

TOWN OF LEE PLANNING BOARD
MEETING MINUTES
April 10, 2024, at 7:00PM

MEMBERS PRESENT: Mark Beliveau, Chairman; Lou Ann Griswold; Wayne Lehman; John LaCourse; Howard Hoff; David Cedarholm, Nicholas Bennion & David Houston, Alternate.

OTHERS PRESENT: Anne Tappan; Scott Frankiewicz and Caren Rossi, Planning & Zoning Administrator

MINUTES

Draft 3/13/23 Minutes.

Caren Rossi explained that she had received a correction that Brian Ferguson name was spelt incorrectly, that was the only correction.

Wayne Lehman made a motion to approve the Draft Minutes as amended.

David Cedarholm second the motion.

Vote: all, minutes approved.

P2324-12

A Site Review application submitted by John Ovadek, represented by NH Land Consultants. The applicant is seeking Site Plan Review for temporary storage of items in storage trailers on the site and distribution from the site. The property is located at 67 Concord Road and the property is known as Lee Tax Map #04-06-0500. This is an application acceptance hearing and a possible final hearing.

Scott Frankiewicz explained the project. He was before this Board summer of 2023 and asked for a waiver of the site plan review requirements and was told no. They have since surveyed the property and located all the wet soils. They are in the process of trying to determine what can be done on the site long term. For now, they wish to park a tractor trailer - trailer on the property. This trailer will receive deliveries from large trucks, mostly NAMCO Pools. The owner, John will come in his personal pickup truck, park that and then load the items delivered into the trailer into a box truck, also parked on site and deliver these items. Typically, it will be one truck a week that unloads into the trailer on site and then he will deliver the items to the customers. They went to the ZBA and received an approval and can have up to 3 personal vehicles on the site. They have applied to NH DOT but are awaiting an approval.

Mark Beliveau, Chairman stated that the bearings and distances need to be added to the plan.

Caren Rossi stated she did not complete the checklist and she will be using the new one that is in draft form.

Howard Hoff made a motion to accept the plan with the understanding that there maybe waivers to the regulations.

Wayne Lehman seconded the motion.

Discussion:

The Board discussed this at length and ultimately decided that they would go thru the check list with Scott and see what they which items they would consider waivers.

Vote: all

The Board reviewed the items required in Article III, Section F, of the Site Plan Review Regulations and determined that the following items need to be addressed. Caren Rossi will go over the items again with Scott to ensure nothing is overlooked.

- The Certified Soil Scientist needs to stamp the plan
- A written description of the project
- Clarify that there are no easements or ROW on the property
- Add the Zoning Table and the pertaining information in said table
- Add lot information, size, frontage, wet soils delineation etc.
- Add ZBA approvals
- Provide number of parking spaces
- Show existing impervious and proposed

Mark Beliveau, Chairman asked if the Board wanted to conduct a site walk.

No one felt it was necessary.

With no further questions Lou Ann Griswold made a motion to continue the application until May 8, 2024, at 7pm. And Scott to get the updated plan and waivers to Caren by May 1.

Howard Hoff second.

Vote: all, motion carried.

ADU Work Session

Caren Rossi passed out the current house bill that is before the Senate that would update the current ADU law and require towns to allow at least one detached ADU.

The Board discussed this and determined that they would wait and see what the Senate does because if this is passed as presented, it has several mandates.

Next meeting

The Board determined that at the next meeting they will review the audit results to see what other changes they will explore.

With no further business, Wayne Lehman made a motion to adjourn at 9:00PM.

Lou Ann Griswold second.

Vote: all, motion carried.

Minutes transcribed by:

Caren Rossi