

Lee, NH Design Charrette



PLAN NH
Visioning *for* Sustainable Communities

A Foundation for Shaping the Built Environment

June 19 & 20, 2009

Lee Charrette Acknowledgements

Sincere Thanks go out to those individuals who donated their professional and personal time to make this charrette a success. Also, many thanks to the citizens and town officials who shared their thoughts and knowledge with us.



The Lee Team

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Conservation Commission

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Land Protection/Community Planning

Paul Gasowski
Resident

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Selectman Chairman

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Charrette Booklet Printed by:



Plan NH Visits Lee, NH

June 19 & 20, 2009

Who is Plan NH?

Plan NH is a professional association for those working in the *built environment*. The organization includes architects, planners, engineers, bankers, construction managers, historic preservationists, and others who concern themselves with buildings and communities. It was established to create a forum for bringing together these different professional groups and as a catalyst for spurring interest in community development. Part of **Plan NH's** mission is to make a positive contribution to New Hampshire communities. One way in which **Plan NH** is doing this is through the offer of free design assistance to communities with demonstrated needs.

So what is a Design Charrette, anyway?



Simply stated, a Design Charrette is a brainstorming session where lots of ideas are brought forth by both professional designers and local citizens, in an attempt to resolve a problem of local interest. Because of the compressed time frame, the conclusions reached are usually conceptual. They discuss how different plan elements should relate to each other, as opposed to the details of how a particular building would actually be constructed.

At their best, Charrettes blend the broad experience of design professionals with local citizen's knowledge of their community to produce a plan of action that deals with a particular issue of concern to that community. The Charrette provides an overall framework within which final solutions can be developed. It sets a tone and gives a direction against which future decisions may be measured.

How did the Plan NH Charrette come to Lee?

In February of 2009, the Town of Lee submitted a proposal to **Plan NH** for design assistance. Of the Thirteen proposals submitted, Lee was one of three communities selected for a Charrette.

Plan NH is interested in providing design assistance to communities that seem ready to move forward with a project, where there appears to be the organizational expertise and where there is the ability to move forward with recommendations that surface in the course of the weekend event. **Plan NH** is looking for community problems that may have transferability to other communities.



The Charrette Process & Executive Summary

Local residents are the experts on the community — what makes sense, what history has brought forth, what will pass at the local board meetings — the design team relies on resident input and knowledge to develop viable suggestions and proposals.

Lee Town Officials and community residents gathered with the **Plan NH** Charrette team on a rainy Friday afternoon in June of 2009 to discuss the details of the task in front of us. Design professionals on the team included architects, planners, civil engineers, cost estimators, and Real Estate professionals. The critical piece that the Charrette Team lacked, which only the local residents could offer, was the knowledge of the Town of Lee.

With that in mind, the team and residents began formulating the future of a new village center for Lee.

Tim Nichols of Anix, and a resident of Lee, gave a PowerPoint presentation on the history of Lee to help the charrette team become more familiar with the town. Originally part of Dover, which was settled in 1623 —three years after the Pilgrims landed in Plymouth, and seven years before Boston was settled, Lee was valued for its stand of mature white pine trees which were used as masts and spars for ship building of the King's navy. Due to the large size of the trees, special roads ("mast roads") were needed to accommodate transport to Oyster River for floating to Portsmouth where they were shipped to England. Lee's natural features include: Wheelright's Pond which was the primary water source to the Oyster River. And the site of a fierce battle with Native Americans in which 15 colonists were killed. Other natural resources include: Oyster River, Lamprey River, North River, Little River, and Wednesday Hill which is the highest point in Lee. Lee's development over the years include: Lee Hill or Federal Hill, which is the center of Lee as it survives today. Once adorned by several taverns, blacksmith, shops, and the existing Congregational Church. The Boston-Maine Railroad (now SR 125), the railroad operated

from 1874 to 1934 carrying passengers and goods. In 1938, SR 125 was constructed along the railroad corridor.

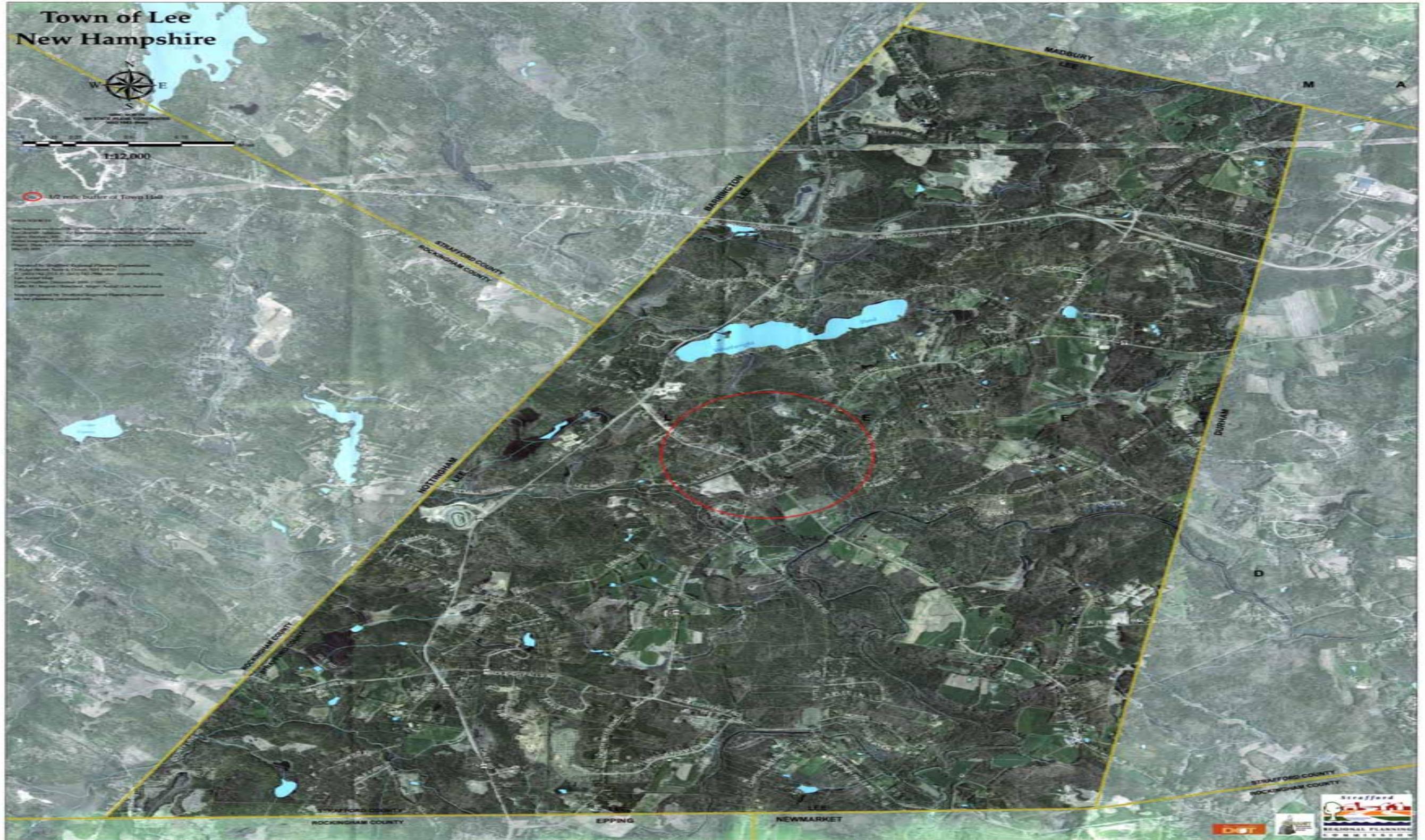
South Lee Depot (now SR 125 / SR 152 junction), was home to the Depot Building (now Historical Society Building), Grain Store, Lumber Wharf, General Store, and Post Office. Lee's architectural past includes: River Mills — 13 mills once operated along Lee's Rivers and Brooks and included: Sawmills, Grist Mills, Fulling Mills. Lee's agricultural heritage included many farms that shipped goods to Boston and elsewhere including: Dairy, Lumber, Apples, and Potatoes. There were numerous taverns in Lee to accommodate travelers through the center and later along the NH Turnpike (now SR 4). Many schoolhouses have dotted Lee's landscape. The most prominent of which was the Walnut Grove School founded by Moses Cartland in 1847. It was a private boarding school rated one of the best in the state attracting boarding students from MA, ME, RI, NY and as far away as OH. In 1962 the Center Schoolhouse was relocated ½ mile from Lee Hook Road to its current location as the Town Library. Tramp houses accommodated train hitchhikers providing a warm meal and a place to sleep. One of Lee's tramp houses is currently located next to the Town Hall. Lee's current cultural events include the Lee Annual Fishing Derby and Fish Fry held each May on Little River at Stevens Farm on Tuttle Road. The Lee Farmer's Market held each Thursday during the summer on the DPW property. Local farms and artisans market their goods and wares. The Lee Town Fair is held the first Saturday following Labor Day at the Jeremiah Smith Grange. The Holiday Tree Lighting Ceremony is held at the Lee Town Center.

The first stop of our bus tour of the town was the historical town hall and historical library. There are two other historical buildings on the site. One houses the historical society, the other is the fire and police annex. The town hall is a very crowded environment with many code violations, not to mention the inefficiency of the flow of work and the poor energy efficiency of the building. There is a structural issue with the floor system. The town hall activities have outgrown the building yet the town is hoping this historical structure can be renovated and preserved for another use. The parking for the site is not adequate. There are also septic system

issues that need to be solved sooner than later. Because of wetland restrictions and private property, the site cannot be expanded to accommodate both the town hall and library. The library which is the former Center School moved here in the 1960's. There is no storage space, space to move around, nor large enough for the library staff to function. There is a lack of space for a proper computer lab. The library does not have the capacity for the necessary volumes of books. The building only has one rest room. None of the book collections are complete. The children's section also lacks properly functional required space. Utility costs are extremely high. The library also lacks a multi-purpose room to accommodate at least 100 people.

Next stop was the gravel pit. The town originally identified this site to build a multi-story building to house the library, town offices, recreation department. This facility would also act as the emergency management location for the town. The building could also house food service facilities for large gatherings, festivals, etc.. There are currently playing fields under construction. It should be noted that a baseball diamond to be eligible for tournament play is required to have the third base line run due north. None of the fields being installed meet this requirement. There is adequate parking planned for this site for projected need.







