MEMBERS PRESENT: Robert Smith, Chairman; Mark Beliveau; Lou Ann Griswold; David Cedarholm; Wayne Lehman; Howard Hoff, Alternate and Caren Rossi, Planning & Zoning Administrator

OTHERS PRESENT: Craig Maggio, Summit Realty of Lee; Amy Douglas, Dock Dogs. Several other people were present, but they did not speak or ask any questions on the chat.

ROLL CALL

7:00PM Call to order by Chairperson

MINUTES

Review & adopt draft minutes 10/8/2020 & 10/21/2020

Wayne Lehman made a motion to approve them both.
Lou Ann Griswold second.
Vote: majority, minutes approved.

REPORT OF OFFICERS AND COMMITTEES

Robert Smith, Chairman explained the CIP is being finalized and he will be presenting it to this board next week.

REVIEW ANY CORRESPONDENCE

Caren Rossi stated she has received a letter from the Select Board regarding the Clay Lane property. She explained that the gravel pit application will be withdrawn later in the agenda, she has a written request for such. She read the letter into the record. See file. In summary, the select board is asking the planning board to hold a public hearing on the storage area project for the public works department, per NH RSA 674:54. The Select Board felt this was more in the purview of what this Board does. They are asking that this Board hold a public hearing to hear and address the abutters or any member of the public concerns.
Robert Smith, Chairman asked what about Steve’s request?

Caren Rossi stated that will be withdrawn and he’s doing material storage only.

Robert Smith, Chairman stated that the law says it can be either, the planning board or select board.

Caren Rossi explained, yes, but the select board would like this board to as its more in line of what the planning board does.

Robert Smith, Chairman and Caren Rossi discussed what the process would be. Caren Rossi explained it would be noticed, Steve Bullek would explain the application and then we would have public comment.

Caren Rossi put it in the paper and notify the direct abutters and re noticed etc.

Mark Beliveau asked if the Clay Lane notice included a storage area?

Caren Rossi replied no and she read the notice, it was noticed as a gravel pit only.

Robert Smith, Chairman asked what they are voting on tonight?

Caren Rossi replied that you are voting to say yes, you will have a public hearing and pick a date to have it within 30 days of tonight. The next regular meeting date is December 10. Caren this will be the only agenda item.

David Cedarholm asked what material is being proposed to be stored there? Is it brought there from somewhere else?

Caren Rossi replied yes, she doesn’t know the particulars but we should wait for Steve to explain at the public hearing.

Lou Ann Griswold made a motion to hold the public hearing on December 10 at 7pm via zoom. David Cedarholm second.

Vote: roll call vote- majority, motion carried.

An application for a Site Review for the Town of Lee. The site review is for a Town Gravel Pit located off the end of Clay Lane and is known as Lee Tax Map # 3-05-00. This is an application acceptance hearing and a possible final hearing.
Caren Rossi read into the record a letter from Steve Bullek. In file.

The Lee Highway Department requests to withdraw the application for the gravel pit off of Clay Lane. The Department thanks the Board for its time and consideration into this matter. Respectfully submitted, Steve Bullek, Lee Public Works Manager.

A Site Review application from Craig Maggio, Summit Realty of Lee LLC. 40 Concord Road and is known as Lee Tax Map #07-04-0002. The proposal is to construct a temporary pool & deck enclosed in a permanent fence to host seasonal canine (dog) dock diving sports events. This an application acceptance hearing and possible final hearing.

Craig Maggio explained that he is partnering with Seacoast Dock Dogs Association for this endeavor. He will let Amy Douglas answer the daily operations questions. The pool will be put up in the spring and taken down in the fall, it will have fence for security and a dock for access. He overlaid the approved plan onto the Google Earth Image.

Amy Douglas explained that the season is from May thru October. This year they had everything scheduled and or by appointment and it worked great. They will continue this way even when the pandemic is over. This is a very controlled way of doing it.

