiver requests are typical of the Ag tourism waivers and the newly created Ag tourism forms have been completed.

Public comment

None

Caren Rossi read the waiver requests. The Board did not have any issues with the requests.

John LaCourse made a motion to grant the waivers.  
Wayne Lehman second.  
Vote: all, waivers granted.

John LaCourse made a motion to approve the application with the condition that the final plan gets submitted for the file, showing the location of the portable toilets; the haunt area and the total number of parking spaces.

David Cedarholm second.

Vote: all, plans approved.

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**PB1819-5**

**An application for Site Plan review by Jim Daley, The applicant is proposing trailer storage in existing buildings and on site. The property is located on 300 Calef Highway and is known as Lee Tax Map#16-03-00. This is an application acceptance hearing and a possible final public hearing.**

Jim Daley explained he has a purchase and sales agreement on the property. He wants to just store his containers and trailers on site. They are currently in Newmarket and he would like to bring them closer to S & J. They are not proposing to build anything, just clean up. Cleaning up is expected to take about a one year. He will be utilizing the back of the property for the storage, not building anything just placing them on the ground and possibly in the Quonset hut that is on site. They are not cutting any trees other than those requested by the police chief for sight visibility. There will not be a lot of activity as he only has 2 employees 2 tractor trailers and 1 flatbed truck. He provided an aerial photo with the areas of where the trailer storage will be added to it. Very minimal traffic on the site.

Caren Rossi explained that he will need to apply to NH DOT for a change of use permit. She also explained he is asking for waivers of the engineered plans etc. as there are no structures being built and just using existing buildings and largely clean up on site.

David Cedarholm asked if there were any engineered drawings at all showing any of the buildings, other than the survey?

Jim Daley showed a plan that the listing agent had given him. It is a plan drawn by Norway Plains

David Cedarholm stated that he would like him to place what he is proposing on that plan and and also show the swamp edge.

David Cedarholm made a motion to accept the application mindful of the waivers requested. Wayne Lehman second.

Vote: all, application accepted.

The Board determined it would be helpful to do a site walk. They set this for Wednesday, September 26<sup>th</sup> at 6pm. Meeting on site.

Public comment

George Wegracht, 298 Calef Highway stated that he was mostly interested in what was happening on the site. The past owners were very inconsiderate, messy, loud etc. He also wondered how the traffic would affect the roadway as well as how active the property would be.

Robert Smith, Chairman commented that the state will review the traffic as it's a state road and we have no jurisdiction over that matter.

Jim Daley also reiterated that he only has 2 employees, so the traffic is minimal on site. Only thing that could occur late at night, would be snow plowing.

Floor closed.

John LaCourse asked if there would be any more lights added. And if so, ensure it's down lighting.

Jim Daley replied possibly only at the Quonset hut and he will be sure to make it down lighting.

David Cedarholm commented to be night sky compliant.

Jim Daley replied he would.

Wayne Lehman made a motion to continue the meeting to September 26, 2018 at 6pm on site.

John LaCourse second.

Vote: all, meeting continued.

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**PB1819-3**

**An application for Site Plan review by Alan LaPointe, The applicant is proposing an addition of approximately 5,120 sq. ft. to an existing vehicle repair shop. The property is located on 151 Stepping Stones Road and is known as Lee Tax Map#11-01-2900. This is an application acceptance hearing and a possible final public hearing.**

Alan LaPointe explained he has outgrown his current building and needs to add on. He needs to add more employees as well as more inside storage. This building will be big enough to fit a tractor and a trailer. He will be adding on a breeze way to best connect the two buildings. He had an engineer do a plan of the property, existing and proposed. He has gone to the ZBA and received those approvals.

Caren Rossi explained he is only asking for a few minor waivers, she read the request. (In file)

David Cedarholm asked if the wet soils are on his property or the neighbors.

Alan LaPointe replied the neighbors.

John LaCourse pointed out there is a tree buffer between them.

John LaCourse asked if there will be any additional lighting.

Alan LaPointe replied just on the building and he will be night sky compliant.

John Lacourse made a motion to accept the application mindful of the waivers.

Lou Ann Griswold second.

Vote: all, application accepted.

Public comment

None

John LaCourse made a motion to approve the waivers.

Wayne Lehman second.

Vote: all, waivers granted

The Board discussed a site walk and it was determined that none was necessary.

