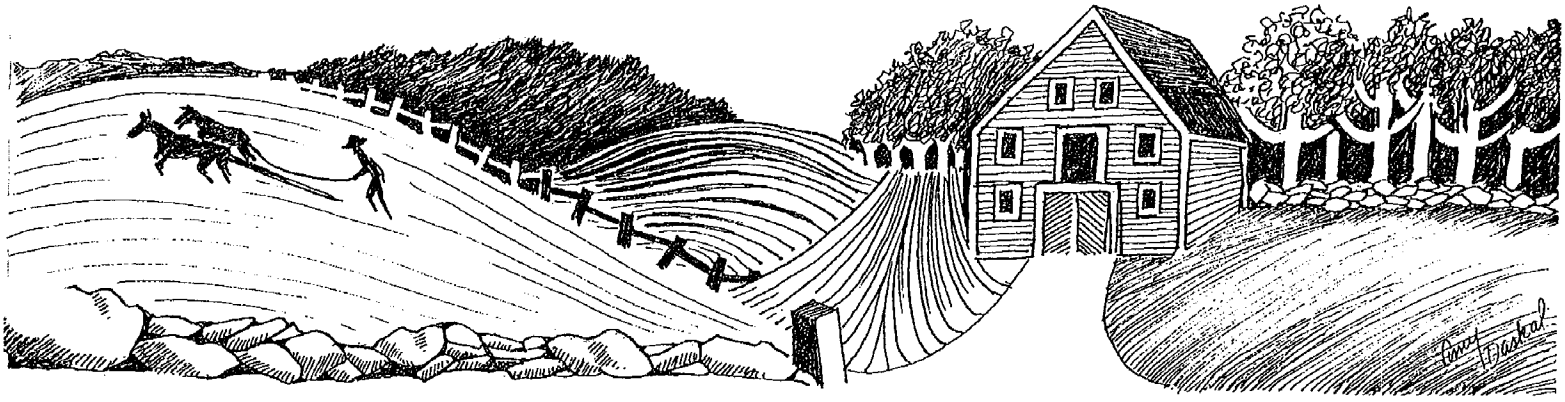
Town of Lee
Master Plan



2006 to the year 2015

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Preface

The 2006 Lee Master Plan is designed to guide the future development of the community through the year 2015. It exemplifies a philosophy derived from the Town's cultural heritage, its current assets and state of affairs, and the aspirations of its citizens at this time in its history. However, for this plan to be a truly effective and a useful tool it must not be casually endorsed by the Board of Selectman, The Planning Board and the Zoning Board of Adjustment; it must be considered the governing rules for all deliberations, decisions, and future planning efforts by these boards.

The development of the Master Plan required the support, the patience, and the efforts of many. This Chairman appreciates your participation. In particular, I thank the Code Enforcement Officer, Mr. Allan Dennis, and the Planning Board Secretary, Ms. Caren Rossi, for their untiring perseverance and unceasing humor throughout this process.

John R. LaCourse, Chairman
Lee Planning Board

Pursuant to New Hampshire RSA 674:2-4 & 675:6, the revisions set forth herein to the Town of Lee's Master Plan were formally endorsed and adopted on June 28, 2006.

John R. LaCourse, Chairman

Robert Smith

Dwight Barney

Robert Moynihan

Scott Kemp

Frank Reinhold, Selectmen Rep

MASTER PLAN PROCESS

This document came to fruition through a well -planned protocol and schedule of activities.

Seven Public Hearings were held: January 16, 2004 (kick-off); October 6, 2004; October 13, 2004; October 27, 2004; November 3, 2004; November 17, 2004; and December 8, 2004 to obtain public input on the areas listed below.

- Cemeteries
- Conservation Issues
- Economic Development
- Education
- Forestry
- Historical Perspective
- Housing and Demographics
- Land Use/Agriculture
- Library
- Natural Resources
- Recreation
- Solid Waste
- Community Services
- Town Governance
- Transportation
- University of New Hampshire
- Water Resources

A questionnaire developed by the Planning Board was distributed to all citizens of the Town and analyzed by the Master Plan Committee. The questionnaire had a 43% return. *(See Appendix C for questionnaire and graphs)*

A draft Master Plan was written by the Master Plan Committee and approved by the Planning Board with input from the Boards, Departments, and Committee members.

A penultimate draft Master Plan was available for public review through two public hearings with community copies available at the Lee Town Hall. Public hearings were held on October 19, 2005, and November 9, 2005.

The *Lee Master Plan - 2006 to the Year 2015-* was adopted by the Planning Board on June 28, 2006.

The 2006 Lee Master Plan is designed to guide the future development of the community through the year 2015. This document was the culmination of a well-defined effort of the Planning Board to discover the needs of the citizens of the Town of Lee.

Lee's Master Plan is a policy document. It should guide not only the Planning Board in its deliberations but all the Boards, Departments, and Committees that comprise the governmental structure of the Town of Lee. In the spirit of this effort, municipal decisions, regulations, and ordinances should reflect the policies and objectives that this plan recommends.

During the development of the Master Plan, ten general themes became apparent. These themes are listed here in non-ranked order for easy reference and, more importantly, as a statement of our collective vision for the Town of Lee.

Community Development Recommendations

- To identify and protect the remaining uplands from development
- To protect, preserve, and enhance the town's historical heritage
- To identify, maintain, and preserve the abandoned cemeteries
- To slow down the residential growth
- To identify and address the needs of the senior citizens
- To plan for future water, septic, and waste needs for the community
- To explore other revenue in addition to the property tax
- To maintain and develop recreational facilities consistent with the needs of the citizens
- To identify, preserve and protect the natural resources of the community
- To identify and maintain rural and agricultural land through land use regulations, easements, and conservation easements

TOWN OF LEE MASTER PLAN 2006

I. INTRODUCTION

As property owners, residents, and workers, we received a valuable investment from the past which, once expended, cannot be replaced. We can use it carefully and with restraint or we can squander it -- but we can never really own it. We merely have it in trust for a time to use as wisely as we can and then pass it on to the future. Those who follow us will inherit from us those things, tangible and intangible, that they receive from us.

George Gilman
Former Commissioner
NH Department of Resources and
Economic Development

This Master Plan of the Town of Lee, New Hampshire, has been prepared as a policy statement for planning and future growth and development of the Town. The plan exemplifies a philosophy derived from the town's cultural heritage, its current assets and state of affairs, and the aspirations of its citizens at this time in its history. Its function is to provide assistance in formulating the policies and the ordinances that will guide the development of the town in the future.

Present-day Lee is primarily a residential bedroom community composed mainly of single-family dwellings with a strong rural character. However, the town is not a static entity, nor should its Master Plan be allowed to stagnate. As the town grows and evolves, so also should the Master Plan change and evolve. Similarly, the town is not an isolated community. Its planning must take into consideration regional and even statewide factors.

The master plan entitled "Town of Lee Master Plan: 1996 to the Year 2005" is the basis for this updated Master Plan entitled, "Town of Lee Master Plan: 2006 to the Year 2015".

II. HISTORICAL PERSPECTIVE

Like other New England Communities, Lee has countless ties to the Native American past. Not only did the ancient Pentucket Trail cross our territory from north to south but a prehistoric fishing village more than 8,500 years old has been discovered at Wadley Falls. Ten to eleven thousand years ago when glaciers were retreating, Lee's highest point, Wednesday Hill, then bald, served as a lookout for the Native hunter who could follow from here the large herds passing through the grasslands below.

The colonists began settlement about 1623, at which time Lee was regarded as part of ancient Dover. The first land grants were made at Wadley Falls in 1657 and at Newtown Plains in 1663.

The Oyster River area that included the territory of our future town separated from ancient Dover and was made into a parish in the early 1700's. In 1732 this parish incorporated as a town called Durham. In 1733/34 the common land of Durham located around Little and North Rivers was sold by lottery to Durham residents and 169 persons purchased land in what was soon to become Lee; additional grants were made in 1737. On January 16, 1766, the western part of Durham was separated by petition and the parish of Lee was incorporated.

The original settlers sought trees for ship masts and lumber for export. From the 1700's through the early 1900's the economic basis of the community was agriculture, tanning, and exploitation of water power through saw, grist, carding, and fulling mills.

In 1874 the Nashua and Rochester Railroad became instrumental in the exportation of milk and lumber from local farmers to the Boston markets. With the growing popularity of the automobile, the railroad discontinued service in 1934, and Route 125 was subsequently opened on the former railroad bed. Major technological advances in agriculture, transportation, and industry, as well as the expansion of the University of New Hampshire, changed the economic and occupational structure of Lee, evident from the 1950's on.

Sites of historical interest include the locations of Lee's three old garrisons; the Quaker meeting-house, the Free Will Baptist Church (now the Jeremiah Smith Grange), the site of the Union meeting-house and the Congregational Church with its Vestry and Parsonage; the Town Hall, the former Lee Depot Freight House (relocated, now the Lee Historical Society); the site of the Town Pound; nine (9) mill sites; colonial houses, and sites connected with the Native Indian past such as "Peter's Oven" and "Indian Oven" (two small natural caves in the sides of steep ledges); Wednesday Hill; a prehistoric Indian fishing camp at Wadley Falls and a historical marker near Wheelwright's Pond commemorating a battle between the Indians and the first settler's in 1690; railroad cattle crossings; and the Town Poor Farm (now Velvet Pastures). *(See Appendix A)*

In the summer of 2005, the National Park Service made inquiries about the Cartland House in Lee being part of their National Underground Railroad Network to Freedom Program. This effort is in the process. The Cartland House will be a "secret site" with just the story of the Cartlands' activity in the Underground Railroad being made public.

III. HERITAGE COMMISSION and LEE HISTORICAL SOCIETY

The Lee Heritage Commission was established by Town Meeting in 2005. The membership consists of eight three -year term members, including a Selectman or his/her representative and a Lee Historical Society representative. The inaugural meeting was held in June 2005.

The New Hampshire Division of Historical Resources states that Heritage Commissions are "intended to have a town-wide scope and a range of activities that is

determined by each individual municipality. Heritage commissions do for cultural resources what conservation commissions do for natural resources" *(See Appendix I)*

The Lee Heritage Commission works collaboratively with the Board of Selectmen, Planning Board, Conservation Commission, Recreation Commission, Lee Historical Society, and New Hampshire Preservation Alliance. The Heritage Commission and the Lee Historical Society offer the following goals and actions.

GOALS

- Identify, preserve and protect Lee's historic resources (historic sites, artifacts, and documents) and agricultural heritage.
- Locate and explore archeological sites and facilitate their conservation.
- Enhance and encourage knowledge and respect for Lee's heritage through education of both young and old, and community involvement.