PLAN REFERENCES:

- 1) See plan entitled "Plan of Land of The Lee Church, Congregational, Inc." Scale 1in=50ft - Dated March 1, 1985 By LaClerc Stowell Associates See SCR D Plan #31A-75
- 2) See plan entitled "A Survey and Plat of Property prepared for Michael S. Beles" Scale 1in=100ft - Dated March 17, 1995 by R.S.L. Layout & Design See SCR D Plan #45-93
- 3) See plan entitled "A Survey and Plat of a Conservation Easement Plan Prepared for the Town of Lee, N.H." Scale 1in=100ft - Dated March 29, 2003 by R.S.L. Layout & Design See SCR D Plan #83-44

GENERAL NOTES:

- 1) Subsurface utilities locations shown, such as septic systems, septic tanks, sewer lines, water lines, gas lines, electric lines, gas lines, etc. were as per Town of Lee records. There are reported to be additional subsurface utilities, not shown on plan.
- 2) Wetland delineation performed by Peter D. Landry, CWS in accordance with the 1987 Army Corp Delineation Manual and the Field Indicators for Identifying Hydric Soils in New England and the National List of Plant Species for New Hampshire dated May 1988. Delineation was performed during the month of June 2007.
- 3) The soils within this parcel were examined by David J. Allain NH Certified Soil Scientist #013 on July 2007. per High Intensity Soil Maps for New Hampshire, SSSNNE Special Publication No. 1 Standards, September 2006 and Hydric soils were determined and flagged using Field...Identifying Hydric Soils in New England, version III.
- 4) No part of the subject parcel lies within a special flood hazard zone as per the Flood Insurance Rate Map (FIRM), Strafford County, N.H., Panel 360 of 405. Town of Lee, Community Number 330146, Panel 0360, Suffix D. Effective Date: May 17, 2005.
- 5) Parcel A is land claimed by the Town of Lee. Believed to be a remnant part of SCR D Bk:297 Pg:382 - F/ Lee Congregational Church

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF 1:16,000 PRECISION ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.



8-2-07
DATE

PETER D. LANDRY, LLS No. 893

LEGEND/SYMBOLS

- SCR D Strafford County Registry of Deeds
- N/F Now or Formerly
- Sq Ft Square Feet
- Ac Acre
- Fnd Found
- IP Iron Pipe
- CB Catch Basin
- IP# Iron Pin (Rebar) w/ ID cap No. 893
- OHU Overhead Utility Line
- UP Utility Pole
- EOP Edge of Pavement
- Trees & Shrubs
- ST Septic Tank
- ST# Septic Tank (See Note 1)
- Well
- DW* Dry Well (See Note 1)
- A.C. Air Conditioning Unit

Tax Map 11 Lot 6-3
N/F Whittemore
Bonnie Winona Whittemore
See SCR D Bk:1920 Pg:347

Tax Map 11 Lot 6-2
N/F Three Swallow Properties, LLC
See SCR D Bk:3251 Pg:1

PARCEL A
Total Area
3,755 Sq Ft ±
(See Note 5)

Tax Map 11 Lot 7
N/F Town of Lee
See SCR D Bk:1801 Pg:771
(See Plan Refs. 2 & 3)



LeClerc/Stowell Steel Stake Fnd
Barbed Wire Fence (See Plan No. 1)
See SCR D Bk: 297 Pg: 382
Deed Angle: 144°-00'

SO CALLED "SPRUCE HOLE"
Line as per Deed SCR D Bk: 297 Pg: 382 (24 Rods, 12 Links)
Total 403.92'
150.00'
153.92'

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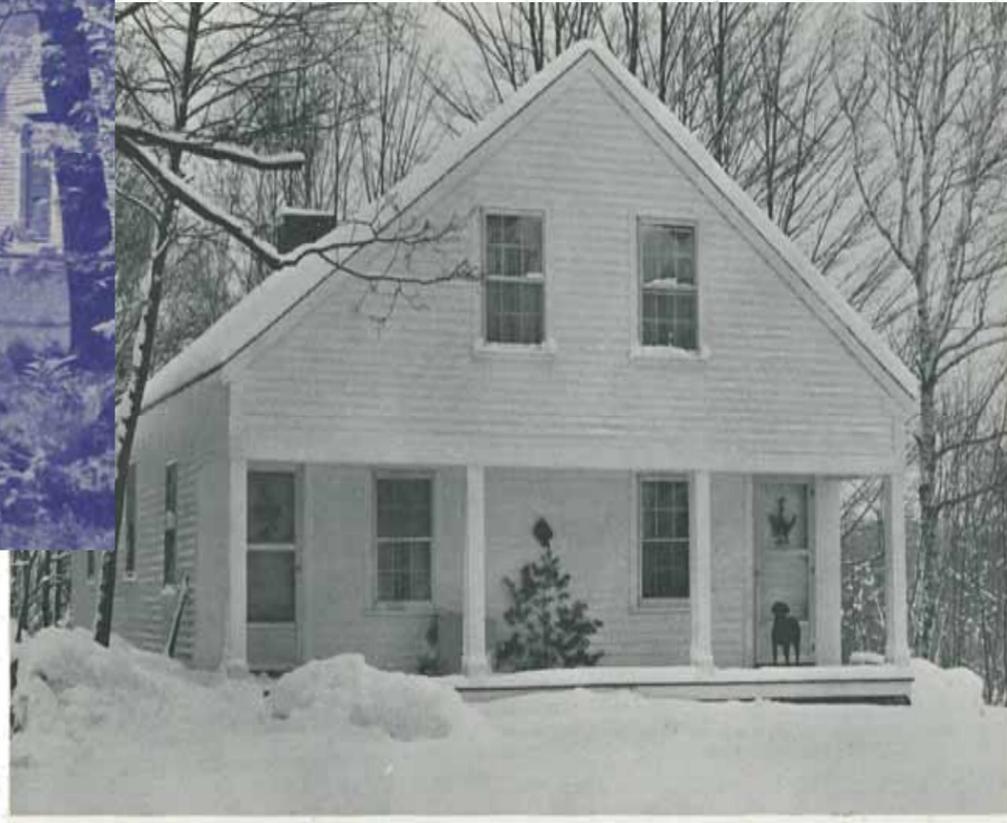
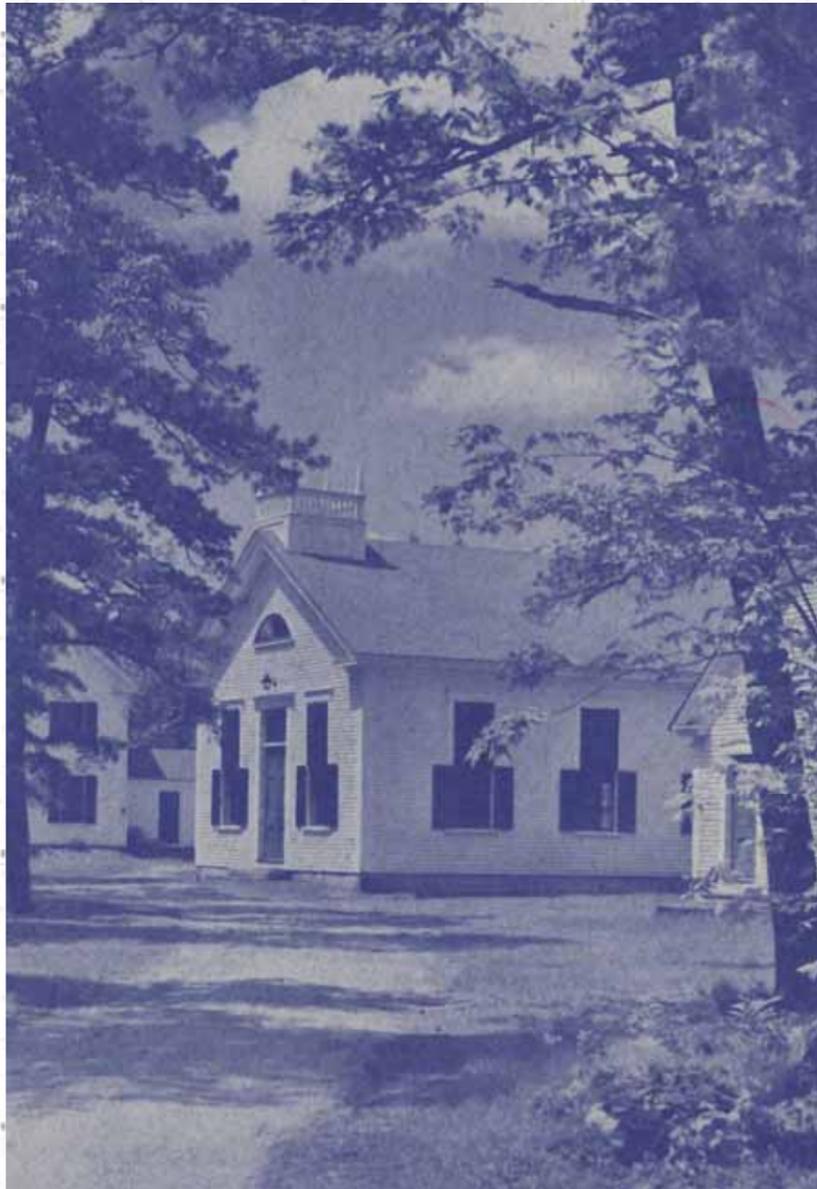
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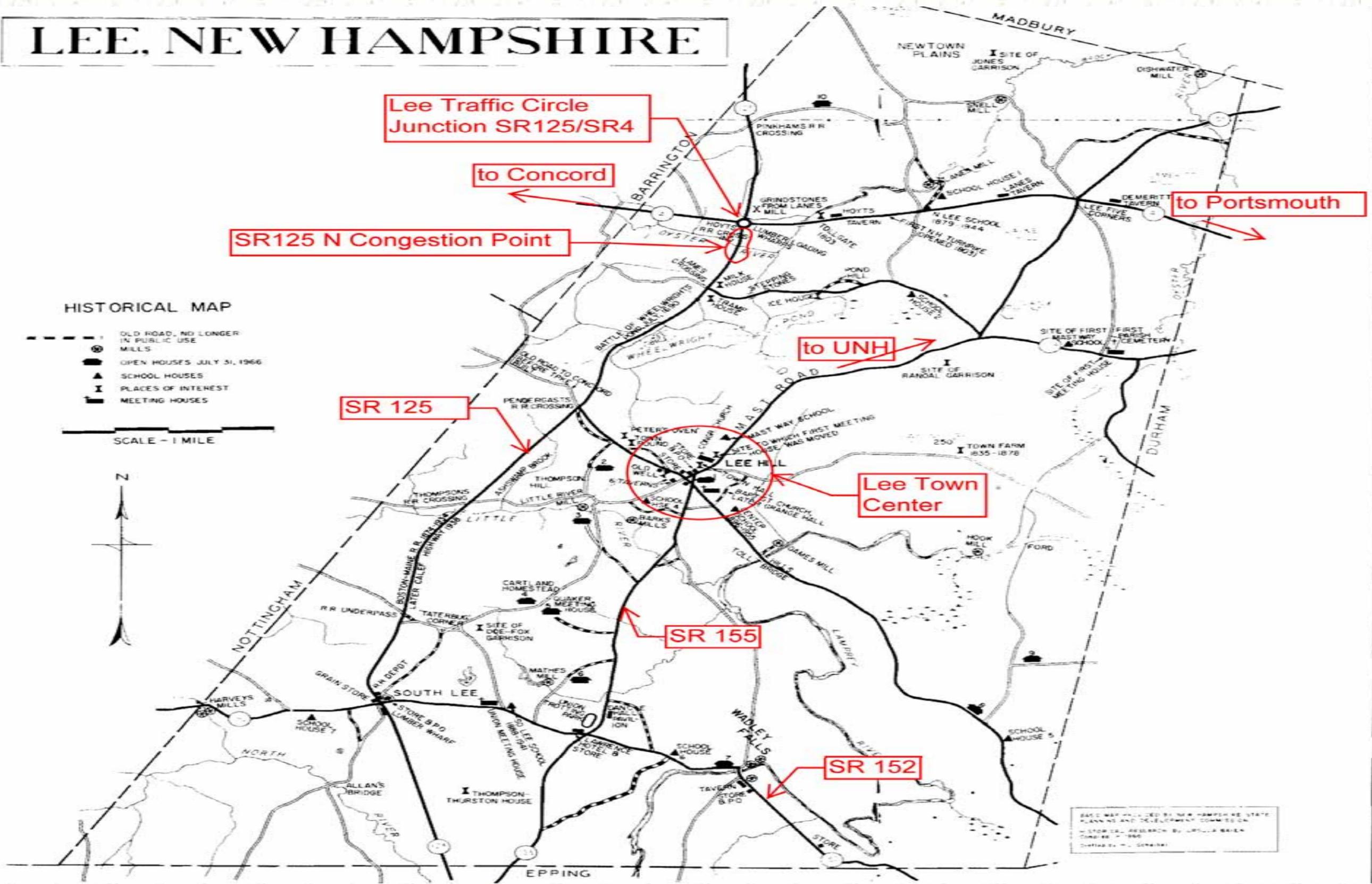