David Cedarholm made a motion to approve the application subject to the fire departments request of a Knox Box.

Wayne Lehman second.

Vote: all, application approved.


MINUTES TRANSCRIBED BY:

  
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Caren Rossi, Secretary

MINUTES APPROVED BY:

  
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Robert Smith, Chairman

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Lou Ann Griswold

  
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Wayne Lehman, Alternate

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David Cedarholm

  
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John LaCourse, Selectmen's Rep.

Lee Planning Board  
7 Mast Road  
Lee, NH 03861  
603-659-6783

**NOTICE OF SITE REVIEW APPROVAL**

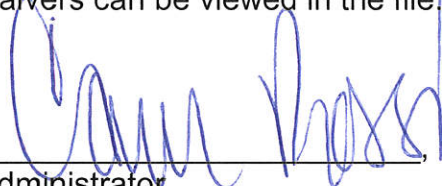
Plan Submitted by: DMHF Farming Inc. (Demerritt Hill Farm)

Located: Tax Map#6-2-00; 6-2-0100;6-3-00; 6-4-00;6-4-0100 & 6-8-0600

Public Hearing Held on: Application acceptance on September 13, 2018

Conditional Approval GRANTED on: September 13, 2018

The Site Review Application was **APPROVED** for the existing agriculture operations and existing agricultural tourism. Nothing new is being proposed. As well as waivers were granted. A complete list of the waivers can be viewed in the file. PB 1819-4.



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Administrator,  
Lee Planning Board

Date: September 13, 2018

Lee Planning Board  
7 Mast Road  
Lee, NH 03861  
603-659-6783

**NOTICE OF SITE REVIEW APPROVAL**

Plan Submitted by: Alan LaPointe

Located: Lee Tax Map #11-01-2900

Public Hearing Held on: Application acceptance on September 13, 2018

Conditional Approval GRANTED on: September 13, 2018

The Site Review Application was **APPROVED** for the addition to the existing vehicle repair shop. As shown on submitted plans by Atlantic Survey; with the following conditions:

- A Knox Box to be installed and approved by the Lee Fire Chief

  
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Administrator,  
Lee Planning Board

Date: September 13, 2018

**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 September 13, 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 7/26/18; 8/9/2018 & 8/30/18
- Report of officers and committees
- Review any correspondence
  
- NEW BUSINESS

**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 and 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

**PB1819-3**

An application for Site Plan review by Alan LaPointe, The applicant is proposing an addition of approximately 5,120 sq. ft. to an existing vehicle repair shop. The property is located on 151 Stepping Stones Road and is known as Lee Tax Map#11-01-2900. This is an application acceptance hearing and a possible final public hearing.

**PB1819-4**

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**PB1819-5**

An application for Site Plan review by Jim Daley, The applicant is proposing trailer storage in existing buildings and on site. The property is located on 300 Calef Highway and is known as Lee Tax Map#16-03-00. This is an application acceptance hearing and a possible final public hearing.

**OTHER BUSINESS: New Business/Public Comment  
POSTED AT THE LEE TOWN HALL AND THE OFFICE OF PLANNING & ZONING, ON  
FRIDAY, SEPTEMBER 7, 2018 AT 12:00 NOON.**



**TOWN OF LEE PLANNING BOARD  
7 MAST ROAD  
LEE, NH 03861  
Planning Board Public Notice  
Agenda**

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*Cont. due to lack of  
Bureau*

**PB1819-3**

An application for Site Plan review by Alan LaPointe, The applicant is proposing an addition of approximately 5,120 sq. ft. to an existing vehicle repair shop. The property is located on 151 Stepping Stones Road and is known as Lee Tax Map#11-01-2900. This is an application acceptance hearing and a possible final public hearing.

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**OTHER BUSINESS: New Business/Public Comment**

**POSTED AT THE LEE TOWN HALL AND THE OFFICE OF PLANNING & ZONING, ON FRIDAY, SEPTEMBER 7, 2018 AT 12:00 NOON.**

PB Sign-In  
Date: 8/13/18  
Time: 7:00 pm

SIGN IN SHEET

Please Print

- 1) George Weprich
- 2) Alan Lapointe
- 3) Jim Daley
- 4) Mary Ellen Wilson
- 5) Morgan Wilson
- 6) Ezequiel BARRALES
- 7) \_\_\_\_\_
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