

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

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

OTHERS PRESENT: John (Jake) Farrell; Alice MacKinnon; Scot Frankiewicz; Anne Tappan and Bill Booth, Building Inspector.

MINUTES

Draft 10/11/2023 & 10/25/2023 Minutes

David Cedarholm made a motion to approve the Draft Minutes.

Howard Hoff second.

Vote: all, minutes approved.

PB2324-06

Consultation with Scott Frankiewicz, New Hampshire Land Consultants regarding development of a vacant lot, formally where horticulture nursery products were sold located at 67 Concord Rd, known as Lee Tax Map # 04-06-0500.

Scott Frankiewicz handed out a plan and explained he is working on the vacant lot across the street from Dunkin Donuts. They would like to use the 2 storage trailers to have stuff delivered to and then deliver them from the trailer in his truck. They will be using the gravel entrance as that's the approved entrance from NH DOT. Currently he isn't using the trailers, but the site plan is to use them. They surveyed the lot and delineated the wetlands as shown on the plan. They think they may need to go to the ZBA for some relief. The second aspect is to have a sign, billboard, they currently have a sign 32 sq ft to advertise the local business. This sign will generate income on the property. Scott has reached out to NHDOT and they would allow a sign on this site, they have not approved it yet, but it is potentially a sight for a sign.

Mark Beliveau, Chairman stated assuming you do need a variance to operate within the setback, you need to get ZBA relief prior to going to the planning board.

Scott Frankiewicz asked if he can do these simultaneously? He will reach out to Caren to discuss what relief will be needed to achieve what they are proposing. They are still exploring what they can and are going to do with the property, but now, they want to do this proposal.

Scott Frankiewicz explained that John used to own First Class Moving and Storage in Northwood. One of his clients is Barnes and Noble, he will get a load of displays delivered to him where he has storage units, he then comes with his moving trucks, sorts it out and brings it to his clients. Another client is a pool company. They deliver pools to the storage trailers and then he brings it to people's homes.

Nicholas Bennion asked if the trailers are registered?

Scott Frankiewicz replied he doesn't think so.

David Cedarholm stated that the contours suggest the lot slopes towards the stream. What is there to prevent erosion and deposits into the wetlands?

Scott Frankiewicz thinks there is a berm along the edge to stop it. He needs to verify this.

Howie Hoff asked if there will be any lighting?

Scott Frankiewicz replied that John has not mentioned.

David Houston commented that the sign shows lighting.

Scott Frankiewicz replied that yes, the sign does, this is just a draft of what the sign might look like in a quick review of the regulations.

David Cedarholm asked if the plan was to rent the space on the sign?

Scott Frankiewicz replied, yes. That's the plan to get monthly income for the sign.

Mark Beliveau, Chairman explained that the site review regulations also have landscaping regulations, be sure you read the recently adopted site plan review regulations. He also thinks that there may be requirements not allowing advertisements on a property that is not on the site. Meet Caren as well on this.

David Houston asked if there was any discussion with NH DOT on the driveway use.

Scott Frankiewicz replied yes, he did, and this is the one they have on file as being approved.

Mark Beliveau, Chairman asked if this site has had any variances granted.

Scott Frankiewicz replied he wasn't sure, but he will ask Caren.

Scott Frankiewicz thanked the Board for their time.

PB2324-07

An application for a Lot Line Adjustments between John C. Farrell, 125 High Road, Tax Map # 24-01-00 & Alice M Mackinnon, 119 High Rd, Tax Map # 24-01-0500. The properties are located on High Road. The proposal is to add 43,782 sq ft of land (1 + acre) from the parcel owned by Mackinnon to the parcel owned by Farrell. This is an application acceptance hearing and possible final hearing.

John Farrell explained that he has lived at this property for about 10 years and the purpose is to add some land to be able to add on to their house. He showed the existing lot line and explained the house is very close to the lot line and the pond is in the middle. The house currently impacts the 75' wetland setback so that limits adding on to the house as it stands. As well as the driveway, as shown on the plan, the driveway is not on the lot, this was part of a subdivision many years ago. This lot line adjustment will add most of the existing driveway to their lot. They can't clean it up all together because of the frontage requirement. The main driving factor is to add on to the house and secondary is to fix the driveway issue.

Mark Beliveau, Chairman stated that the driveway will still be on Alices property at the entrance etc.

John Farrell replied yes, that's correct.

Mark Beliveau, Chairman asked where the access for that lot is?

John Farrell explained that it's a vacant lot.

Mark Beliveau, Chairman asked where the pond is located?

John Farrell explained it was located on a previous plan but for some reason it was removed. As well as the owner's information on the plan set that the Board has is wrong, Tobin printed them before John caught the mistake. The pond is very close to their house, their house overlooks the pond, it was built in the 70's but doesn't conform to the current regulations. Also on this plan are incorrect owners' names. Tobin did a cut and paste from an older plan that he had done and left their names and not the correct names. This was noticed after Tobin printed the copies for the Board members. He has the correct plan that he is using to show the Board, but Caren said not to print new copies for the Board members to wait to see if there is any other changes and then reprint more large full size copies.

David Cedarholm stated that the land left after the lot line adjustment, approximately 49 feet, does not leave enough for a road to connect from High Rd to land in the back. Is there any intention to subdivide and provide access to this area?

Alice MacKinnon stated that she is aware of that, and they can access it from another area.

Howard Hoff made a motion to accept the application.

Wayne Lehman seconded the motion.

Vote: all, motion carried.

Alice MacKinnon stated that she feels the pond should be on the plan.

Mark Beliveau, Chairman stated that the site plan regulations require all bodies of water added to the plan and the subdivision regulations may very well require that. He doesn't have any issues with adding the pond, it will benefit the owner.

John Farrell doesn't have any issues; he will have it added.

Howard Hoff asked what will the setbacks be of the new addition?

John Farrell stated that he doesn't know yet, they haven't designed it, but it will meet the setback.

Mark Beliveau, Chairman recapped that they would fix the owner names on the plan and add the pond. With no further changes,

Howard Hoff made a motion to approve the request.

Wayne Lehman second.

Vote: all, motion granted, application approved.

NH HOP Grant Update

Bill Booth read a note from Caren Rossi –

As of December 6, 2023, we have had only 13 people respond to the survey, if its ok with the Board we leave the survey open a bit long and Caren Rossi will go to the Transfer Station on Saturdays and possibly other days to see if we can get more response.

Mark Beliveau, Chairman stated that should we have a handout made out to handout with the QR code. Anyone have experience?

Anne Tappan stated that several years ago, with regards to the town hall project one of the things the committee did was put out little containers at the transfer station with information as well as committee members spoke with people at the transfer station and its wasn't currently well received.

Nicholas Bennion asked how it's currently put out.

Mark Beliveau, Chairman stated the E-Crier.

Anne Tappan asked if there was any other way other than the QR code?

They were not sure.

Mark Beliveau, Chairman stated that the Master Plan Survey had a much greater response, what was done for that?

John LaCourse stated we sent out cards to every household?

The Board discussed these other options:

- Mailing to households
- Transfer Station
- Town Hall
- Library
- Town Office
- Facebook
- Website
- E-Crier- only topic? Move higher on the page?

With no further business, Wayne Lehman made a motion to adjourn at 8:00PM.

Howard Hoff second.

Vote: all, motion carried.

Minutes transcribed by:

Caren Rossi