LEE, NEW HAMPSHIRE

HISTORICAL MAP

- OLD ROAD, NO LONGER IN PUBLIC USE
- ⊗ MILLS
- ⬛ OPEN HOUSES JULY 31, 1966
- ▲ SCHOOL HOUSES
- I PLACES OF INTEREST
- ⬛ MEETING HOUSES

SCALE - 1 MILE



BASE MAP FILLED BY NEW HAMPSHIRE STATE PLANNING AND DEVELOPMENT COMMISSION - STOP CALL RESEARCH BY LUTILLA BRIEN THOMAS - 1966
 CHARLES H. SCHWAB

Lee's Proposal

"Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how." -- Edward T. McMahon, The Conservation Fund

The Lee Town Center Committee is in the planning process for a new community center featuring a public library, a multipurpose community room for use by various town groups, storage for recreation equipment and office space for the Recreation Commission. The Committee also recognizes the need to renovate and expand the existing Town Hall and Library buildings to create office space for town departments and commissions, including the Town Administrator, the Board of Selectmen, the Town Clerk tax Collector, Planning, Zoning, Health/Code Enforcement, General Assistance, and the Conservation, Agriculture and Heritage Commissions.

Introduction

The Town Center Committee was appointed by the Board of Selectmen in the spring of 2007 to explore possible locations for future town facilities. The Committee studied town-owned parcels of land located within a 1/2 mile radius of the Lee Hill area. Survey maps of the area indicated that the lot for the existing Town Hall and Lee Public Library buildings could not support an expansion of both facilities due to limited parking, aging facilities, antiquated septic systems, well locations and setbacks. Other possible building sites were studied, including the 7.5 acres former Bales property, Stevens Field, land adjacent to the Highway Department and Transfer Station, and the former Bricker property adjacent to Little River Park. Each site was rated in terms of its suitability as a building site (looking at topography, wetlands, easements, and soils), preservation of existing structures and playing fields, walkability, and the possibility for green, energy efficient building design. Public Information Sessions were held in March, July and November of 2008.

Building Program Design Principles

The consensus of the Town Center Committee is that the former Bricker Property adjacent to Little River Park appears to be the most

suitable site for building a Community Center featuring a public library, a multipurpose community room, recreational office and storage space, and additional municipal office space if necessary. With the construction of baseball fields currently underway at Little River Park, the committee believes that having the town's recreational and library facilities grouped in a central, complementary location will enhance the level of these services to the community, without duplicating resources. Town Hall offices will remain at their current site, with historic portions of the town hall and library buildings to be renovated for municipal office space. Should the expansion and renovation of the current municipal lot not provide sufficient office and meeting space for all town government offices and commissions, some municipal offices and meeting rooms could be located in the community center.

The committee has determined the following design principles for the Town of Lee Community Center, which incorporates the following:

- ◆ 10,000-11,000 sq. ft. of public library space
- ◆ Approximately 300 sq. ft. of office and storage space for the Recreation Commission
- ◆ Ground level drive-in storage for large equipment
- ◆ A 1200 sq ft. multipurpose space featuring public restrooms and kitchen facility that would be accessible after library operating hours
- ◆ Additional municipal office and meeting space for future needs
- ◆ Building design blending well with the existing landscape, with minimal impact on the site, and compatibility with the architectural style of adjacent buildings
- ◆ Building design incorporating green/sustainable energy efficient practices
- ◆ Building design allowing for open sight lines in public spaces for adequate staffing and supervision
- ◆ Landscape featuring ecologically suitable and native plant species

The committee has determined the following design principles for the renovation and expansion of the current Town Hall municipal lot:

- ◆ Historic portions of the Town Hall and current library building are

to be preserved, in keeping with the historic character of the town center

- ◆ New construction to connect the two buildings into a single, larger municipal complex
- ◆ Meeting space should be located near each municipal office
- ◆ Green and sustainable energy efficient building design practices should be incorporated
- ◆ The entrance and parking lot for the Town Hall should have safety and curb appeal features

The Town Center Design Project is important to the Lee community because it comes at the right time in the conceptual development of this two-part project. The community has completed the basic work of analyzing the needs and possible options open to the town, given the commitment to keep the future town center activities within a



half-mile radius of the present town center.

Lee citizens have been virtually unanimous that any new town building projects should be designed and built with "green" considerations, including the use of energy efficient design and utility systems. The Town Center Committee was appointed in the spring of 2007, and the supporting documents included here demonstrate some of the work that has been done to date. The purchase of the first of the three parcels of land that make up most of Little River Park, a former gravel pit, was made in the spring of 2004.

The Listening Sessions

During the public sessions, residents identified specific issues, and desires for Lee's Village Center

What comes to mind when you think of Lee, NH:

- ◆ Vineyard
- ◆ Forrest
- ◆ Agriculture
- ◆ Community
- ◆ History
- ◆ Quiet and Dark (no street lights)
- ◆ Home
- ◆ Easy access to Mountains, Lakes, and Cities
- ◆ Slower pace
- ◆ Lamprey River
- ◆ Conservation Land
- ◆ Small population
- ◆ State Road
- ◆ Self sufficiency (people and skills)
- ◆ Cross country and snowmobile trails
- ◆ High taxes
- ◆ Open Space
- ◆ Working landscape
- ◆ Close proximity to UNH

Issues/Challenges:

- ◆ Town is not walkable
- ◆ No utility infrastructure (well and septic only)
- ◆ Small Library
- ◆ Keep library in the village
- ◆ Library design should keep with the historical architecture in the village
- ◆ Encroachment of route 125
- ◆ Maintain town Village
- ◆ Slow down traffic
- ◆ Construction should be Green
- ◆ 2 acre minimum lot size is a problem because it impacts RE taxes

- ◆ Zoning is governed by special exemptions
- ◆ Town is not a destination but a pass through at high speeds
- ◆ Keep commercial zone north of route 4
- ◆ Lack of mixed use development in the village
- ◆ Lack of connecting bike lanes
- ◆ Lack of a community center for kids
- ◆ No bus service
- ◆ Need more affordable housing
- ◆ No space for Lee's historical treasures and artifacts
- ◆ Sense that there are 2 town centers, The Village and the Traffic circle on 125
- ◆ Lack of places to gather and socialize and for recreation while keeping the rural character of the town
- ◆ The town fair has grown larger than the current venue can handle
- ◆ Not enough space for farmers market
- ◆ Grange needs to be renovated for a higher use



- ◆ The desire for the Congregational Church to work with the town develop a mixed use on a portion of the church property
- ◆ Not enough parking
- ◆ Not enough computers in the library
- ◆ Lack of maintenance on the walking trails
- ◆ Need traffic calming within the village area

The Listening Sessions cont.