ACTION ITEMS

- Conduct walks of easement properties, advise property owners on easement requirements pertaining to buildings, and submit status reports to easement holders.
- Monitor the building areas of historic easement properties.
- Seek easements on core town center buildings.
- Seek easements on scenic roads. Currently designated scenic roads are Cartland Road, Steppingstones Road, High Road, Birch Hill Road, Demerrit Avenue, and Sheep Road. The Heritage Commission encourages the protection of these six scenic roads for their important role in maintaining the cultural heritage and natural landscape of our community.
- Locate, record, and publish written and oral materials of Lee's cultural past.
- Coordinate acceptance and management of gifts, monies, and grants.
- Secure support to preserve the historic buildings in the center of town as educational facilities under the Heritage Commission.
- Secure support for the Lee Historical Society Museum for maintenance, improvements, and enhancements. Specifically, support is requested for increased space for artifact/document display, climate control, access, and extended hours of operation.
- Establish public interest in the History of Lee through education, town events, and citizen participation.
- Secure funds and establish policies for sign erection identifying historic sites in Lee.

IV. CEMETERIES

There are seventy-seven graveyards and/or private cemeteries in Lee. *(See Appendix B for map location)* The graveyards were established by the first settlers on their isolated farms in the early 1700's and were used and maintained into the late 1800's. Today, the majority of these family graveyards are abandoned. Fourteen of these graveyards had Trusts established for their care. However, the others do not, and therefore many have come to ruin. For those with Trusts, the money was placed in a fund created for this purpose and the interest generated pays for their maintenance. This fund is managed by the Trustees of the Trust Funds who reimburse the Town's General Fund for cemetery care. The Cemetery Trustees, established in 1996, tell them how much to reimburse and the Board of Selectmen authorize them to withdraw the funds.

The Town has one public cemetery called Lee Hill Cemetery which was established in 1877. Private cemeteries include Davis Fund, Arthur M. Fernald, Carrie Grave Hill, Cartland Family, George W. Plummer, Alfred C. Durgin, Rebecca Bennett, Irving G. Chesley, Benjamin F. Lang, John L. Randall, Edgerly-Towle, Bartlett-Dudley, B. F. Davis, and, of course, Old Parish (formerly Gluke Cemetery and then later called Gile Cemetery). Old Parish was established in 1766, although it was a burial place for local families long before that date. The Town also adopted two abandoned cemeteries in order to care for them, namely, the Ryan and Hoitt graveyards. The Ryan graveyard is on town-owned property next to the Public Safety Complex and the Hoitt graveyard, on the Joseph Ford property, is directly across from the parking area of the town-owned Maud Jones Memorial Forest property. Presently, the Trustees estimate that there are approximately 604 plots available in Lee Hill Cemetery.

GOALS

- Preserve Lee's cemeteries with care and in a manner attractive to their families and other visitors.
- Establish alternative cemetery maintenance by encouraging land owners (or their designated representative) to care for private cemeteries, or give permission to a willing party for preservation through other community service groups such as youth groups or the Scouts.

V. COMMUNITY SERVICES

V.1. Government and Administration

Lee operates under the Board of Selectmen/Town Meeting form of government. State Statute designates the general responsibilities of the three (3) people serving as selectmen. The Town Meeting provides the legislative forum for elections of officers as well as the more specific warrants to be carried out by this board. In addition, the Board of Selectmen, the Moderator, the Town Treasurer, the Town Clerk/Tax Collector, and the members of the Advisory Budget Committee are elected officials. Also elected are the

Trustees of the Trust Funds, the Supervisors of the Checklist, and Library Trustees. The members of the Planning Board, Zoning Board of Adjustment, Conservation Commission, Heritage Commission and Recreation Commission are all appointed by the Selectmen. The elected and appointed officials are assisted by a Town Administrator, a Planning Officer, a part-time Deputy Town Clerk/Tax Collector, a full- time Town Secretary and a part-time Town Bookkeeper. The Code Enforcement Officer also serves as the Building Inspector, Health Officer, and Planning/Zoning Officer.

GOALS

- Increase and improve communications between town departments, boards and committees.
- Educate the citizens of Lee on the factors that control taxes (raising/lowering).

V.2. Lee Police Department (LPD)

In 1950, when Lee was a small community of 583 residents, law and order was maintained by a part-time constable on an annual budget of $50. Forty-five years later, in 1995, with its population reaching 4,000, Lee had a Police Department of five full-time employees. Today, with the number of full-time residents approaching 4,300 and the summer residents bringing the population to almost double that, the Lee Police Department has increased their manpower to six full-time officers not including the Chief of Police and one full-time secretary.

The Lee Police Department is dispatched by the Strafford County Dispatch Center. Since December 23, 2003, the LPD has been housed in the Public Safety Complex on George Bennett Road. The Complex also houses the Lee Fire Department.

During the year 2005, the LPD has handled 5,764 calls for service. These calls include crimes as well as non-reportable incidents. The calls also include accidents and over 1650 motor vehicle stops. For the full year of 2003, the LPD handled over 3,649 calls for service, which included all the accidents, arrests, crime and motor vehicle stops as stated above. As a basis of comparison, in 1994 the LPD handled 1,508 reported incidents (ranging from animal complaints to missing persons), investigated 321 crimes, made 77 arrests, and issued 213 summons and 578 warnings for motor vehicle violations.

As noted earlier, Lee is primarily a residential bedroom community with a small commercial/industrial zone. Police service is dictated by community needs. Residential communities answer calls for family and people problems, while commercial and industrial communities answer property crimes. Property crimes require less investigation time than do crimes involving the interaction of people with people. For example, the LPD can successfully investigate a tremendous number of thefts by check cases in fewer hours than is necessary to investigate a child abuse case.

The Town of Lee continues to grow. This building trend, with twelve new subdivisions since 1995, will inevitably increase the demands on the LPD.

GOALS

- Provide competent and reliable police protection to the residents.
- Continue regional relationships for equipment and coverage needs with continued emphases on obtaining federal grant monies to assist in large purchases.
- Build a stronger relationship with the businesses and the residents in the Town of Lee by developing more "Neighborhood Watch" areas.

ACTION ITEMS

- Increase the size of the police force to fall more within the guidelines, recommendations, and averages set by both the State of New Hampshire and the Federal Bureau of Investigations. The averages are set by multiple reporting data, some of which are land size area, whether the Town is mostly residential or commercial, and the location of the Town in relationship to major turnpikes, thoroughfares, and towns.
- Provide education and information about the Lee Neighborhood Watch Program to the citizenry of Lee and coordinate its activities.

V.3 Lee Fire Department (LFD)

Since its inception in 1947, first as an unofficial organization, and then as an official town department in 1950, volunteers of the LFD have consistently dedicated themselves to serving their neighbors. Throughout this period the LFD has faced the challenges brought about by tremendous increases in its population, as well as its location as a major intrastate traffic corridor – particularly during the last decade. Chief among these challenges was the change in Lee's demographics from a primarily agricultural community to that of a desirable bedroom community. In September 2004 Lee joined a growing number of previously all volunteer communities and hired two full-time firefighter/emergency medical technicians in order to enhance its ability to serve the Lee community.

Space needs were met with the construction of Lee's new Public Safety Complex. Co-located with the Lee Police Department, this recently completed facility provides adequate room for the department to tackle the ever-increasing demands placed upon it.

Because the Town of Lee does not have a central water supply, a crucial tool in combating fire, new standards were required. The Chief and Deputy Chief developed new cistern regulations to help ensure adequate water is available for emergencies. Involvement with the Seacoast Chief Fire Officers Association has netted the department invaluable information and access to tools routinely used by other communities. Perhaps the most significant of these is the Seacoast Technical Assistance Response Team (START). Comprised primarily of full time firefighters throughout the seacoast, this organization provides an invaluable resource for hazardous material response and mitigation. All of their members are certified in dealing with myriad substances that routinely transit the Town's roads. Team members are on call 24 hours a day and can be on scene within an hour. Another key organization is the Interstate Emergency Unit. This group is largely responsible for providing training to all new firefighters seeking State of New Hampshire certification, as well as offering advanced courses. Through participation

in these organizations the LFD is helping ensure resident safety, and critical training standards are maintained for its firefighters at a reasonable cost to the Town.

Many of the nation's insurance companies rely upon Insurance Services Organization (ISO) ratings to establish commercial and residential rates. Town ratings are based upon a number of factors, including the type of apparatus available in the town, number of personnel available for incident response, tools and equipment, training, and water supply, among others. As of November 2004, the Town of Lee has a 4 / 9 rating. Efforts are being made to improve this rating.

Dispatching services for the department are coordinated through the Durham/UNH Dispatch center. Although the Lee Police Department has enjoyed significant cost savings using the services of Strafford County Dispatch, this system would not work for the Lee Fire Department under its current configuration. The LFD utilizes the Seacoast Fire Frequency, while municipalities utilizing Strafford County Dispatch do not. This presents grave communication difficulties with our surrounding towns, which all use the Seacoast frequency.

The Durham Ambulance Corps (DAC) provides ambulance service for the town. This arrangement consists of a contractual agreement between the towns of Lee, Durham, and Madbury. Funding requests are calculated by a percentage of use by each community. In addition, DAC asks for additional funding for their equipment replacement capital reserve funds. It is possible that LFD may ask the Town to initiate its own ambulance service should it appear that revenues from doing so would lessen the financial impact upon its residents. Communications services are provided through a contractual agreement between Durham and the University of New Hampshire's (UNH) Communications Center and each of the three towns.

GOALS

- Implement a comprehensive fire prevention and life safety inspection program for all commercial facilities within the Town.
- Implement an aggressive fire safety education program.
- Continue exploring opportunities to enhance the Town's ISO insurance rating.
- Continue pursuit of County, State and Federal grant funding opportunities.
- Evaluate the feasibility and economic advantages of establishing a Town - run ambulance service.
- Establish the Public Safety Complex as an emergency shelter.
- Develop pre-planning documents for all commercial facilities in the town.
- Develop an emergency management plan incorporating resources available within the town, as well as those from surrounding communities and organizations
- Continue to provide Lee residents with ambulance service that is efficient, professional, and economical.

V.4 Emergency Dispatching Service and Emergency Management

The Selectmen, through the Lee Police Department, Lee Fire Department, Road Agent, and Code Enforcement Officer, are in the process of updating and implementing an emergency management plan. This plan will be a guide for the coordination of emergency

and disaster management. The Selectmen appointed a Director of Emergency Management, who serves as a contact person for State and Federal counterparts.

GOAL

- To provide a cohesive and comprehensive emergency management plan that will serve the needs of the community.

V.5 Lee Public Library

The Lee Public Library was organized in 1892 on the second floor of the Town Hall building. The town report for 1893 listed expenses of $23.32 for books, $6.25 for supplies and $3.00 paid to the first librarian, Lizzie Stearns.

In 1959, as Lee began to sell its unused schools, a warrant article at town meeting suggested the Center School be purchased and moved to Lee Hill. It took three years to raise the money. In 1962, the school building was moved from its original site on Lee Hook Road to its present location. It became the original library building. Additions to the building were completed in 1972, 1984 and 1996.

Today the library has grown from its original collection of 348 books in 1894 to over 23,000 books and periodicals, 900 audio books and CDs, 630 Videos and DVDs and 3 public access computers featuring Internet Access and Microsoft Office. Athena, the library's automation system was implemented in 2000. Two weekly story time programs for toddlers and preschoolers and an after school program for ages 6-10 are offered throughout the school year. The library participates in the statewide Summer Reading Program sponsored by CHILIS (Children's Librarians of NH). Adult program offerings include monthly book discussions, gardening and craft workshops, author visits, and guest speakers. The library is governed by a three member Board of Library Trustees (to become five in 2006) and is staffed by one full-time library director and four part-time employees. The library is open for 40 hours per week.