Robert Smith, Chairman spoke with concerns of parking.

Craig Maggio spoke to address these concerns. The furniture store uses 1-2 spots at a time, his store 3-4 at a time, employees 3-4 at a time, the dog park 3-4 at a time. The lot is never full.

Howard Hoff asked if there are any spectators?

Craig Maggio replied only who is in the dog park as this is practice only, not shows/competitions.

Amy Douglas explained there are only 4 people there per hour. Signups are done on the Signup Genius. She explained people don’t watch the event, it is not that exciting.

Robert Smith, Chairman asked where the water drains too when its emptied?

Amy Douglas explained that it is just pumped onto the ground.

Lou Ann Griswold asked how often it is emptied. How is it kept clean?
Amy Douglas explained it is just emptied at the end of the season. It is now a chlorine filter but she feels she is switching to salt water and it gets regularly vacuumed.

David Cedarholm asked how many gallons of water are in the pool?

Amy Douglas replied it is 27,000 gallons.

David Cedarholm stated that a site walk might be very helpful to see where the water could be drained to.

Mark Beliveau asked Caren Rossi to get the original approval for the site walk as well as the recorded site plan.

Lou Ann Griswold made a motion to accept the application mindful of waivers.
Wayne Lehman second.
Roll call vote: majority in favor, application accepted.

Robert Smith, Chairman opened the floor for public comment.

No public comment, floor closed.

The Board discussed having a site walk. They asked the applicant to stake out the 4 corners of the dock, deck and fenced area as well as to get a description of the fence.

Lou Ann Griswold made a motion to continue the site walk on Saturday, November 21, 2020 at 9:00am, all meet on site.
Howard Hoff second.
Roll call vote: majority, motion carried.

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Work Session to discuss possible zoning changes, particular to the sign ordinance.

Caren Rossi stated that this year she discovered that although DTC re-wrote the sign ordinance in 2017, the political sign section states that we have to follow NH RSA 664:17 which does not limit the size or the number of political signs a property can have. She suggests deleted what is in yellow and adding what is in purple. See below.

5. Temporary Signs
i. A property owner may place one sign with a sign face no larger than six (6) six square feet on the property at any time. When a property has frontage on more than one road, both areas of road frontage are allowed a temporary sign that confirms to this ordinance.
ii. One temporary sign per lot may be located on the owner’s property for a period of (30) days prior to an election involving candidates for federal, state or local office or an issue on the ballot.

Delete

iii. All Political Advertisement shall be done in compliance with NH RSA 664.17.

Insert the following: Political Signs: In addition to complying with RSA 664:17, all political signs must comply with all other regulations set forth herein related to temporary signs, including, but not limited to, size and number limitations.

Political Advertising

Section 664:17

664:17 Placement and Removal of Political Advertising. – No political advertising shall be placed on or affixed to any public property including highway rights-of-way or private property without the owner’s consent. All political advertising shall be removed by the candidate no later than the second Friday following the election unless the election is a primary and the advertising concerns a candidate who is a winner in the primary. Signs shall not be placed on or affixed to utility poles or highway signs. Political advertising may be placed within state-owned rights-of-way as long as the advertising does not obstruct the safe flow of traffic and the advertising is placed with the consent of the owner of the land over which the right-of-way passes. No person shall remove, deface, or knowingly destroy any political advertising which is placed on or affixed to public property or any private property except for removal by the owner of the property, persons authorized by the owner of the property, or a law enforcement officer removing improper advertising. Political advertising placed on or affixed to any public property may be removed by state, city, or town maintenance or law enforcement personnel. Political advertising removed prior to election day by state, city, or town maintenance or law enforcement personnel shall be kept until one week after the election at a place designated by the state, city, or town so that the candidate may retrieve the items.

The Board discussed this and want to discuss it again further at a future meeting.

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Work Session on Site Review Regs.- No action taken on this item.

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Minutes transcribed by:

Caren Rossi