Wish List:

- ◆ Preserve the historical buildings
- ◆ Maintain the pride of agriculture
- ◆ A facility that brings everyone together for recreation
- ◆ Create a larger area to hold seasonal activities and town gatherings
- ◆ More space to increase the size of the farmers market
- ◆ Attract a store like Hanna Grimes of Keene
- ◆ Have Wentworth/Douglas Hospital to allow community use of some of their space
- ◆ Create well planned light commercial opportunities
- ◆ Create a pavilion
- ◆ Make the Grange a useful community building
- ◆ Create walking paths
- ◆ Keep the quiet, rural aspect of the town
- ◆ Outdoor music space
- ◆ Coffee Shop
- ◆ Gallery space
- ◆ A Senior Center
- ◆ A fitness and wellness center
- ◆ Indoor space for kids to play basketball and floor hockey
- ◆ Need better space to house local cable station
- ◆ Have town to mandate LEED and Green certification for new buildings
- ◆ Maintain Architectural integrity of the village
- ◆ Community garden space
- ◆ Workforce housing
- ◆ Keep the library near the school and not at the gravel pit
- ◆ Connect the safety complex to the village area
- ◆ Put the town office in the police safety complex



- ◆ Utilize the field next to the safety complex
- ◆ Keep the taxes from climbing
- ◆ Create a balance of new technology and natural elements
- ◆ Have more firework displays within the village area
- ◆ Swimming pool
- ◆ Maximize the use of natural resources for recreation
- ◆ Bus service
- ◆ Blend the church and parsonage into the village vision
- ◆ Make the War Memorial more visible and accessible
- ◆ Partner with NHDOT for a more pedestrian friendly route 155 and limit truck traffic through the village.



Charrette Team Proposals and Recommendations

We have heard the opinions and the input from the residents. We have walked the area and have seen the conditions with which we must deal. Now, we are prepared to present our findings and recommendations to the citizens of Lee.

Option: Reroute NH Route 155 Route 155 is not appropriate as the main road through the town village. Traffic is too fast, it is not safe for pedestrians and it is not conducive to a vibrant town village district. One scheme proposed is to relocate route 155 around the town center starting west of the grange site and reconnecting west of the cemetery. Build pedestrian sidewalk on one side of the road. This configuration will reestablish and preserve the village green. The Bricker parcel is slated for a satellite parking lot for much needed parking for the village and activities at Little River Park and can also serve a future bus drop off and pickup stop. This design creates a one way traffic pattern on Lee Hill Road. The old route 155 will become one way into the village. Sidewalks will connect pedestrians to all these areas. The 5 historical homes should be preserved as an anchor for the village center. Another satellite parking lot should be added on the church property which will also support redeveloping the Parsonage into a coffee shop and other small businesses. The existing walking trails should be expanded to promote more use in a safe environment. Sidewalks should connect points from DPW to the safety complex to the Little River Park. The library should be relocated near the school within the village area and relocate the DPW facilities.

Option: Round-about on Route 155: There are 2 variations of design for a round-about in the center village. The round-about design will alert motorists that they are in a town center. Scheme 1 realigns Lee Hook Road to a 4-way intersection at route 155 and Little River Park. Lee Hill Road is realigned around one historical building. This creates 4 legs entering the round-about while slightly realigning route 155 and allowing for a center island for a village gateway sign and/or monument. Additional green space is also created for community gatherings. Sidewalks and crosswalks are designed into the scheme for safe pedestrian movement. The round-about is designed to allow large truck traffic. Round-about scheme 2, has Lee Hill Road realigned to a "T" intersection with George Bennett Road and a new entrance into Little River Park. Lee Hook Road continues directly into the round-about. This scheme creates more green space while allowing more development opportunities on each side for businesses within the village district.



Option: Align Rout 155 and George Bennett Road: Another variation at the town center reroutes Route 155 to the south to align with George Bennett Road. The newly created park ties into the trail system. 2 way traffic continues in all directions. There is a different impact to the surrounding properties compared to



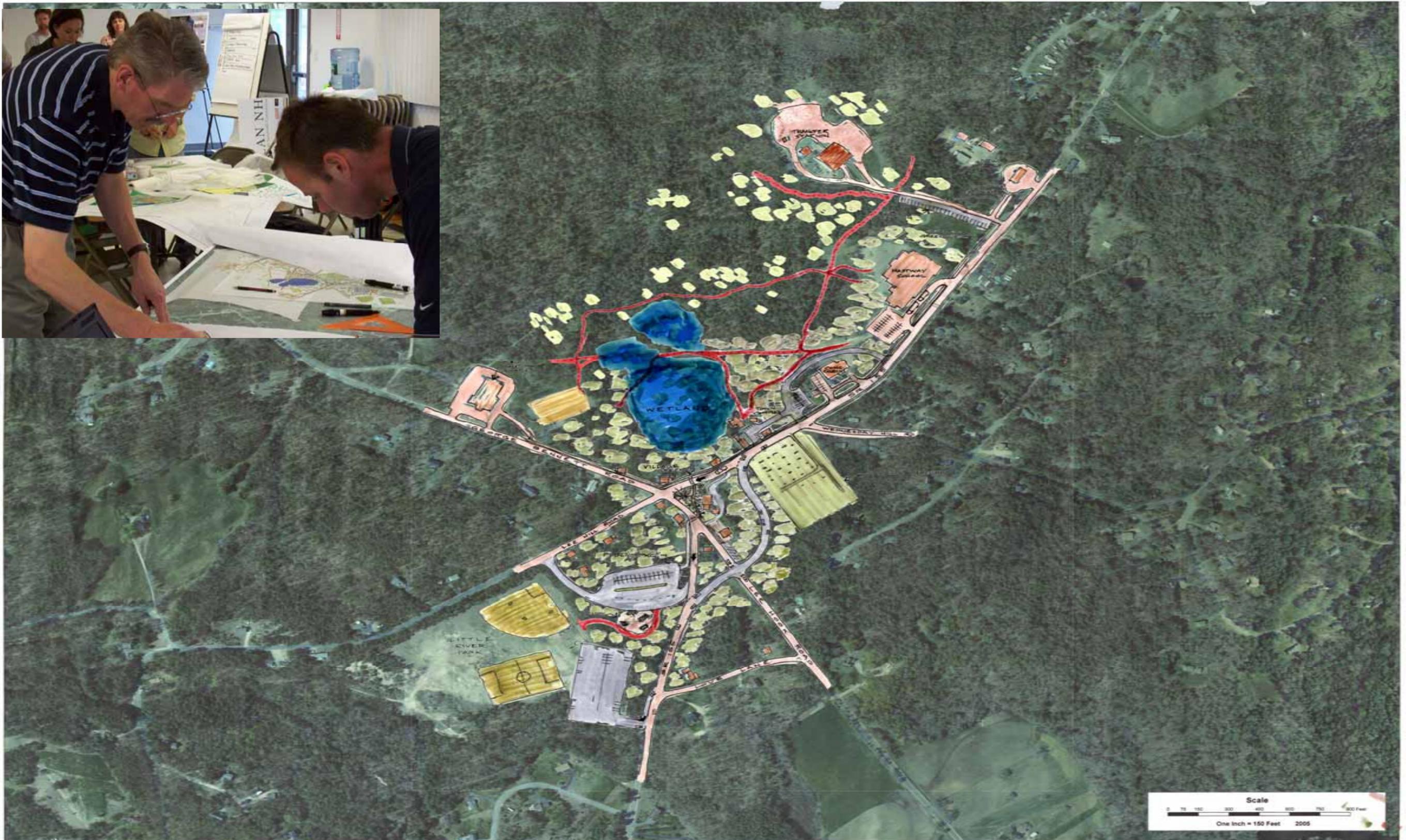
the other versions.

Option: Scheme 1, Present Town offices and Library site: One Library location option is to locate on the Bricker Property on Route 155. The present library is now available to use for Town Hall Functions. The first floor of the existing town hall building can be renovated into public meeting rooms. Cut trees on the site to better connect the town hall site with the street and give it an open feeling. Install sidewalks and curbing, move the War Memorial

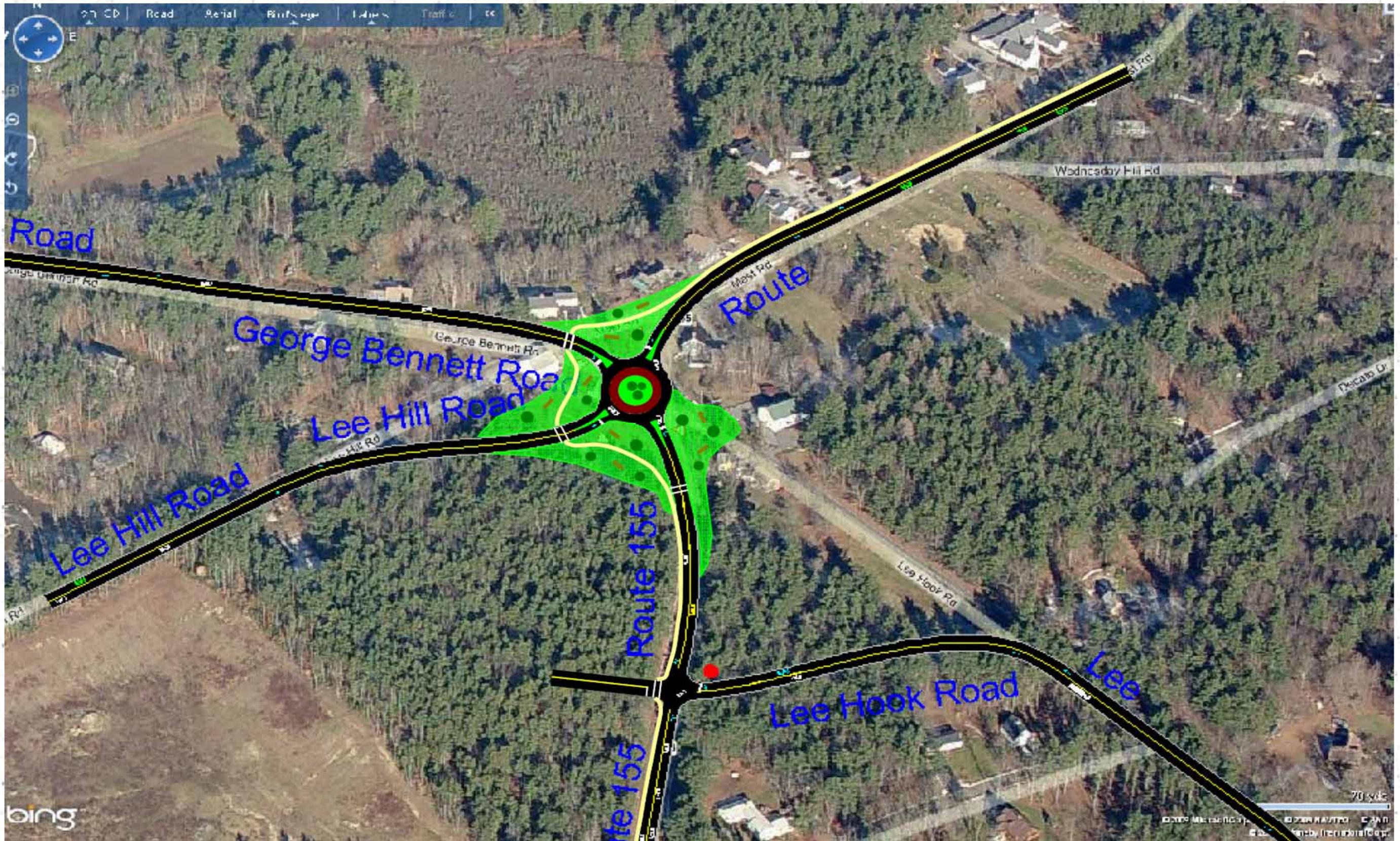
to the town hall site. The village green will now be visible from the church. The present annex would be demolished to create picnic areas and allow for more parking.

