

TOWN OF LEE PLANNING BOARD
MEETING MINUTES
September 13, 2023, at 7:00PM

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

OTHERS PRESENT: Greg Cuoco, The Difference Landscape; Kyle Pimental, Strafford Regional Planning Commission; Dan Bourdeau, Geosyntec and Caren Rossi, Planning & Zoning Administrator

MINUTES

Draft 8/9/2023 Minutes

Wayne Lehman made a motion to approve the Draft Minutes.

Howard Hoff second.

Vote: all, minutes approved.

Presentation from Kyle Pimental from Strafford Regional Planning Commission and Daniel Bourdeau from Geosyntec.com regarding a flood survey conducted a flood plain analysis of the rivers in the Town of Lee.

Kyle Pimental and Dan Bourdeau reviewed the presentation that was previously presented to the planning board. (in file). They explained that this project was conducted using data of what could happen in the year 2050 verses FEMA maps are based on what has happened. FEMA updated their maps just a couple years ago, Lees portion was updated, where needed.

Kyle Pimental stated that he has also drafted revisions to the existing flood plain ordinance that were very involved, they can be reduced dramatically or left as is. They are very entailed. It can be tailored to what the town wants. He also is unsure if properties will be required to have flood insurance if the new ordinance is put into effect. This is something that the town will need to ask legal counsel.

Mark Beliveau, Chairman asked if he had any examples of what other towns have done, they would be welcomed.

Kyle Pimental stated that he does not but the states website has several.

Mark Beliveau, Chairman asked if adopted, would this help people get flood insurance if they wanted to?

Kyle Pimental replied that they can now because the town is in the FEMA Flood Management Program.

Nicholas Bennion asked if work downstream could affect the study.

Dan Bordeau explained that it could.

Caren Rossi asked if the study reflects the culvert work on NH Rt. 125 by the Racetrack stated to be completed in 2024?

Dan Bordeau said no, they did not know about that and that could also change the outcome of the study.

David Houston asked if we could get the information on where the clogs are to fix the problems instead of the sky is falling, perhaps downstream and work up?

Dan Bordeau replied that a few comments have a detailed analysis, this model is great and it will tell you what will happen downstream.

Mark Beliveau, Chairman asked if there were any resources at the State level to add anticipated flooding on a watershed basis or is it left up to the communities?

Kyle Pimental stated that he is not sure, he doesn't think the State in general has a great plan for that.

Lou Ann Griswold asked if this address sea level rise?

Dan Bordeau explained that it does not.

Nicholas Benion asked if the scenic river static is looked at?

Dan Bordeau said no.

Nicholas Benion asked if withdrawn from the rivers was considered?

Dan Bordeau replied no.

John LaCourse asked what data would be needed to enhance the model, make it more predictable? Better?

Dan Bordeau said if that they had actual field data, more cross sections, that could increase the precisionness of the model.

John LaCourse asked if there a way to update the data with the new information?

Dan Bordeau replied that it is fairly labor intensive.

Caren Rossi stated that she doesn't feel it is fair to limit property owners by adding more restrictions to their property and potential requiring them to have flood insurance on something that could happen verses FEMA is based on what has happened.

John LaCourse asked when the next update of the model is going to happen.

Dan Bordeau replied that it depends on how substantial changes are.

Mark Beliveau, Chairman suggested that Caren give this information to the EOC so they have this very important information. He also suggested, at a minimum, we do a handout and provide that to anyone in the affect areas when they come in the building department so they have the information that will help them protect their investments.

Others agreed.

Kyle Pimental stated that Durham has a Climate Zone in their Zoning Ordinance as a trigger in their regulations. He suggested we review that.

Nicholas Bennion asked who has the data from this study?

Kyle Pimental replied that they have it and are happy to share it with the Town if they have GIS capabilities. The Lamprey River study is on Granite.

Kyle Pimental asked the Board to keep them posted it is a very controversial, complicated and interesting project which is a large reason that other municipalities have not taken the leap and adopted the study.

The Board thanked them for their time and they will be discussing it further at upcoming meetings.

Greg Cuoco – The Difference Landscaping

Greg Cuoco explained that he wants to construct a 30' x 60' garage on the property to service the fleet for the business. This can keep his employees working year-round. They currently service them in the bottom floor of the building but its not large enough. It is a metal prefab building, on a concreate slab, no windows, just one light, with a lift inside. It will be located next to the existing building. He hired Peter Landry to do the site plan but he can only do the overlay which reflects the existing site plan review plan on file and this is an overlay to that. He cant, by law, make changes to the existing site plan and the person that did it, he cant find. If Peter Landry were to complete a new site plan, it would take 6 to 8 months and several thousand dollars. He wants to get this building built sooner than later so his employees can work this winter.

Howard Hoff spoke of concerns of wet soils in the area he wants to build it, he asked if the soils had been looked at?

Greg Cuoco replied no. but he will.

Mark Beliveau, Chairman asked how tall the new building will be?

Greg Cuoco replied 2 stories, about 21' tall.

John LaCourse asked what he will have for lights?

Greg Cuoco replied that he was not planning on having any because its next to the existing building that has lights.

Mark Beliveau, Chairman and Howard Hoff both spoke with concerns about the building's location.

Greg Cuoco explained that he can take pictures and show the Board where its going.

Nicholas Benion commented that he has noticed a lot of mud in the area that they want to build this building.

Mark Beliveau, Chairman commented that they would most likely need a drainage study due to the concerns, a 30' x 60' building he feels, is a large structure that requires a full site plan review, with the appropriate plans showing the drainage study, soils verified etc. The plan should show, the building, the access, the parking, lighting, the drainage, stormwater management. Also input for fire and safety. He read the minimum requirements from the new site review regulations, page 12.

David Houston commented that especially a building that has gasoline in it.

Mark Beliveau, Chairman asked Caren Rossi to confirm with the Town Attorney that they do not need to go to the ZBA first for an expansion of a non-conforming use.

Caren Rossi replied that she did not think they did as its not an expansion of the use, but she will ask.

Mark Beliveau, Chairman explained that he would be open to a modified plan but at the minimum he is looking for:

Survey locate the building

Drainage Study

Wetlands delineated in the area

Pathways into the building

Howard Hoff replied that the lighting needs to be shown too and that he maybe required to put some on the building per the code.

Others agreed.

HOP Grant

Caren Rossi explained that we have a public meeting scheduled for next week to discuss the results of the audit. She passed out copies to all Board members and explained that they were sent via email at 9pm tonight. She didn't want to send them out before tonight's meeting to not confuse people .

Mark Beliveau, Chairman stated that we might want to meet with the consultant first and then then the public presentation.

Caren Rossi will talk with the consultant and let everyone know what time to be here on September 20.

With no further business, Wayne Lehman made a motion to adjourn at 9:40PM.

Howard Hoff second.

Vote: all, motion carried.

Minutes transcribed by:

Caren Rossi