The Lee Public Library continues to play a vital and important role in the town of Lee, offering a wide array of library resources and programs for all ages. The Library Trustees and the Library Long Range planning committee (formed in 2004) gathers information from citizen surveys and employs demographic research. The Planning Committee recently concluded that an extensive reconfiguration of the current building or new construction is warranted by 2010 in order to meet the needs that were identified.

In addition to the Lee Master Plan Survey *(See Appendix H),* the Library Trustees and Long Range Planning Committee conducted a survey during the week of September 20, 2004. (*See Appendix H)* Out of 194 people who gave their input, 77% indicated they use the library. Of that group, when asked to compare the importance of the library with other town services, over 93% indicated it was equal to or greater in importance. Even among those who indicated they do not use the library, 76% rated it equal to or greater in importance. Both groups rated materials, staff and programs at the top of the list in importance.

GOALS

- Reconfigure the current building or provide for new construction to meet public needs.
- Increase professional staff to develop programs and services for middle school, high school, and senior populations.
- Develop and diversify the collection of print and electronic resources.
- Increase access to the library.
- Upgrade library technology resources.

ACTION ITEMS

- Develop a long term Facility Action Plan based on the space needs assessment conducted in September 2005.
- Add a part time young adult librarian (for ages 12 to 18) to develop young adult programs.
- Create a program coordinator to manage volunteer activities and library programs.
- Increase professional development opportunities for staff, trustees, and volunteers.
- Expand volunteer programs and opportunities to enhance library services and operations.
- Develop programs including activities for seniors.
- Use community access channel to broadcast programs to the community.
- Continue to diversify the collection through the addition of electronic and online resources.
- Expand the collection for young adult readers.
- Explore the preservation and consolidation of archival and historical documents of the town.
- Increase or reconfigure evening and weekend hours.
- Improve and increase parking.
- Implement and update the Library's three-year Technology Plan to integrate emerging information technology developments.
- Seek opportunities to share technical equipment with other town departments.

V.6 Utilities and Public Service

V.6.1 Water Supply and Solid Waste Management

V.6.1.1 Water Supply

The Selectmen established the Lee Water Resources Advisory Committee in 2003 to advise and make recommendations to the Town on water related issues. The committee works toward increasing the Town's awareness with regard to water availability, demand, and quality, and is developing a local water resource informational database.

In 2005, Associate Professor Matt Davis from UNH and his graduate student Matt Frades performed a Town-wide water resources study in coordination with the Water Resources Advisory Committee. The project was funded by a $15,000 warrant article approved at the 2005 Town meeting. The purpose of the study was to establish a baseline of information regarding local water resources and preliminarily assess currently sensitive and available areas that have potential as future water supplies. Lee does not have a municipal water system and relies solely upon groundwater wells for drinking water. Of Towns that do not have municipal water, the study ranked Lee as the most populated Town in Strafford County, and the Town with third greatest population in the State without municipal water.

The study included a review of existing literature, compilation of a GIS data base from the New Hampshire Geographically Referenced Analysis and Information Transfer System (GRANIT), and integrated data from approximately 600 well installation logs made available by the New Hampshire Geological Survey (NHGS) and the New Hampshire Water Well Board, and provided an assessment of the fractured bedrock and stratified drift aquifers in the Town of Lee and its adjoining watersheds. In addition, a pilot study was conducted to evaluate the correlation between naturally occurring arsenic in groundwater and rock type.

Stratified drift aquifers are glacial sand and gravel (overburden) deposits that overlie bedrock and contain subsurface water reservoirs. Due to the relative predictability of stratified drift aquifers, lands containing these glacial deposits have been a focus of local and statewide water resource planning and conservation efforts. Stratified drift aquifers in New Hampshire were originally delineated and mapped in the 1970s and 1980s. Since that time, the surficial geologic maps have been updated and made available digitally through GRANIT. In addition, the NHGS WellComp database includes hundreds of well records that have yet to be incorporated into the statewide assessment of water resources in the stratified drift deposits. The study suggests that some of the areas previously mapped as stratified drift aquifers may not contain significant quantities of water, while other areas appear to be much more favorable for water supply development than the initial interpretation suggested.

Fractured bedrock aquifers are subsurface water reservoirs trapped in a maze of bedrock cracks and fissures, and are typically less predictable than stratified drift aquifers. While fractured bedrock aquifers are potentially viable sources for large-capacity water supply wells, the study found limited statistical relationships between geologic and topographic factors and predicting bedrock well yield. In 2005 limited geographic information was available for fractured bedrock aquifers.

Effective January 2006, the federal drinking water standard for arsenic, as it applies to public water supplies, will be lowered from 0.05 mg/L to 0.01 mg/L. Although the new standard does not apply to private residential wells, naturally occurring arsenic is a concern

for many private well owners. The high cost of treating for arsenic will be significant for public and small community wells that are impacted by elevated levels of arsenic. As part of the study, water samples were collected from 44 private wells in Lee and tested for arsenic. Arsenic concentrations in the sampled wells ranged from non-detect to greater than 0.035 mg/L. Results from approximately 50% of the samples contained concentrations that exceeded the new arsenic standard for public drinking water supplies.

Although many of the prime stratified drift aquifers in Lee are heavily developed, the study identified a few undeveloped tracts in which hydrogeologic conditions are favorable for potential future water supply development. In addition, because of their geographic centrality, some of the currently developed deposits may have ample reserve capacity for future water supply development. In light of the rapid increase in population within the region, the study suggests that the Town would be prudent to implement conservation measures to protect potential future water supply sources and continue to better the understanding of 1) the availability of adequate water supplies, 2) the future demand on existing water supplies, and 3) the distribution of natural and anthropogenic sources of water quality degradation.

V.6.1.2 Solid Waste Management

In response to changing federal and state regulations in the early 1970s, Lee ceased open burning of solid waste in 1975 and constructed a transfer station on the existing burn/dump site. Lee joined the newly formed Lamprey Regional Solid Waste Cooperative in 1977, and sent its solid waste to the Co-op incinerator located on the UNH campus in Durham until 1995. After lengthy negotiations/discussions, finalized by a vote at the March 1995 Town Meeting, Lee ceased being an active member of the Co-op, remaining instead an inactive member responsible only for its share of the ash landfill in Somersworth.

Since that time Lee has disposed of its solid waste at the Turnkey landfill in Rochester, with hauling handled via periodic contracts with private hauling companies. Lee also collects a variety of recyclable materials, most of which are sold or otherwise disposed of through contracts negotiated via the Northeast Resource Recovery Association, of which it has been a long-term member. Other types of waste, such as construction debris, are disposed of through separate contracts/arrangements.

In 2000 Lee's original burn site was given grandfather status by the state, meaning it could be "closed" without a formal closure plan. The town instead developed an Activity and Use Restriction plan, which states how the original site will be used/protected. This AUR has been filed with the state, as well as with the county Registrar of Deeds. In addition, the town has subdivided the original site from the larger transfer station property.

In 2003, with funds provided by a bond approved at the March Town Meeting of that year, Lee constructed a 120' x 120' metal building to house the transfer station. This new facility, named the Robert L. Keniston Jr. Transfer Station and Recycling Center, is near but not on the original burn site, and was designed to accommodate the town's waste disposal needs for at least 20 years. The building includes a covered area for disposing of recyclables and trash which facilitate the recycling of materials, such as cardboard, newspaper, mixed paper, three types of plastics, aluminum cans, tin cans, glass, metal,

construction debris, and swap shop "treasures". All of this saves the town disposal fees, hauling fees, and generates income.

The building is capable of handling a variety of recyclable and non-recyclable materials, and allows for in-house handling of special items such as appliances containing refrigerants. In 2005 the facility processed 2,195 tons of waste (including recyclables), and was open to the public 27 hours per week. If required, it could process 2 to 3 times that amount of waste, accommodating both the increased resident traffic and staff hours that would result. The facility is flexible enough in design to accommodate changes in the larger waste environment, including the handling of more types of recyclable materials.

It should be noted that Lee residents have for years been able to choose between bringing waste (and recyclables) to the Transfer Station and hiring a private contractor to dispose of waste independent of the town. Based on the survey done in preparation for the 2006-2015 Master Plan,*(See Appendix C)* it is clear that the town is satisfied with this current waste disposal arrangement, at least to the extent of not favoring a move to town-provided curb-side pickup.

The town intends to continue to reduce the percentage of overall waste that is not recycled, both by encouraging more residents to recycle more materials, and by expanding the range of materials that can be recycled (as markets for more materials become available).

GOALS

- Provide the residents of Lee with convenient method of handling their waste at a minimal cost to the town and without damage to groundwater or to the environment
- Increase recycling, from the current (FY 2005) 25% (of overall waste, by weight), to something approaching the NH state-defined goal of 40%

ACTION ITEMS:

- Educate the public about recycling
- Enforce the mandated recycling rules by the administration.
- Challenge our volunteers to help us make a difference in our recycling percentage.
- Support, reward and recognize our volunteers for their efforts.

V.6.2 Electric, Telephone and Cable Television

The Public Service Company and the New Hampshire Electric Cooperative provide electric service to the Town of Lee while Verizon and Comcast provides telephone service. Transmission and distribution lines are disbursed over town and state highways as well as overland routes with poles licensed by the town. Many town roads have little or no power and telephone lines along them, including many town-designated scenic roads in Lee. The Planning Board has encouraged underground utilities in new subdivisions where appropriate.

On January 9, 1989, the Board of Selectmen signed a contract with Comcast to service the Town of Lee with cable television. Today many residents of the community have taken advantage of this service and enjoy the programming offered.

GOALS

- Encourage the placement of telephone, electric and cable TV lines underground, especially in areas that presently have no roadside pole systems.
- Work with electric, telephone, and cable companies prior to development and expansion of service lines to minimize environmental and scenic impacts.

V.6.3 Recreation

The town of Lee has sponsored a variety of recreational activities over the years. Perennial favorites are the annual Fishing Derby, the Easter Egg Hunt, and activities for youth at the Lee Fair. The town has a tennis court next to the Mast Way School and a baseball field at the Town field.

Lee participates in the organized sports activities coordinated by the Oyster River Youth Association (ORYA). Use of soccer fields at Flagg Hill are scheduled by ORYA, and the Stevens Field and the Town field are occasionally used by ORYA. There is currently a shortage of fields in town and in the ORYA partnership for use by soccer and baseball teams. The current number of fields is inadequate and several often suffer from overuse during wet conditions.

In a recent survey conducted by the Town of Lee,(*See Appendix C)* just over one half of respondents said that they were unaware of recreational opportunities in Lee. This could be an indication of a lack of scheduled activities offered through the town or through ORYA. It could also be an indication that residents are unaware of locations of town-owned properties and what resources are available at each location. The survey also resulted in 83% of respondents agreeing that developers should set aside recreational land and sites when large subdivisions are built.

The Town of Lee has been quite successful at preserving open space through the use of conservation easements. However, conservation easements are the purchase of the development rights of a parcel and not a purchase of a right for the public to trespass on the parcel.