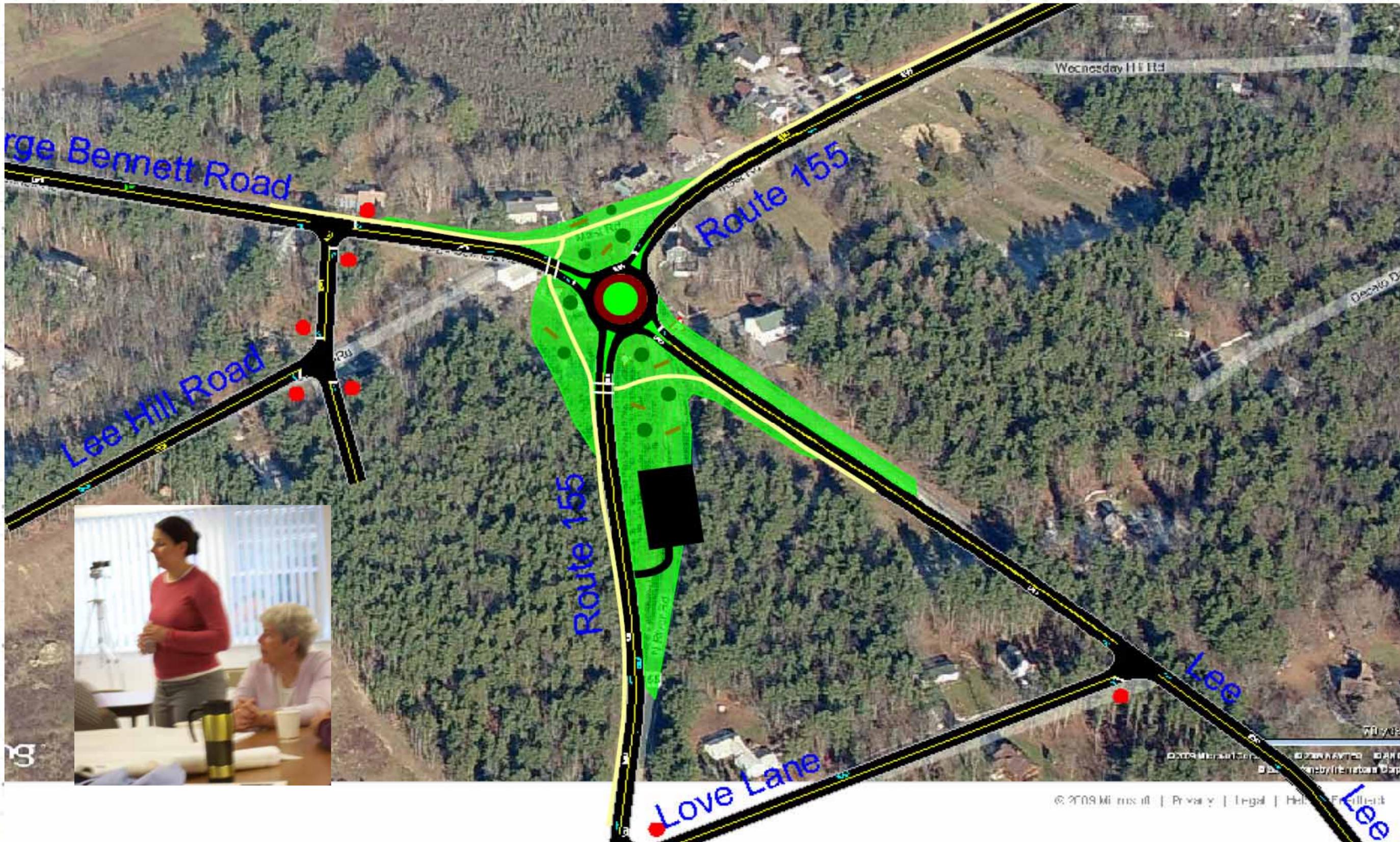


Scheme 2: This scheme is an alternate to the above. This scheme will provide a larger space for the farmers market, and green space for a gazebo. The town hall will be relocated to a new building next to the safety complex where the soccer field presently exists. The now empty historical buildings can be renovated for art galleries and shops. Land behind the church Parsonage could be utilized for light commercial or shopping expansion.

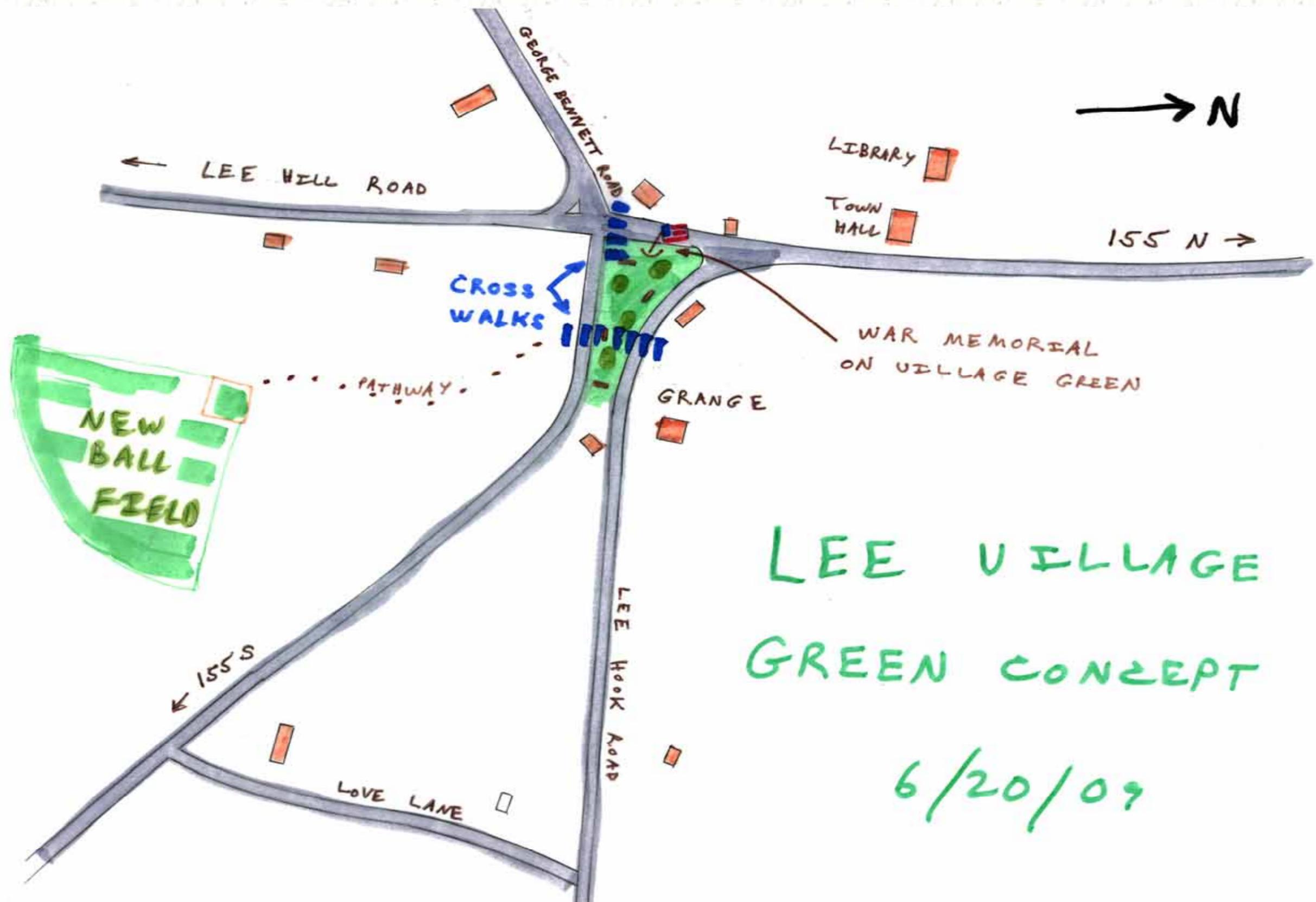












LEE VILLAGE
GREEN CONCEPT

6/20/09





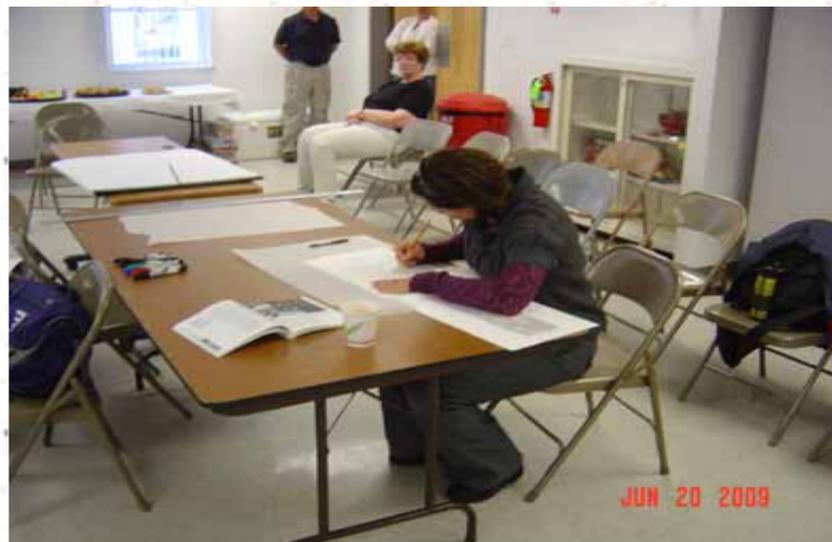
Charrette Team Proposals and Recommendations, Cont.