The Town of Lee owns nearly 427 acres of land, some of which is already developed, such as the Town Hall complex, Transfer Station, and Public Safety Complex. Several town-owned properties are large enough to support increased recreational activities. For example, the Safety Complex is on 77 acres of land, contiguous with the Town Forest. Also, the Maud Jones Memorial Forest is 75 acres, and the newly acquired Little River Park (formerly the Granger and Mills properties) is approximately 36 acres.

Expansion of facilities and uses at town-owned locations will greatly enhance the recreational opportunities in Lee for scheduled, organized activities (soccer, baseball, music in the park, etc.) as well as for more passive, individual uses (hiking, bird watching, etc.).

GOALS

- Recreational opportunities in Lee should provide:
  - A place for children and families to play
  - A place for the community to be able to gather together
  - A place suitable for the mixing of all age groups to encourage multigenerational interaction
  - Locations that are centrally located for community events
  - Walk ability and links from place to place
  - Activities throughout the year.

ACTION ITEMS

- Short Term:
  - Develop additional fields for soccer and baseball (Little River Park)
  - Make improvements to the Town Field tennis court and baseball field
  - Erect a playground for young children (Little River Park)
  - Plan walking links among town-owned property

- Long Range:
  - Plan additional facilities such as a basketball court, gazebo, pavilion, skating rink.
  - Organize activities for multiple ages, such as bus trips to Red Sox games, ski trips, exercise classes, cultural events, etc.
  - Partner with other town organizations for multiple use of town-owned facilities
  - Purchase land for parks and recreational purposes.

V.7 Highway Department

A primary role in Town planning is to provide for orderly development and expansion of the transportation network. Roads should be treated as an essential resource, both as they currently exist and as new ones are created. Some elements to be considered in planning for roads and highways are function, efficiency in time and distance, safety, economy of maintenance, and attractiveness.

"Since 1905, New Hampshire has had two highway systems, one including state highways and state-aided highways, and the other consisting of those which were not." Chapter 299, New Hampshire Planning and Land Use Regulation. *(See Appendix G)*

The State divides highways into seven different classes. Route 4 is a Class I limited access highway. There are 22 miles of Class II roads that are maintained by the State of New Hampshire, including Routes 125, 155, 152, Lee Hook Road and George Bennett Road. There are 59 Class V roads (36.24 miles) that are maintained by the Town of Lee. This includes 32 miles of paved, and 4 miles of unpaved roads. There also is 2.84 miles of Class VI roads. Class VI roads are owned by the Town but are not maintained in a

condition suitable for regular travel. Examples of these are portions of Beech Hill Road and Cherry Lane.*(See Appendix F for classifications of roads)* There are several subdivision roads pending approval that will add a few more miles to the total. The Town is responsible for 5 bridges also. Although none of the bridges are red-listed, three of them are in need of serious repair or replacement. The town has been putting away funds in a trust fund for a several years now and should continue to do so to prepare for the very expensive repairs or replacement of these bridges.

The Town of Lee has several private roads that are owned and maintained by abutting property owners. Subdivision along these roads is no longer permitted and the increasing development of lots of record on the private roads (which were once exclusively for seasonal homes) has generated concern over maintaining these roads in a condition to permit emergency access year round. The subdivision regulations require all new roads, private or public to be constructed according to local specifications. Examples of private roads are Jenkins Lane and Northside Road.

A Town Road Agent is appointed by the Selectmen as a full-time employee of the Town. The highway department also includes a full-time assistant. The Town has in recent years purchased several major pieces of highway equipment and has established a Capital Reserve Fund for highway equipment to enable the continuance of this practice. In 1983 a salt and sand storage building was constructed and in 1986 a garage, which is located behind the old fire station on Route 155. In 2004 the Highway Department acquired this old Fire Station enabling all powered equipment to be kept undercover.

Future growth will challenge the Town in many areas. Increasing the number of roadways, alternate modes of transportation, keeping cost at a minimum, and maintaining our rural character will all be factors.

GOALS

- To provide highways and roads which create a network for safe and efficient transportation.
- To maintain frontage and access requirements for safe and efficient traffic movement.
- To allow for expansion of roads and highways without unnecessary cost and hardship as they are needed to accommodate increased traffic, by requiring adequate setbacks for developments.
- To minimize distractions that interfere with the safe and efficient movement of traffic, by leaving natural buffers between roads and highways and developments and restricting the use of signs and lighting except as necessary for direction, traffic control, and safety.
- To increase communication with state officials and encourage them to adopt and enforce standards on roads for which they have jurisdiction that conforms with Town standards for roads of similar function and use
- To require that adequate parking be provided for all lot uses so that parking does not interfere with traffic movement on the roads and highways and is buffered from view.
- To encourage developers of both residential and commercial subdivision to create frontage on new local roads within a development rather than on existing roads.

- To keep posted speed limits low to promote safety and allocate funding to support this objective.
- To encourage communication from the highway, fire, and police departments in planning new roads to help minimize maintenance and identify potential planning problems.
- To encourage activities that promote greater transportation efficiency such as "park and ride" facilities, bike paths and mass transit as it becomes feasible.
- To encourage the preservation of the towns rural "scenic" gravel roads as long as it is practical to do so.
- To minimize the usage of de-icing chemicals and sand.
- To continue to fund the equipment and bridge trust funds so funds will be available when major expenditures are necessary.
- Federal and State regulations may require a more sophisticated method of storing and using road salt/de-icers. This may require a substantial expense in the foreseeable future.
- To minimize access points by access management.

V.8 Trails System

Lee has a number of informal trail systems that are maintained by several different groups. For example, the Lee Sno-Travelers maintains about 20 miles of trails that stretch from Epping to Madbury. Neighborhoods enjoy shared trail systems in several parts of Lee, and there is a need to connect these trail systems to serve for both recreation and alternative transportation within the town.

The Lee Forest Complex, which covers almost 200 acres, running from the bog behind the Library to the shore of Wheelwright Pond, provides a very helpful addition to the idea of a "livable, walkable community" by means of the several walking paths that wind throughout the area.

The system of trails has been developed over the years through a combination of scout projects and cooperation by a number of volunteers. There is a total of over 3 miles of walking trails on town-owned land in this area. There are several points where the trails can be accessed from easily available locations. *(See Appendix J for a map of these trails)*

In addition to the Town Forest Complex, there are other town-owned lands that also have walking trails on them. They include:

- James Farm, accessible from the pond along the James Farm loop road
- Little River Reserve, accessible from Cartland Road
- Maud Jones Memorial Forest and Tree Farm, accessible from Garrity Road
- Oyster River Reserve, accessible from Route 155A, (Old Concord Turnpike)

Other parcels of land, such as the Lee Five Corners Reserve, on Old Concord Road, and the Garrity Road Reserve are in the process of being acquired.

There are plans to widen and redesign the Route 125 corridor that runs north and south through Lee. It is important to make sure that Lee keeps safe access for both motorized and non-motorized travel along and across Route 125. The design of a parallel trail system along Route 125, with safe crossings, is an important contribution that Lee can make to the region. When it was a railroad, there were bridges and underground cattle

crossings that provided safe passage for vehicles, pedestrians, wildlife, and livestock. There are trail systems in the Tamposi Reserve in Barrington and scenic roads in Epping and Nottingham that could be linked to the Lee corridor.

GOAL

- Establish a low impact, interconnecting system of trails to link the neighborhoods with the town center of Lee to enhance the history, transportation options, and healthy quality of life of the town.

ACTION ITEMS

- Connect each neighborhood and the Town Center with a pedestrian pathway system to enable the safe and walkable mobility of the residents within the community.
- Accommodate the needs of pedestrians and bicyclists by using natural paths that do not place an undue burden on taxpayers.
- Create a more pedestrian friendly environment through the use of pedestrian walkways separated from the travel way, green buffers, and landscaping.
- Promote the concept of Lee becoming a livable, walkable community that will encourage walking, bicycling, and non-motorized transportation that will encourage a healthy, community-based lifestyle, by educating community citizens to use responsible and respectful behavior toward landowners, the land, and pathways when using the trails.
- Require commercial and residential developers to incorporate bicycle and pedestrian pathways into their plans, with plans and provisions for connecting them to the Lee community trail system.
- Link the trails of the Lee community to existing trail systems within the surrounding towns of Madbury, Durham, Epping, Nottingham, and Barrington.
- Publish and update a guide to trail systems within Lee that are available for responsible public use.
- Work towards linking the Lee Town Forest Complex trails with the Little River Park trails, with design work, gathering landowner opinions and permissions, and clear signage.
- Integrate the scenic roads of Lee into the community trail system by providing for safe pedestrian and bicycle use.
- Work with existing community groups, such as the Lee Sno-Travelers, Lee Hill 4-H group, Boy Scouts, and Girl Scouts, to design and work on a community trail system.
- Recommend that the Planning Board recognize the trails of Lee and strive to maintain their integrity in their work with changes in land use in Lee.
- Work on a parallel trail system along Route 125 that includes the historic cattle crossings under the present highway.
- Establish a Lee Trails Committee to actively promote the design and use of a community trail system, encouraging safety in recreational activities along roads and trails, such as biking, hiking, horseback riding, bird watching, fishing, cross country skiing, and jogging.

VI. NATURAL RESOURCES, CONSERVATION AND PRESERVATION

The Town of Lee possesses a diversity of natural resources that have played, and will continue to play, important roles in the development and life of the community. Among these resources are water (surface waters and groundwater), important soils for agriculture and forestry, and biological resources such as wildlife (both resident and migratory), and native plant communities. There is also the resource of open -space lands that contributes greatly to the scenic vistas and the Town's rural character.

For many years, the Town has been mindful of threats, actual and potential, to many of these resources. It has adopted ordinances, appropriated funds to protect lands for conservation, and has been the beneficiary of gifts of land or conservation easements from generous landowners.

To assist in the conservation of the Town's natural resources, the Conservation Commission has prepared a series of maps that show surface waters, groundwater aquifers, important soils, large un-fragmented blocks of land, and scenic vistas. There is also a composite co-occurrence map showing where two or more of these resources "co-occur" in the same location.

Frequently the Conservation Commission works in concert with other conservation organizations to protect resources in the Town. Among these are the Lamprey River Advisory Committee, the Lamprey River Watershed Association, the Oyster River Watershed Association, Strafford Rivers Conservancy, Strafford County Conservation District, and the Society for the Protection of New Hampshire Forests.

VI.1 Water Resources

The Town of Lee's water resources are discussed below in two broad categories: surface waters and groundwater. Surface waters include rivers, streams, ponds, wetlands, and vernal pools. Groundwater can be found in water-bearing strata of permeable rock, sand, or gravel known as aquifers. Although surface and ground waters are discussed separately here, it should be noted that they are interconnected; actions affecting one are likely to affect the other.

In order to protect its surface water resources, the Shoreland Conservation District and the Wet Soils Conservation Zone (formerly Wetlands Conservation Zone) have been introduced into the Zoning Ordinance in recent years. The Shoreland Conservation District has been identified as 100 feet from the shores of all rivers, Dube Brook, Chesley Brook and Wheelwright Pond. Clearing and development in the 100 ft. area is prohibited. The intent is to protect the water quality, visual character, and the wildlife habitat of the shoreline areas. The Wet Soils Conservation Zone consists of soils that are classified as poorly drained or very poorly drained. The ordinance is intended to protect surface or groundwater, maintain natural flood protection, and protect wildlife habitat and natural areas.

The Lamprey, Oyster, Little, and North Rivers comprise the main streams in the Town of Lee. The Oyster River, and Chesley and Dube Brooks are the main sources of

municipal water for the Durham Reservoir. Lee's Shoreland Conservation District regulations help to protect these shores and the adjacent waters. In 1995, the Town of Lee voted to support designation of the Lamprey River as part of the National Wild and Scenic Rivers program. According to the Biological Survey of Lakes and Ponds in Strafford County (no. 8),*(See Appendix K for copy of Survey)* prepared by NH Fish and Game Department, Wheelwright Pond is the only official pond or lake in Lee and covers 99 acres. There are also several "farm" ponds, multi-purpose ponds and fire ponds. Other resources of interest are vernal pools, unique wetlands that are seasonal in nature and often temporary. Surface water is sustained only for short periods of time in vernal pools, but such areas are important to certain species such as amphibians and reptiles along with other plants and wildlife.

Within Lee there are 2,966 acres of wetlands (swamps, marshes and bogs) which have been inventoried, measured and scored by value of relative importance. "Wetlands of Lee" is a detailed resource manual which identifies each of these bodies and was developed by David Allan in 1981 (*See Appendix E*). Wetlands account for almost one fourth of the area of the town.

The protection of watersheds and groundwater resources, both in quality and in quantity, is an important objective for the Town. The intent is to ensure that the resource is not degraded or depleted so that there will continue to be water available to meet the needs of the Town and its residents. The Aquifer Ordinance was introduced into Lee Zoning in 1985. Its intent is to protect the public health and general welfare by controlling and guiding the use of land areas for the protection and preservation of existing and potential groundwater resources in the Town of Lee.

GOALS

- Conserve and protect the integrity of the Town's watersheds and surface water resources in their quality, quantity, and their intrinsic scenic and wildlife habitat values.
- Conserve and protect the integrity of the Town's groundwater resources in their quality and quantity for their availability for use by the Town and its residents.
- Determine the drinking water quality and quantity deficiencies in the local water supplies.
- Define the future water resource needs of the community and consider developing Town owned water supplies.
- Reduce the growth of impervious surface cover in watershed areas.

ACTION ITEMS

- Develop and implement a Water Resources Management and Protection Plan.
- Educate residents on the value of water resources.
- Acquire conservation easements or fee simple ownership of lands having important water resource values, including the meeting of future needs.
- Update the Aquifer Conservation District Boundaries to include both soil and bedrock aquifers and include current mapped and investigative references.

- Continue to strengthen Town Ordinances and Regulations relative to the protection of water resources.
- Continue to develop and maintain a Town database of water wells and water quality.
- Perform regular voluntary surveys of residential and community wells
- Coordinate a town water quality-sampling program.
- Evaluate the future demand on existing water resources and the potential need for future Town owned water supplies.
- Investigate potential water supplies on Town owned properties.
- Educate residents on water quality issues.
- Educate landowners periodically about the requirements for the Shoreline Conservation District, the Wet Soils Conservation Zone, and the Aquifer Conservation District, and the rationale for their adoption by the Town.

VI.2 Agricultural and Forest Lands

Rapid development in Lee is having adverse effects on agricultural and forest lands. Highly productive soils, as mapped by the U.S. Department of Agriculture, are being paved over, built upon, or fragmented in such a way as to make farming or forest management more difficult. The Town seeks to protect its most productive lands and soils for current and future agricultural and forestry activities.

GOALS

- Identify and protect the most productive agricultural and forest lands.
- Avoid or minimize further fragmentation of large tracts of farm and forest lands.

ACTION ITEMS

- Acquire conservation easements on lands having highly productive soils for agriculture and/or forestry.

VI.3 Natural Areas, Wildlife Habitat, and Open Space

Some of the Town's notable natural areas include geologic formations of historic value (Peters Oven) located near George Bennett Road; pockets supporting unusual vegetation (Dogwood Slope) (on property presently owned by Harriet Claridge); habitat for rare plant and animal species (Lee Bog located behind the Town Hall and Library Building) and Turtle Pond (located on Route 155). Designated Scenic Roads are Cartland Road, Steppingstones Road, High Road, Birch Hill Road, Demeritt Avenue, and Sheep Road.

The Conservation Commission in recent years, with the cooperation of the Planning Board and the support of Town Meeting, has actively pursued conservation easements in an effort to protect open space in Lee. Cluster residential development has offered the town an opportunity to obtain some additional land through the open space and common area created.

GOALS

- Identify and protect habitat used by rare, threatened, or endangered wildlife or plant species.
- Protect a diversity of habitat types within the Town.
- Avoid or minimize fragmentation of habitat and too maintain travel corridors for wildlife.
- Identify and protect scenic vistas seen from the Town's roads and highways.

ACTION ITEMS

- Protect important habitat through conservation easements or acquisition.
- Prepare and present educational programs for landowners relating to habitats and their protection.

VI.4 Protected Lands

Over the years, the Town has acquired land for conservation purposes, and has acquired conservation easements on other lands. These have been obtained through donations, grants, Town appropriations, or some combination of these techniques.

As of 2005, the Town owns or is acquiring several important tracts for conservation and passive recreation. Notable among them are the 196 acre Town Forest Complex, including the Bales Lot and the Durgin Preserve with frontage on Wheelwright Pond. More recently, the Town has acquired the Maud Jones Memorial Forest and the Oyster River Reserve, and is moving forward with plans for the Little River Park on the Granger and Mills properties near the village center. The Town is also acquiring the Lee Five Corners Reserve for protection of groundwater resources.

There is an extensive network of marked and mapped walking paths which cover much of the Lee Forest Complex. The Conservation Commission began work on a natural resources inventory of the Lee Forest Complex, evolving into the completion of a comprehensive biological inventory which has recently been released. The Maud Jones Memorial Forest has been certified as a Tree Farm, and an initial management plan has been prepared. A comprehensive plant and animal list for this property is also available.

Acquisition of conservation easements has been a high priority for the Town for the past several years. As of 2005, there are 2,154 acres of land in Lee protected in perpetuity by conservation easements, and more have been authorized by Town Meeting. In the Master Planning Survey conducted in 2005,*(See Appendix C)* respondents answered strongly in the affirmative that the Town should protect 25% or more of the remaining uplands from development. Many respondents believed the percentage protected should be even higher.

GOALS

- Identify and protect the most important of the Town's natural resources (surface waters, groundwater, agricultural soils, forests, wetlands, wildlife habitat, and scenic vistas).

- Achieve the protection and conservation of 25% or more of the Town's remaining uplands, consistent with the 2005 Master Planning Survey results.
- Manage Town-owned conservation land consistent with conservation objectives and Best Management Practices.
- Monitor and enforce conservation easements held by the Town on private lands.

ACTION ITEMS

- Aggressively seek Town support for funding the protection of lands which contain or are essential to the protection of important natural resources.
- Encourage landowners to consider gifting lands or conservation easements by outright donation or by bargain sales.
- Explore creative ways of achieving resource protection through regulatory requirements and/or through incentives to encourage development that also produces important resource protection.
- Charge the Conservation Commission with preparing and implementing management plans for Town-owned conservation lands, and for annual monitoring of conservation easements held by the Town.

VI.5 NATURAL AREAS

In addition to a working landscape of farms and managed forests, there is also a place in Lee for so-called natural areas, where human intervention is kept to a minimum.

Such areas, sometimes called nature preserves, include successional fields, which are not farmed, but selectively mowed to maintain a proper balance of grasses and shrubs for wildlife; wetlands; lupine meadows; and forests which are allowed to grow naturally with limited or no cutting.

Natural areas provide ideal habitat for many species of wildlife and plants, as well as aquifer and watershed protection, local biodiversity, and opportunities for nature walking, bird watching and scientific observation and education.

VII. LAND USE

The primary purpose of land and natural resource management is to meet the present and prospective needs of current and future populations. Those needs include a place for living, working, and recreation, as well as basic human requirements for water, air, food, fuel, and construction materials. Land, as well as water, forest, farmland, sand and gravel deposits, unique animal and plant habitats, and the like, are fixed or finite. Once altered, they are difficult or impossible to regain or restore. An inventory of Lee's existing land and natural resources is a basic beginning for serving as a guide to developing future plans for the town, as it considers the present and projected needs of its citizens.

Inventory of Existing land Use (in acres) by Year[1]

Type	1988	1995	2005
Forest Land	5,000	4,587	4,531
Farm/Agriculture	2,800	2,096	1,733
Wetlands	2,900	1,193	1,089
State Ownership	420	14	14
Town Land	140	270	431
Conservation Land	240	354	2,154
Town of Durham	51	51	73
Residential	2,600	3,085	9,864
Mobile Homes	171	174	174
Commercial	1,000	1,000	1,000
Institutional (Church and School)	7	378	378
Gravel Pits	400	400	400

The total area of the Town of Lee is 12,926 acres. The inventory above illustrates the total acreage in various land uses. Some uses are overlaid, meaning, for example, that some land classified as residential can also be classified as farm or forest land; conservation land could be Town land and/or privately owned conservation land. And almost one fourth of Lee is classified as wetlands, so wetlands can encompass a variety of land use classifications. Additionally, sand and gravel soils comprise almost 37% of the land area, reflected by the 400 acres of permitted or active grandfathered gravel pit operations.

There are approximately 1,000 acres in the commercial zone. Of this area, approximately 85% is fully developed as residential or commercial land. Much of the developed acreage is wet. There is, additionally, another 200 acres of land within Lee's residential zone which is used commercially either through special exceptions or grandfathered uses. The largest of these is the 78 acres of the Lee USA Speedway. Other examples of nonconforming uses in Lee include automobile repair, veterinary clinics, and professional offices. There is support within Town to encourage home-based businesses so that Lee citizens are able to work from Lee without long daily commutes.

A review of Lee's land use inventory demonstrates that Lee remains largely a rural community. Lee is historically an agriculturally based community of small farms. In 2005, there were over 80 farms in town, of varying sizes and raising a variety of crops and providing animal products and services.

Over half of the land in Lee is enrolled in the Current Use program. The total acreage in current use in 1987 was 7,650 acres; in 1995 this total was 7,877 acres; and in 2005, the total is 7,386 acres. Current Use is dictated by Revised Statutes Annotated (RSA) 79-A and is declared by the state of New Hampshire "to be in the public interest to encourage the preservation of open space, thereby providing a healthful and attractive

[1] CIVICWARE Appraisal Software, AVITAR Associates of New England, Inc. a Municipal Services Company hired by the Town of Lee to record property inventory valuation and acreage on an ongoing basis.

outdoor environment for work and recreation of the state's citizens." The following is a tabulation of the Current Use breakdown by parcel size in 1987, 1995, and 2005.

Parcels in Current Use, 1987, 1995, and 2005[2]

Acreage	Number of Parcels by Year		
	1987	**1995**	**2005**
Over 100	16	13	12
50-99	39	38	32
20-49	62	74	67
10-19	80	96	86
Less than 10	40	94	122

Current Use land is classified in several different categories. The following table lists the types of current use land in Lee in 2005.