DPW site as alternate site for Library: This option allows the library and Town Hall to be anchors on each end of the village district. DPW would be relocated behind the new library with a new access road. The new Library design allows access to meeting rooms when the library is closed. The design of the library is a single level, 11,000SF facility with a “New England” look. The area near the access to the recycling facility can be utilized to expand the farmers market.

Option 1: Library on the Bricker Site: Putting the library on the Bricker site close to Route 155 will allow a direct connection to the village center. Clearing of trees for an access road at the crest of the hill will create parking for approximately 60 vehicles with expansion in the future. This new access road could extend down to Little River Park. Another access road could be created to enter onto Lee Hill Road to the west.

Option 2 for Bricker Site: This option is similar to option 1 with the library on the northern end of the site, and multiple access points. The difference is less of an expansion of parking to allow natural views of the park and future development options. Overflow parking can utilize the parking lot to the south in Little River Park.

Option 3 for the Bricker Site: This option brings a workforce housing development to the village center. A total of 30 units, approximately 1,500SF, are planned whether they be cottage design or duplexes. Lee Hook Road and Lee Hill Road are main access points into the site with a secondary access onto route 155. The perimeter tree line would remain as a woodland buffer to adjacent properties. The development would be serviced by community septic and well as well as a cistern for water storage. A cluster design to gain the needed density is proposed to allow the units to stay affordable. The target market for this neighborhood is multi-generational including retired couples, starter home couples, as well as singles.



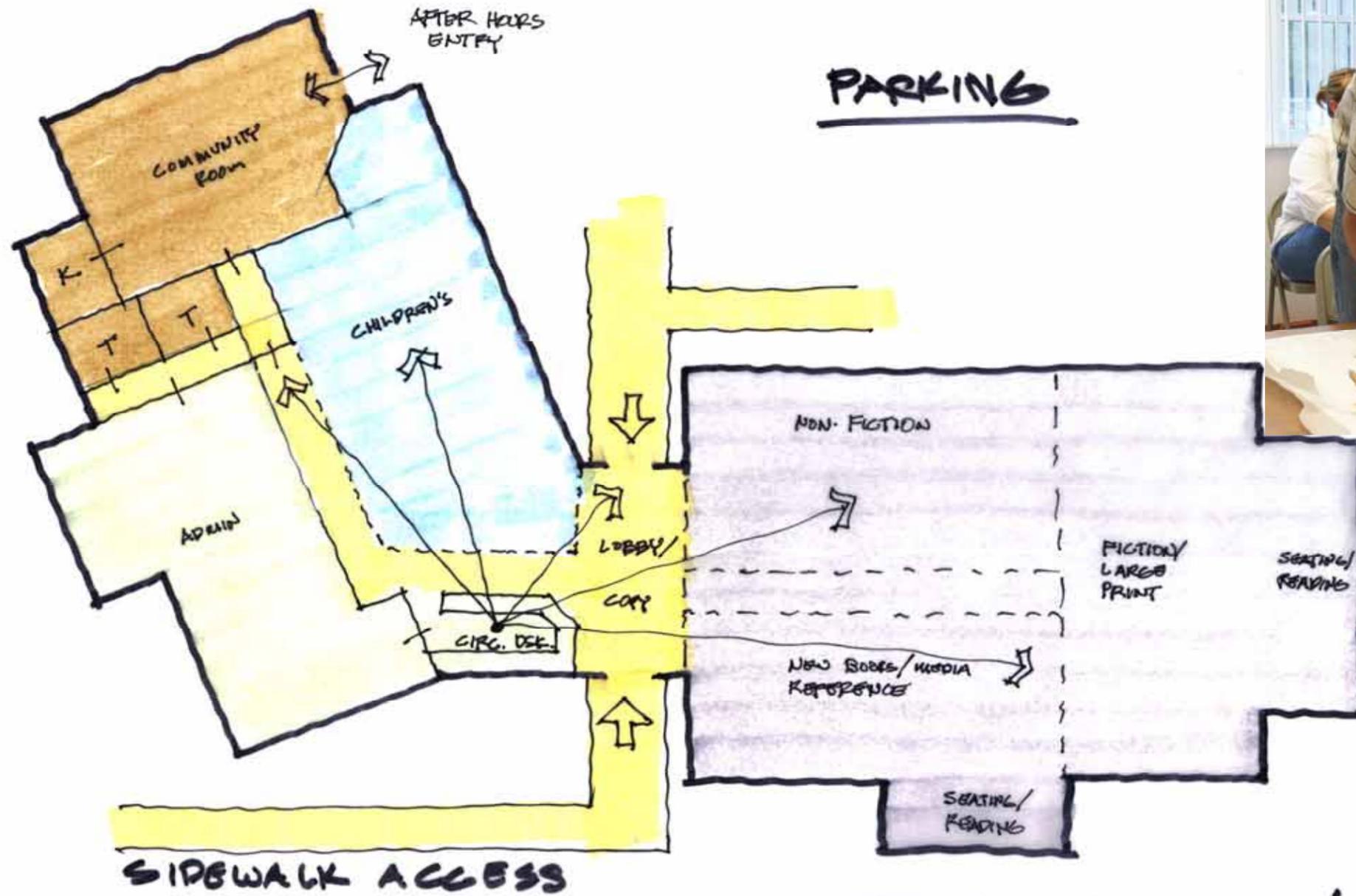
Design perspectives of the overall design criteria— the round-about is designed with a 100 foot diameter, speed would be reduced to 20MPH, splinter islands create curvature. The DPW site becomes the Library location, the commercial center and the farmers market. This area would also include street lights with soft lights to help with traffic calming and the poles would be shorter in height.

Renovate the front of the Grange building and add a connection to expand the rear section to be utilized as a community dance hall. There would be pocket gardens all around the site with parking in the rear.

Streetscape of route 155 to slow traffic and create a more pedestrian friendly atmosphere include sidewalks, narrow travel way, visual effects, street lights, landscaping, signage. Connections from DPW to Little River park and the safety complex will result in a fully integrated and connected town village that will foster business and residential development as well as recreate social capital among the citizens of Lee. NHDOT is available to assist in the redesign and reconstruction of this corridor of Route 155.