Current Use Land Types in 2005, in acres[3]

Farm Land	1,733
Managed Hardwood	406
Managed Other	334
Managed Pine	481
Unmanaged Hardwood	1,159
Unmanaged Other	1,496
Unmanaged Pine	566
Unproductive	89
Wetlands	1,089

The Planning Board has in recent years incorporated provisions into the subdivision regulations which encourage cluster types of development. In 1988, the Town adopted a zoning provision which permits the transfer of development rights from one parcel to another. This provision is an effort to protect some large parcels of land from development. The Conservation Commission has also been very active in pursuing the establishment of conservation easements on both Town-owned and private land, in order to protect the remaining farm and forest lands from further development, and to preserve the rural agricultural character of Lee.

In 1987, the Town established a capital reserve fund for land acquisition. The purpose of the fund is also to protect the land from development. Money from this fund can be used for the purchase of development rights, land purchases, or for matching funds from state or local grants.

[2] See Footnote 1
[3] See Footnote 1

In 1987, provisions were incorporated into the Zoning Ordinance to limit the development of land which is not suitable. Undevelopable land is defined as floodplains, land with slopes over 15%, or wet soils, and may not comprise more than 25% of any newly created parcel of land.

The 2005 survey of town residents showed very strong support for the continuing efforts to protect our working farms, forests, and open space, including spending tax dollars to help facilitate the purchase and donation of both land and conservation easements. *(See Appendix C)*

The town residents strongly supported the vision of a fundamentally rural town, with substantial amounts of the land protected as a working landscape of active farming, timbering, and related agricultural pursuits, combined with a balanced mix of industrial, commercial, and residential development to optimize the lowest possible tax rate to residents.

Many people felt the town is growing too rapidly and were willing to commit tax dollars to protect the remaining open spaces. In answering how their tax dollars should be spent, they ranked "Preservation of Open Land through Purchase or Conservation Easement Purchase of Development Rights" very high, near the support level of police and fire department services.

GOALS

- Protect and preserve our natural resources, in order to provide citizens with access to quality water, air, food, fuel, construction materials, and recreational opportunities, as well as the protection of the natural habitat.

ACTION ITEMS

- Encourage a mix of agricultural, residential, commercial, and industrial land uses in appropriate locations, with appropriate site review and subdivision regulations.
- Encourage development concepts, such as cluster, which promote compatible land uses and promote the preservation of open space, agricultural and forest land, and resource conservation.
- Discourage development of unsuitable land through appropriate zoning ordinances.
- Minimize driveway access onto existing collector roads and encourage the development of safer interior neighborhood roads.
- Enforce the preservation of buffer zones, vegetated to create visual barriers between properties.
- Enforce required testing of the soils and groundwater to insure that the conditions are safe for development and to further require proof that a proposed development will not have an adverse impact on the natural resources of the community.
- Continue work with the public utility companies and cable television companies to minimize the impact of transmission and distribution line expansion.
- Incorporate Smart Growth principles.
- Incorporate Livable, Walkable Community recommendations by encouraging walking and bicycle pathways interconnecting the town neighborhoods, school, parks, town forest, and town center.
- Encourage greenways and wildlife corridors.

VII. 1 Agriculture

The agricultural mission of the Town of Lee is to promote a "Sense of Place" within the community. Our natural resource base and our rural agricultural heritage are primary and integral components of the character of the Town of Lee, and the future character of the town will be determined largely by the wise and sustainable use of these resources. Land, water, and air resources are basic to the quality of life and must be used wisely and protected, while providing an affordable place to live.

GOALS

- Encourage an economically viable and vibrant rural community by shaping and guiding a sustainable, compatible balance between a working landscape that includes the traditional land uses, such as farming and forestry, with resource protection and "smart" managed residential and commercial growth.
- Encourage the Town to commit to follow a responsible and sustainable land stewardship ethic through its regulatory management of the Town's natural resources.
- Protect at least 25% of the remaining undeveloped uplands within the Town.
- Adopt in the Lee Master Plan, and the Zoning Ordinances, the NH Right to Farm Law,*(See Appendix L)* which supports the active maintenance of a working landscape.
- Add the NH state definition of agriculture, *(See Appendix M)* to the existing town definition of agriculture.
- Adopt a definition of agricultural tourism and agricultural commerce in the Lee Zoning Ordinances.
- Adopt and implement more flexible code provisions and the minimization of the tax burden on old and historic agricultural structures. Refer to the Historic Barn Tax Abatement, *(See Appendix N).*
- Implement a strategy for initiating a "Smart Growth" method of guiding growth in the town.
- Increase awareness of the importance of local agriculture to the past, present and future of our town and recognition by the community that the ability of local agriculture to be economically sustainable is essential to the vitality of the Town of Lee.

ACTION ITEMS:

- Encourage traditional and innovative agricultural activities in order to foster the sustainability of farms and farmland and the availability and local production of food and fiber in the community. Examples may include the direct marketing of products through farmers markets, seasonal farm stands, and community supported agriculture (CSA) programs and agricultural tourism.

- Encourage agricultural related activities in the community through agriculturally supportive zoning regulations.
- Continue the Town's commitment to the Current Use *(See Appendix O)* method of taxation of open space, even if the State rescinds the requirement that communities offer this program.
- Protect tracts of farm and forest land through conservation easements, fee simple purchase, acceptance of donations, or other land protection methods.
- Inventory the natural resources and agricultural enterprises within the Town. Identify and target critical corridors and locations of agricultural soils of statewide and local importance, water, and other resources.
- Encourage the maintenance of a working landscape of actively managed farm and forest land throughout the Town, including town owned land.
- Adopt, promote, and utilize Best Management Practices (BMP's) for the protection and sustainability of each of the Town's natural resources (land, water, air, wildlife).
- Manage the waste stream in a sustainable manner in order to protect the land, air, water, and wildlife.
- Minimize the overall tax burden by supporting open space use by agriculture, forestry, and appropriate sustainable recreational activities.
- Protect riparian areas by guarding against erosion, pollution and other destructive practices through the establishment of buffer zones, utilizing Best Management Practices.
- Promote a local educational campaign to educate citizens about the Right to Farm Law and its support of agriculture-related activities. Inform citizens of the relationship between a working landscape of farms and forests and open space protection. Actively recognize and support the historic role of agriculture in the past, present, and future of Lee. Create a regionally recognized agricultural identity for Lee, emphasizing its commitment to agriculture.
- Require new developments to establish a buffer adjacent to agricultural lands to minimize conflicts and to protect agricultural activities from encroaching on residential neighborhoods. *(See Appendix P)*
- Exempt and differentiate between subdivision and site review regulations for agricultural and forestry operations versus commercial, industrial, or residential development.
- Support a flexible agricultural signage ordinance which takes into account the unique nature of agricultural enterprises.
- Adopt town planning and zoning ordinances that reflect "smart growth" relationships of residential, business/industrial, and agricultural/forestry activities, and work toward a livable, walkable community, including an interconnecting trail system throughout town.
- Reevaluate current planning and zoning regulations to encourage the sustainability of agriculture.
- Encourage the evolution of agriculture in New England from a commodity-based production system to a niche production and direct marketing system, (e.g.,

agricultural tourism, specialty crops and products, and value-added agricultural products).

- Establish an advisory Agricultural Commission.
- Encourage an increase in the availability and diversity of local agricultural production and products, connecting citizens with their local farms and food production. Establish an agricultural "welcome wagon" for the Town of Lee.

VII.2 FORESTRY

A forest is defined as a long-term biological community, dominated by trees, which supports a wide range of habitats for plants and animals. The forests of Lee have also served as important components of human habitat from the Town's very beginning. The forest today is viable both ecologically and economically, while providing important enrichment as a backdrop to our daily lives. The forests are strongly connected by structure and influence to all the natural resources of the town. The quality and abundance of water, wildlife, air, recreation, and aesthetics owe a large debt to the trees.

For centuries people have been attracted to the town by the benefits the forests provide. In the beginning those benefits were the great pines, moved down the Mast Road in single sticks yielding 6,000 board feet or more – the modern logo for the community. Later, as the land was being cleared for agriculture, citizens easily constructed homes and barns from the timber sawn at several local water-powered mills. There was a time when timber and fuel wood were in short supply due to agriculture and exploitation, but the forest returned in the early1900s here and throughout New England. There is much less harvesting today, but the forests remain an attraction for those who wish to make their homes in the woods while remaining a short drive away from urban work places. With conservation and good management the forests of Lee should be around for a long time.

The forests of Lee are not generally unique in Southern New Hampshire. They are not vast, contiguous, or ancient. However, they are rich in diversity of species and structure. One flying over the town in an airplane would identify about 68% of the 12,800 acre land area as being covered by forests. A closer look at ground level stretches the forest definition to include tree-covered residential neighborhoods, tree-covered wetlands, roads and even pastures. While unbroken tracts of forest do exist in areas of 500 acres or more, they are usually of multiple ownerships managed under a variety of regimens. In some areas they are not managed at all. Because so much of the land in the Town is forested, it should be obvious that much of the recent housing development and conversely many of the recent land protection efforts (easements and purchases) have been focused on forested areas.

Unique forest stands and individual trees do exist in Lee. The northernmost stand of Flowering Dogwood and a Black Spruce bog are examples of special sites worthy of protection. American Chestnut trees producing viable fruit have been observed for several years. White Oaks and Curved Pines from Lee were selected to build the replica of the Gundalow during the bicentennial celebration. An old stand of sycamores on the North River remains a spectacle in the town. It is likely that small, unique forest stands remain undiscovered, waiting for a comprehensive scientific survey.

The vast majority of forest landowners in Lee own less than twenty acres of trees and, as such, manage the resource as a back yard sanctuary for the use of the immediate family. They usually have limited intention or opportunity to benefit economically from harvesting. But these ownerships contribute greatly to the diverse habitat mix of the community by creating mature forests with open understories and many edges around openings. However, these forests are vulnerable to development where the landowners do not qualify for property tax breaks that come from the Current Use Assessment and where the lands are also close to roads and utilities.

Perhaps the best measure of forest land management of larger tracts in the community is participation in the Current Use Assessment Program. While it is recognized that some forested land is not held under the Program, the vast majority is protected from normal property tax valuation. To qualify for Current Use Valuation, a property must be of ten (10) or more acres in size and meet one or more of the management criteria. Following is a table of the current (2004) role of Current Use

Acres of Forest Land Area by Current Use Type, 2004[4]

Managed Hardwoods	422 ac.
Unmanaged Hardwoods	1,159 ac.
Managed Pine	481 ac.
Unmanaged Pine	586 ac.
Managed Other	354 ac.
Unmanaged Other	1489 ac.
Unproductive Land	92 ac.
Wetlands	1099 ac.

Another program available to forest landowners in Lee is subscription to the American Tree Farm Program. This national program provides members with standards and guidelines of forest management and encourages the setting and achievement of goals by landowners. The town uses Tree Farm Certification as one criterion for qualification in the Current Use Assessment. Many Current Use parcels in Lee are certified Tree Farms.

One important way to protect forest land from development is to ensure that the landowners realize the value of forestry. The Current Use Assessment keeps taxes low, and as such provides time to develop income potential from the property. Forest products can be a valuable commodity but require long intervals between harvests or large acreage to pay land ownership expenses. Prices paid by the local forest products industries for pine and oak are at historic highs, but so are operating costs, making it difficult to conduct profitable harvesting operations on small tracts of land. As land becomes more fragmented from subdivision and land values for development escalate, fewer landowners consider harvesting an important source of income. Subsequently, harvesting volumes have declined in the town in recent years, except in clearing operations for land conversion. Even the managed forests of the town are harvesting less than 10% of the annual growth of timber. Following is a summary of timber harvested in the town in the last three years:

[4] See Footnote 1

Summary of Timber Volumes Harvested In Lee,' 01,' 02,' 03

White Pine Sawlogs	425, 000 board feet
Oak Sawlogs	31,000 b.f.
Other Hardwoods Sawlogs	266,000 b.f.
Pallet and Box Logs	51,400 b.f.
Total logs	773,400 b.f.
Total Tree Chips (tons)	1565 tons

The above 3-year total yielded approximately $121,000 to landowners and about $12,000 to the town through the N.H. Timber Tax.

Though managing for timber on small acreage is not highly profitable, it is important to some landowners who hold with the valuable tradition of working the land. The stewardship of the working forest is as important to the community as maintaining working farms. It preserves the rural character of the town and serves an educational function, all while contributing to a healthy forest industry in the state and region. Regular thinning and weeding activities can have healthful benefits to a forest and can reduce the threat of catastrophic fire.

The Town of Lee owns about 180 acres of forest land. The land is managed by the Town Conservation Commission under the direction of the Board of Selectmen. To date the management of the land has been predominately in response to the recreational and educational interests of the community. Our Town Forests are wonderfully diverse properties, which hold many untapped opportunities as well. The Conservation Commission has worked tirelessly toward the protection of our natural resources and has successfully guided the Town in the funding and acquisition of land and conservation easements. In 2005 a complete biological inventory was completed on the Town Complex Forest (Durgin, Bales, Wolf and Dump lots). This exhaustive inventory provides unique opportunity for the town to develop a comprehensive management plan for the properties. Management planning for Town forests should be a high priority for the near future. A forest management plan exists for the Maud Jones Tree Farm but it should be redone as management activities are accomplished.

The Conservation Commission has recently engaged in a mapping project called a "Co-Occurrence Map" which is an overlay of physical and natural resources of the entire town. This type of map can be a comprehensive tool for planning and management over the next 5 years. This and other G.I.S. systems and mapping efforts are critical to the next step in forest resource planning.

GOALS

- Continue to identify and protect unique forests types and communities.
  Special emphasis should be given to:

- un-fragmented forests and habitat
- forests associated with prime wetlands and bodies of water
- forests of unique species, size, or age class distribution
- forests of high recreational or educational value
- forests of high timber value potential
- forests supporting rare and endangered plants and animals

ACTION ITEMS

- Continue aggressive land acquisition and protection through conservation easements
- Continue support of Current Use Assessment and Tree Farm Certification as incentives to landowners to hold and manage forest land
- Continue efforts to systematically evaluate all forest land in the town to identify opportunities for protection from development

VIII. HOUSING

Changes in the Zoning Ordinance, Building Codes, and Subdivision Regulations encourage open space residential development. In 2004 the cluster development ordinance was modified and changed to the Open Space Residential Development, thus encouraging an open concept model for development of the residential zone. The Zoning Ordinance also provides for conventional development (requiring 85,000 square foot contiguous lot size) and condominiums, multi family and manufactured homes. With these options available to applicants for land change(s) it is intended to provide a diverse and well-balanced community environment for the Town's residents of today and in the future.

A breakdown of Lee's parcel count as of October 14, 2005, is listed below as provided by the Towns assessing company, Avitar Associates of New England in Chichester, New Hampshire.

Lee Parcel Count[5]

Residential Land only	282
Residential Land & Building	1207
Manufactured Housing on Own Land	21
Manufactured Housing on Land of Another	164
Duplex and Multi-Family	67

[5] See Footnote 1

TOTAL 1741

In 1790, the year of the first census saw a population of 1,790. The last census of 2003 found 4, 387 Lee residents. Lee's population growth has been high in both numeric and percent increase over the last five decades, growing over seven times larger. Growth ranged from 11% increase between 1990-2000 to a 77% increase between 1980-1990. Lee's population increased by a total of 3,570 residents, from 575 in 1950 to 4,145 residents in 2000. The 2003 census estimate for Lee was 4,387 residents which ranked 81st among New Hampshire's incorporated cities and towns.

GOALS

- Encourage the construction and maintenance of housing units that will provide affordable housing to serve the needs of a varied population.
- Encourage development of areas where development will not conflict with other land and natural resource protection or jeopardize future water supplies.
- Encourage maintenance of the minimum residential lot size of suitable soils specified in the Lee Zoning Ordinance in order to guarantee protection of ground water supplies.

ACTION ITEMS

- Identify the number and physical location of land parcels in Lee that are available for building in order to:
  a.) Determine the impact of growth from these lots on water, septic, and waste needs;
  b.) Determine the impact of growth from these lots on Lee's roads and transportation needs.

IX. ECONOMIC DEVELOPMENT

The majority of the Town is residential in nature with some exceptions found in service related businesses, construction, and retail sales. However, this limited economic base was recently enhanced by the addition of the Lee Marketplace Mall, located at the Lee Traffic Circle. Lee's manufacturing economy has declined over the past number of years, as has its electronics and lumber components. Recent years have also seen a continued increase in the number of small, professional businesses and in-home offices, as well as an increase in the number of residents who are associated with the University of New Hampshire systems. Due to the lack of a strong economic base, the majority of residents in Lee are employed outside the community.

Although resident employment within the Town of Lee has not been identified as a long term priority, the residents of the Town identified a need to expand the tax base by encouraging non-residential development. This expansion would be an attempt to mitigate

the ever-increasing school tax burden presently shouldered by the residential property owner.

In response to this concern, which has been voiced since the mid-1980's, and in an attempt to expand Lee's Commercial Zone, the Lee Planning Board has done the following:

- Performed a study in 1985, with the assistance of the Strafford Regional Planning Commission, of the Route 125 corridor for commercial development. This option was largely rejected due to unsuitable soils found along Route 125 which are necessary for proper development, and to the limited number of large parcels available;

- Identified an inventory of available property in Lee's Commercial Zone which is located in close proximity to one of the Town's major aquifers;

- Determined that the lack of municipal services, as well as a minimal labor pool in the area, were deterrents to industrial development in Lee;

- Proposed in 1986, the rezoning of a portion of North Lee adjacent to the Town of Durham for professional, research, and industrial uses. This area was identified as the most logical area for expanded development, given land suitability and ease of access. This proposal was strongly opposed by the area residents, and failed to be introduced at Town Meeting.

- Approved plans in 1987 for the commercial development of the Liquor Store site on Route 4 and 125. The initial plans included a small retail mall and 72 residential apartment units. Development never occurred, and the project was eventually sold to the Demoulas family.

- Proposed the adoption in 1987, of zoning criteria for business use by special exception. These regulations set forth the specific uses which are compatible with surrounding residential areas and incorporate provisions for buffering and landscaping access, and other ways of ensuring that the business use is not detrimental to the value of the surrounding property.

- Adopted in 1988 Site Plan Regulations which require special studies to guarantee the protection of the environment, groundwater, and other natural resources and to ensure that commercial development will be in keeping with the rural character of the Town.

In order to realize the effects of a diversified tax base, the Lee community must be educated that non-residential expansion can only be done on a large scale and within a concentrated area where business associations can flourish. Land is still available in the existing Commercial Zone. However, with the addition of the Lee Market Place, property and development cost has precluded many smaller businesses from expanding to Lee. Other zones should now be identified and designated for economic development.

In identifying additional commercial and industrial zones, consideration must be given to the following:

1. Access to major highways that can handle increased traffic volumes generated by commuters and/or deliveries;
2. Protection of the environment, including groundwater and natural resources;
3. An area of significant size that will allow for the attraction of several compatible industries;
4. Appropriate soils and the potential access to sewer, water, and other municipal services.

GOALS

- Encourage the further development of North Lee for non-residential purposes. This area supports the larger acres of suitable soils in Lee, and can best utilize the Route 4 and Route 125 highway networks.
- Explore development alternatives such as "service" roads to Route 4 and Route 125 to lessen traffic impact and to encourage Town aesthetics.
- Promote the development of home industry, as a matter of special exception, so that neighbors can have an increased voice in land use change and its effects on property values.
- Review regionalization of services and economic development with bordering communities.
- Identify areas of possible expansion within the existing commercial zone.
- Evaluate the current commercial zoning provisions and adopt modifications which will encourage commercial development compatible with the rural character and tax base diversification desired by the residents of the Town of Lee.
- Determine the feasibility of establishing an office/professional/research zone consistent with available resources.
- Determine the feasibility of expanding the commercial zone contiguous and/or by spot zoning along Route 4 East and 125 South.

X. UNIVERSITY OF NEW HAMPSHIRE

The University of New Hampshire maintains several land holdings in Lee.

To assist users of the Lee Master Plan, the following excerpt from the UNH Campus Master Plan 2005 is provided.

The extended campus incorporates significant land holdings that are an asset to the University, town, and region. These large, sometimes contiguous areas reflect the natural and cultivated aspects of the New Hampshire landscape, while functioning as teaching and research laboratories and a resource for COLSA. In the future, these land holdings will continue to provide opportunities for research, teaching, forest products production, including maintaining forestlands for habitat and watershed protection and for crop production and passive recreation. To avoid the negative consequences that may arise from competing or overlapping incompatible uses of these lands, it is recommended that a means for consultation among users be instituted to develop dynamic "zoning" plans on specific lands where these issues are a concern.

- *The amount of crop land will be balanced with the needs of the herd for food production and manure spreading, and in turn striving to reduce the amount of leased farm land required.*
- *The non-structured recreational opportunities will be explored with the development of trail systems, simultaneously providing broader public access and control of use.*
- *Forest areas will be maintained for scientific and academic use. Limited timber harvest will be considered for academic investigation and to maintain the health of the large tracts of forests. Unless there are compelling reasons to do otherwise, limited timber harvests may be continued on specific parcels, given appropriate rotation periods, as in the past.*
- *The existing historic structures on outlying parcels play an important role in the heritage of the land, but do not have a functional association with the current uses of these parcels. These structures are in need of maintenance beyond their value to the University and a plan should be developed to ensure good stewardship of the historic farm houses into the future. It may be prudent to sell small portions of the property, including these structures, to ensure investment in their maintenance and restoration.*
- *The University has several built structures on outlying properties, many of which support the agricultural aspect of this land grant institution. In addition, there are three facilities that provide strong ties to the academic experience on campus: Jackson Estuary Laboratory, in need of lab renovation and additions; the Browne Center, providing academic and outreach opportunities; and the Coastal Marine Laboratory encompassed by new facilities now being planned for New Castle and Rye. This Campus Plan has not identified any other building programs needs outside of the contiguous campus.*

Over the past several years there has been concern as to the possible development of these outlying holdings in Lee. It appears that the UNH Campus Master Plan maintains the same essence as the Lee Master Plan and no change in the existing land use is expected.