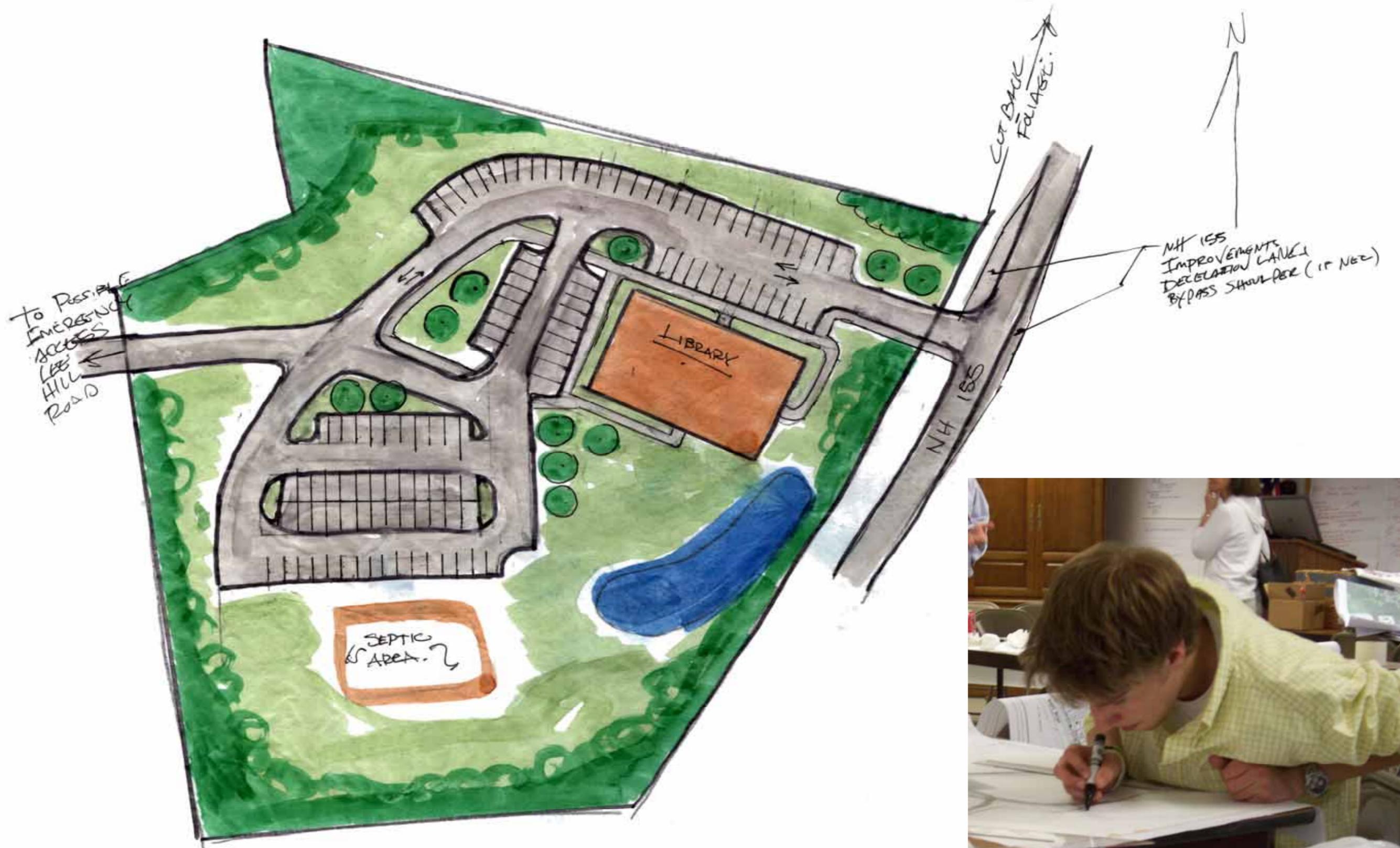


← RECYCLING CTR. RD. →



PROPOSED LIBRARY/COMMUNITY
EXISTING DPW SITE

← RTS 155 →

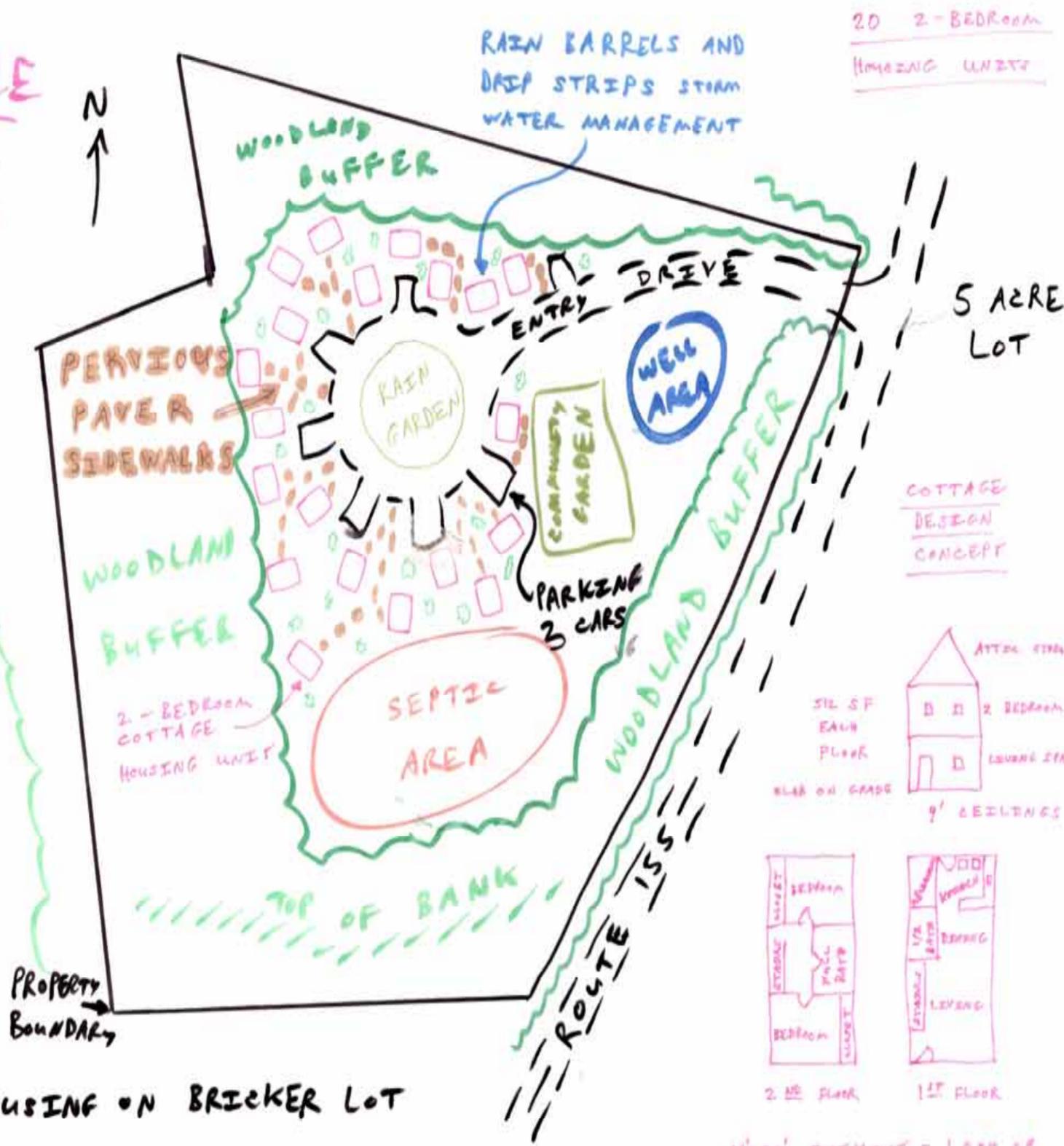




AFFORDABLE HOUSING

NEW BALL FIELD

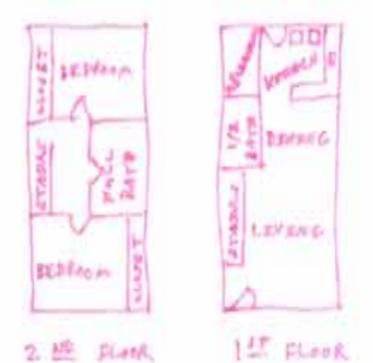
LITTLE RIVER PARK



20 2-BEDROOM HOUSING UNITS

5 ACRE LOT

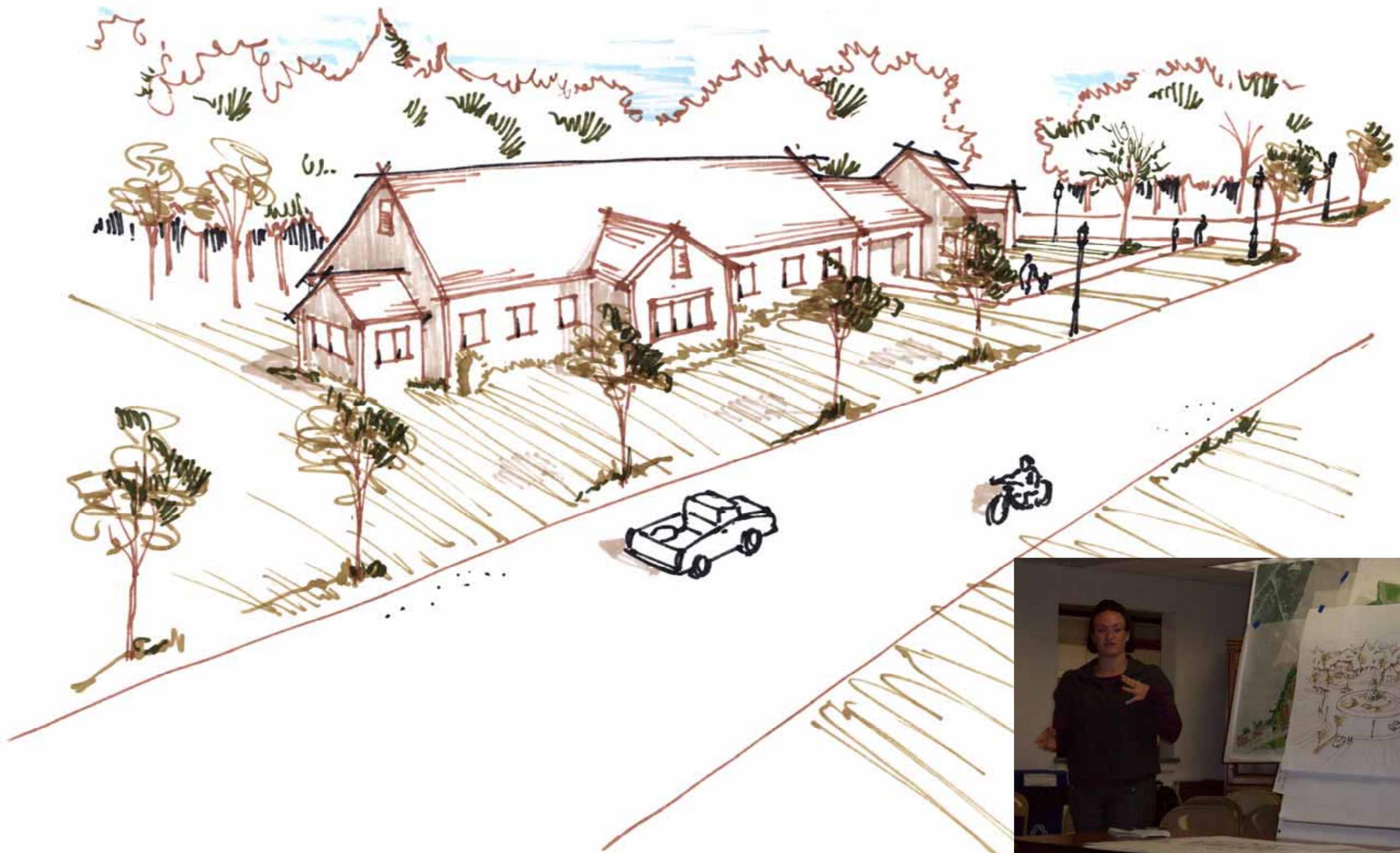
COTTAGE DESIGN CONCEPT



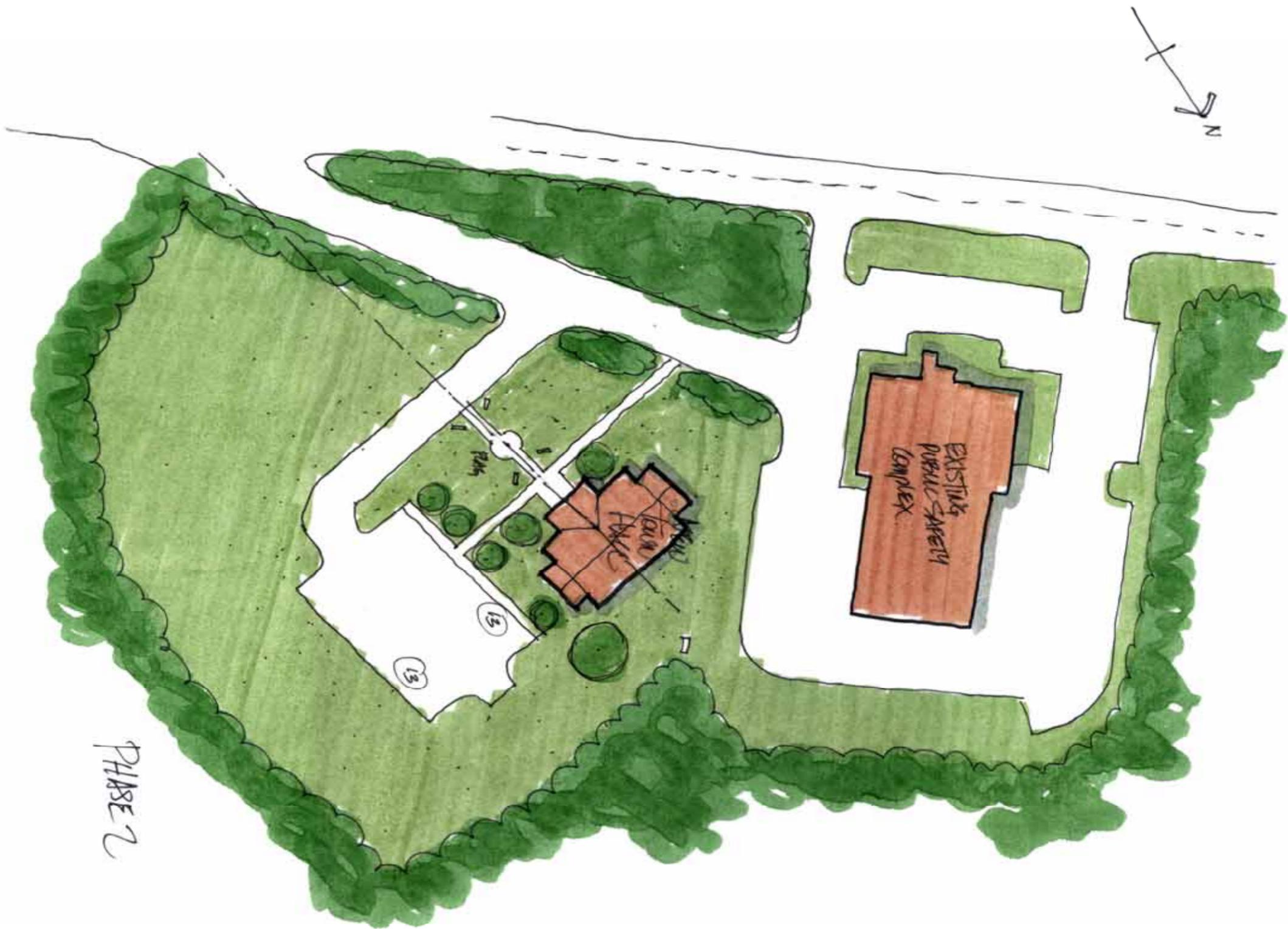
16'x32' FOOTPRINT = 1,084 S.F.

COTTAGE HOUSING ON BRICKER LOT









Conclusions, Funding, Next Steps

Conclusions & Next Steps

The Lee Charrette provided a process through which stakeholders, both public and private, might become aware of many possibilities for improving their Town Village. From this exercise, stakeholders should emerge with an understanding of the factors that influence or impede economic prosperity in their town, and they will be better positioned to grow their investment within the context of an overall vision for the area.

A charrette is intended to be a creative stimulus – a brain storming event – which yields both practical design and redevelopment ideas. Stakeholders, including the Town officials, should take the most reasonable elements of this charrette and devise a comprehensive strategy for improving the Lee Village Center.

A long-range development strategy should be established. Because stakeholders will have different investment time-tables, it will be advisable to identify projects that can be implemented in stages, over time. When various sectors of the market become advantageous for development, certain elements of the Town Center Committee Plan should be ready to launch.

Listed elsewhere in this report are traditional and non-traditional funding resources; in addition, there are strategies to offset portions of the public development phase, such as establishing a TIF (tax incremental financing) district. For the private sector, the Community Revitalization Tax Incentive may be useful.

Recommendations for immediate next steps:

- Update and add members to the Town Center Committee, using the list of stakeholders who attended the charrette as well as property owners that will be affected and/or impacted by future development projects. The goal will be to keep momentum going by establishing regular meeting dates, with benchmarks for accomplishments outlined.
- Develop a good action plan with a list of priorities, both public and private, for the Village and surrounding neighborhood improvements. Use the recommendations in this report as a starting point.
- The public priorities, including rebuilding Route 155, streetscape and landscape improvements, will require consensus building, advocacy, and leadership from the Committee
- The private sector will want to work in tandem with public improvements, so the prioritized action plan will be a valuable planning tool. Regular press coverage will build credibility and help sustain momentum; it may serve to attract additional investment as well as volunteers.

Tools for Implementation

There is a wealth of sources of funding and expertise to explore. When applying for grants and foundation monies, many of the funders require plans or a detailed program to be in place as an assurance that projects will be completed to qualify for funds.

Expertise:

NH office of Environment and Planning (OEP)
NH office of Travel & Tourism
Division of Economic Development (DRED)
Division of Historical Resources
NH Council on the Arts
Small Business Administration (SBA)
NH Preservation Alliance

Funding

Community Development Block Grants (CDBG)
Economic Development Administration
NH Department of Transportation (NHDOT)
Conservation License Plate Funds
Land and Community Heritage Investment Program (LCHIP)
Community Development Finance Authority (CDFA)
Tax Increment Financing (TIF)
Town Trust Funds

Foundations and Private Funding Sources:

Wal-Mart Good Works – www.walmartfoundation.org

The Home Depot – Community Impact Grants, <http://corporate.homedepot.com/wps/portal/!ut/p/.cmd/cs/.ce/70A/.s/70121/s.70A/70121>

The Timberland Company – Community Involvement Program, <http://www.timberland.com/corp/index.jsp?page=communityInvolvement>

The Ford Foundation, <http://www.fordfound.org/>

PSNH – Community Giving program, http://www.psnh.com/Community/Support/corp_giving.asp

The Allstate Foundation - <http://www.allstate.com/Community/PageRender.aspx?Page=foundation.html>

The Verizon Foundation - <http://foundation.verizon.com/>

Merck Family Fund - <http://www.merckff.org/index.html>