GOALS

- Maintain the verbal commitment to maintain open landscape existing use of UNH land holdings in Lee as educational.

ACTION ITEMS

- Establish a liaison with the UNH Planning Board to promote open communication with the Planning Board of Lee
- Provide an avenue for UNH to update the Lee Planning Board routinely on proposed changes to the Campus Master Plan

XI. EDUCATION

The Oyster River Cooperative School District has a proud history of excellence in education and Lee is committed to maintaining that excellence. There is very little that a Planning Board can do in terms of determining school cost, school future, and school direction. That process legally lies with the elected board members of the cooperative district. In addition, the courts have ruled that some efforts to reduce housing options to citizens in the community can be discriminatory and, therefore, any substantial effort to reduce the number of citizens and children in an effort to cut costs by and large may not be legal. Over the past years there have been many arguments because of spiraling costs of education in the district, and these arguments have succeeded in splitting various sections of our Town and District.

It is the position of the Lee Planning Board, based on public hearings and public input, that the majority of Lee citizens remain committed to excellence in education, although the cost is a serious issue.

Forming a separate School Administrative Unit (SAU) does not appear to be a cost effective means of reducing expenses for our public schools, and this Board would discourage further movement in this direction. It would be extremely helpful if the Superintendent of Schools and the Chair of the Oyster River School District, combined with the Lee representatives to that district's board, would meet with the Selectmen on a semi-annual basis to brief them on the activities of the school, with particular regard to growth and cost of the educational programs.

There needs to be a healing process based on better communication concerning schools. Name calling by individual citizens is a right, by elected officials a violation of responsibility. And people need to remember that for 40 years Lee, Madbury, and Durham have been good neighbors, thus providing the base for a good school system. We need to reestablish this pattern and overlook painful incidents. More direct communication would be a priority with the motto being "no surprises".

GOALS

- Continue to participate in the Oyster River School District.

- Encourage the Long Range Planning Committee to develop a plan which will allow the three towns the opportunity to provide financial budgeting arrangements to minimize the burden on the taxpayer in any one year and yet to keep the schools at the current level of quality.
- Encourage the schools to give more attention to maintaining present facilities in terms of repairs, unsafe conditions, and current space need.
- Make efforts to improve the communication between the school district and local officials.
- Encourage the Long Range Planning Committee to continue to study future trends and needs and to make evaluations to the school board.
- Make efforts to increase attendance and participation at the school district and school board meetings since almost three-quarters of Lee's Tax dollar goes to this budget.

ACTION ITEMS

- The Lee representatives to the school board should meet with the Selectmen on a semi-annual basis to brief them on the activities of the board and, in particular, the growth and quality of the educational programs.
- The Town should maintain a file of the school board minutes and the posted agendas in a log readily available to all Lee residents.
- The Planning Board should meet periodically with the school board representatives for demographic updates from the school and to communicate development pressures in Lee to the school board.

APPENDICES

Appendix A.....Lee New Hampshire Historical Map provided by NH State Planning & Development Commission.

Located: Town Hall/ Planning & Zoning Office /Historical Society/Library

Appendix B.....Burial Places In Lee.

Located: Town Hall

Appendix C.....Master Plan Survey & Results.

Located: Planning & Zoning Office

Appendix D.....Aquifer Mapping - U.S. Geological Survey Maps.

Located: Town Hall/ Planning & Zoning Office

Appendix E....."Wetlands of Lee" by David Allan.
(This document may be purchased for a nominal fee)

Located: Town Hall/ Planning & Zoning Office

Appendix F.....New Hampshire Revised Statutes Annotated (RSA 229.5), Classification of highways.

Located: Town Hall/ Planning & Zoning Office

Appendix G.....New Hampshire Planning and Land Use Regulation Chapter 299

Located: Town Hall/Planning & Zoning Office

Appendix H...Addendum #1: History
Addendum #2: Statistics and Survey Data
Addendum #3: Progress on the 1996-2005 Master Plan
Addendum #4: Lee Public Library Vision and Mission Statements
Addendum #5: Library Long Range Planning Survey Results, including comments
Addendum #6: Library Technology Plan, 2004-2007

Located: Library

Appendix I...NH DHR/SHPO Oct 1996, revised June 2001.

Located: Planning & Zoning Office

Appendix J...Map of the trails in the Lee Forest Complex.

Located: Town Hall/ Planning & Zoning Office

Appendix K.. Biological Survey of Lakes and Ponds in Strafford County (no. 8).

Located: Planning & Zoning Office

Appendix L... New Hampshire Revised Statutes Annotated (RSA, 432:32-35)
Right to Farm Law.

Located: Town Hall/ Planning & Zoning Office

Appendix M.. New Hampshire Revised Statutes Annotated (RSA 21:34-a)
NH state definition of Agriculture.

Located: Town Hall/ Planning & Zoning Office

Appendix N... New Hampshire Revised Statutes Annotated (RSA 79-D)
Historic Barn Tax Abatement.

Located: Town Hall/ Planning & Zoning Office

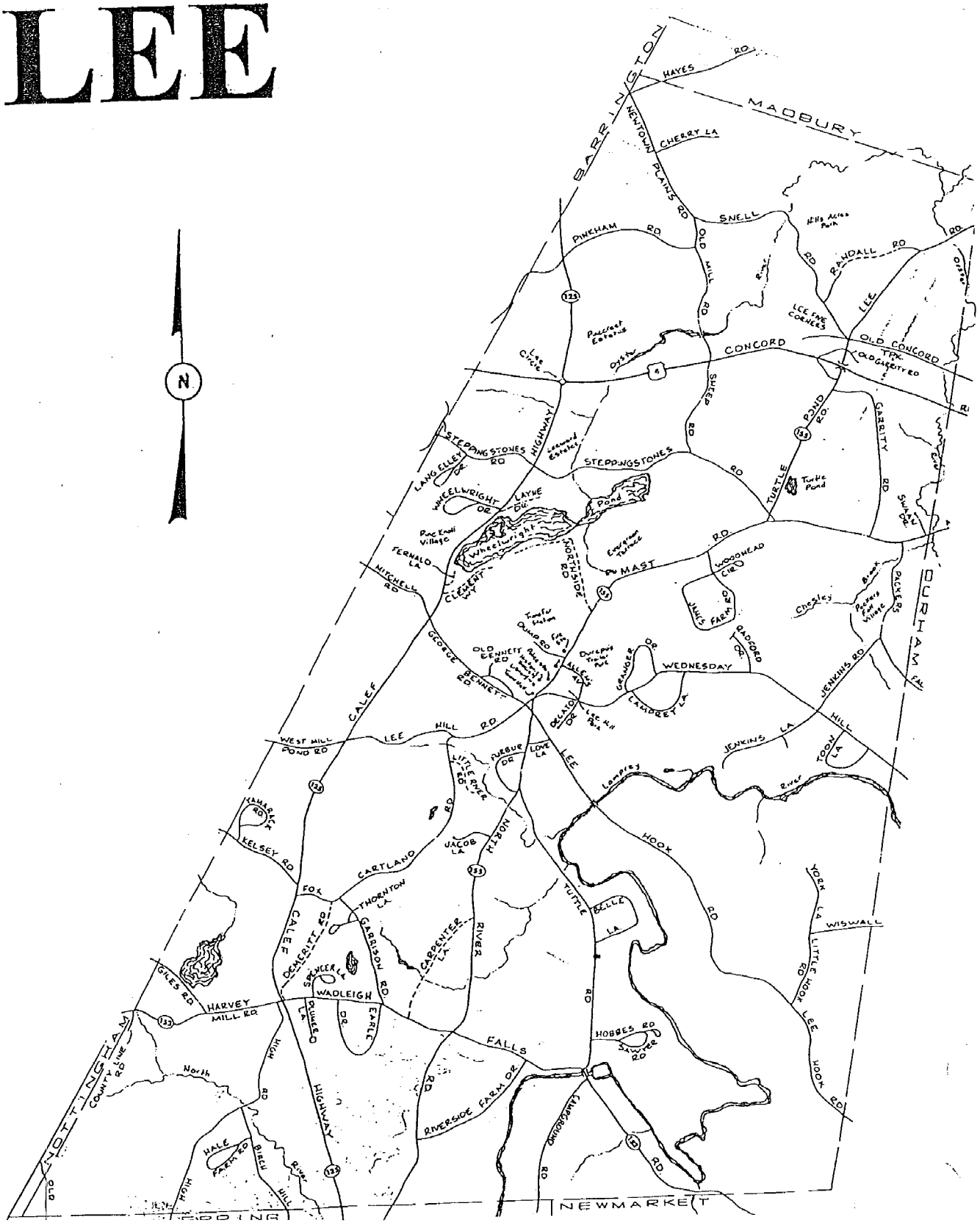
Appendix O... New Hampshire Revised Statutes Annotated (RSA 79-a)
Current Use.

Located: Town Hall/ Planning & Zoning Office

Appendix P... New Hampshire Revised Statutes Annotated
(RSA 674:43)Power to Review Site Plans.

Located: Town Hall/ Planning & Zoning Office

TOWN OF LEE



N
BARRINGTON
MADBURY
DURHAM
NEWMARKET
NOTTINGHAM
HAYES RD
CHERRY LA
NEWTOWN PLAINS RD
SNELL RD
PINKHAM RD
OLD MILL RD
RANDALL RD
LEE
LEE FIVE CORNERS
OLD CONCORD TPK
OLD GARRITY RD
CONCORD
SHEEP RD
POND RD
GARRITY RD
STEPPINGSTONES RD
STEPPINGSTONES HIGHWAY
LANG ELLEY DR
WHEELWRIGHT DR
LAYNE DR
Pond
Wheelwright
TURTLE
Turtle Pond
SWAN DR
FERNALD LA
MITCHELL RD
CLEMENT WY
NORTHSIDE RD
MAST RD
WOODHEAD CIR
JAMES FARM RD
PACKERS
Chesley
GEORGE BENNETT RD
OLD BENNETT RD
DUMP RD
GRANGER DR
WEDNESDAY
RADFORD DR
JENKINS RD
JENKINS LA
HILL
TOON LA
CALEF
WEST MILL POND RD
LEE HILL RD
LITTLE RIVER RD
FURBUR DR
LOVE LA
Lamprey
River
KAMARACK RD
KELSEY RD
CARTLAND RD
JACOB LA
NORTH
HOOK RD
FOX
THORNTON LA
TUTTLE
BELLE LA
YORK LA
WISWALL
LITTLE HOOK RD
CALEF
DEMERITT RD
GARRISON RD
CARPENTER LA
RIVER
SPENCER LA
WADLEIGH
GILES RD
HARVEY MILL RD
PLUMER LA
EARLE DR
FALLS
HOBBES RD
SAWYER RD
LEE HOOK RD
COUNTY LINE RD
North
HIGH RD
HIGHWAY
RIVERSIDE FARM DR
CAMPGROUND RD
HALE FARM RD
BIRCH HILL
River
OLD