The Madeline G. von Weber Trust - Funds projects in community development, neighborhood development, human services and the performing arts. Contact: Madeline G. von Weber Trust, c/o James d. Dow, 95 Market St., Manchester, NH 03101.

New England Grassroots Environment Fund - <http://www.grassrootsfund.org/>

Transportation Enhancement Act Program - Project categories include: facilities for bicyclists and pedestrians; safety and educational activities for bicyclists and pedestrians; acquisition of scenic easements and scenic or historic sites; scenic or historic highway programs; landscaping and other scenic beautification; historic preservation; rehabilitation and operation of historic transportation buildings, structures or facilities; preservation of

abandoned railway corridors; control and removal of outdoor advertising; archaeological planning and research; environmental mitigation to address water pollution due to highways or vehicles; and establishing transportation museums.—
<http://www.nh.gov/dot/municipalhighways/tecmaq/index.htm>

Waste Management Charitable Giving Program - Support for Environment, Education, and Community Impact Programs - <http://www.wm.com/WM/community/Giving.asp>

Enterprise Community Partners - <http://www.enterprisecommunity.org/>

ORTON FAMILY FOUNDATION, www.orton.org

Heart & Soul Community Planning
Submission Deadline: March , 2009

Open to: Communities in select New England and Rocky Mountain states. Partnership opportunity for four communities to receive funding and technical assistance on major community visioning and planning projects.

NEW HAMPSHIRE PARKS

Web: www.nhparks.state.nh.us/trbureau.html

Paul Gray, Chief, Bureau of Trails
Division of Parks and Recreation
PO Box 1856

Concord NH 03302-1856
603-271-3254; Fax 603-271-2629

E-mail: pgray@dred.state.nh.us

Bob Spoerl, Program Specialist
E-mail: bspoerl@dred.state.nh.us

Christopher Gamache, Program Specialist
(ATV)

Email: cgamache@dred.state.nh.us

Enterprise Community Partners - <http://www.enterprisecommunity.org/>

Economic Development Assistance Programs—Availability of Funds under the Public Works and Economic Development Act of 1965 <http://www.grants.gov/search/search.do;jsessionid=MzmgKnKFZWQzZXjLHTXhb5HhvJvGymY3ywwwGJXT11f8tLqzMV2!1656926990?oppld=40746&mode=VIEW>

Economic Development Assistance Programs <http://www07.grants.gov/search/search.do;jsessionid=pK1GKnNVqly9GS95GhWRJCsFFfGHzs1bgp2p2TnPLY2QC1yypctn!-1757398871?oppld=42952&mode=VIEW>

American Heritage Preservation Grants http://www.imls.gov/applicants/grants/pdf/AHPG_2010.pdf

Economic Development Assistance Programs http://www.eda.gov/ImageCache/EDAPublic/documents/pdfdocs2008/ingle_5fapplication_5fedap_5fffo_5ffinal_2epdf/v1/single_5fapplication_5fedap_5fffo_5ffinal.pdf

Rural Business Enterprise Grant Programs (RBEG)

<http://www.rurdev.usda.gov/rbs/>

We also suggest the town consider enacting RSA 79-E, Community Revitalization Tax Incentives. Signed into law in 2006, this makes it possible for a property owners wanting to substantially rehabilitate a building in a downtown or village center, may apply to the local governing body for a period of temporary tax relief.

The Town of Lee has what it takes to realize its objectives to revitalize and reinvigorate the town. Your talent, energy, commitment, and spirit along with your accomplishments to date are an excellent spring board to continue to move forward

Budget Costs for Development

Reroute Route 155 through Lee Hook Road to west of cemetery Approximately 1000LF	\$1,200,000.00
Streetscape from DPW to Little River Park including George Bennett Road to Safety Complex. Work includes design, sidewalks, street Lights, Landscaping	\$1,975,000.00
Round-about design and construction	\$ 730,000.00
Reroute Lee Hook Road & Love Lane, 4-way intersection	\$1,200,000.00
Lee Hill Road and George Bennett Road Intersection	
Love Lane reroute option	\$ 950,000.00
Green Areas	\$ 225,000.00
Town Hall site redesign	
Redesign library into town offices	\$ 725,000.00
Renovate exiting town Hall, incl. sitework & Landscaping	\$ 375,000.00
Convert town hall site to commercial use (Option 2)	\$1,650,000.00
New Town Hall At Safety Complex field site (6,000SF)	\$1,250,000.00
New 11,000SF Library @ DPW site	\$2,300,000.00
Relocate DPW	\$ 325,000.00
New 11,000SF Library at Bricker Property	\$2,650,000.00
Renovation & Addition to Grange Building w/ Parking	\$1,225,000.00
New Recreation Dept. Building at Little River Park (900SF)	\$ 275,000.00
Work Force Housing Development @ Bricker Property (30 Units @1500SF to sell for Approximately \$187,000.00)	\$4,800,000.00



Special Thanks to Plan NH's Corporate Sponsors

