

**Lee Zoning Board of Adjustment
Public Hearing Agenda
249 Calef Highway
Lee, NH 03861**

The Town of Lee Zoning Board of Adjustment will conduct a public hearing on May 20, 2026, at a meeting beginning at **6:00PM** in the Town Office Meeting Room.

The agenda is as follows:

Public Session

Call to order by Chairperson

Roll Call

OLD BUSINESS

ZBA2526-14

An application from Harvey Mill, LLC represented by Martin Ferwerda, requesting a Variance to Article V, Residential Zone- B- 2, Frontage. Martin Ferwerda is proposing a subdivision of the existing house plus 3 additional building lots- 2 of the lots have the required frontage and one would have only 158.10' +- where 250' is required. The property is located at 90 Harvey Mill Road and is known as Lee Tax Map #22-08-0000. The request is to the 2026 Lee Zoning Ordinance

NEW BUSINESS

ZBA2526-16

Kimberly Laughton & Dana Forcier are requesting relief to construct a single-family residence on an existing lot that was created in 1987 by the Town of Durham but not the Town of Lee. The property is located at 184 Wednesday Hill Road and is known as Lee Tax Map #29-04-400 and the requests are as follows:

A variance to Article to construct a single-family residence on a 1.140 +- acres where 1.95 acres is required.

A variance to Article XV, F #1 to allow for a portion of the septic system and associated items to be 69' +- from the edge of poorly drained soils where 75' is required.

A variance to Article XV, F #1 to allow for a structure, being a house to be located 12' +- from the edge of poorly drained soils where 75' is required.

A special exception to Article XV, E #1 to allow for the construction of a driveway to be located 4' from the edge of poorly drained soils where 75' is required.

ZBA2526-17

An application from Lee Circle Development, LLC, 48 Concord Rd, Lee Tax Map #07-08-0100. As part of the development of the parcel, the Applicant proposes to subdivide the existing commercial lot into a commercial lot that services Phase 1-3 and Phase 5 and a lot that serves the proposed apartment building (Phase 4). Therefore, they are requesting the following variances to the 2026 Lee Zoning Ordinance.

A variance to Article VI. C.3 to permit a side setback of less than 50' for the structures shown on the plan, the closest being a parking area located 0' from the side lot line where 50' is required.

A variance to Article VI. D to permit access to the proposed apartment building through multiple access points across the commercial lot on-site where it is required that each property owner shall be permitted 1 access for each 1000' of frontage.

A variance to Article XI.B.1 to permit a minimum lot area of 7.28 acres where 20 acres are required.

A variance to Article XI.B.4 to permit a setback to the property line of less than 100' for the structures shown on the plan, the closest being a parking area located 0' from the property line, where 100' is required.

A variance to Article XI.B.5 to allow no vegetative buffer in the front setback, and no vegetated buffer in the side setback as shown on plan, where a vegetated buffer would otherwise be required.

A variance to Article XI. B. 6 to permit access through the commercial lot with an access easement where access to a public right of way is required.

A variance to Article XI. B.7 to permit 2 curb cuts through the commercial lot by easement to access routes 4 and 125, where a maximum of 1 curb cut is allowed.

A variance to Article XI.C.3 to eliminate the requirement that road profiles and cross-sections be provided since the roadways that provide access to Phase 4 is already constructed and reside on a privately owned lot.

A variance to Article XI.D.5 to eliminate the requirement that Open Space be provided.

MINUTES

DRAFT Minutes of 4-16-2026

OTHER BUSINESS:

You are invited to attend or by representation of agent or of counsel and state reasons why these applications should or should not be approved. POSTED AT WWW.LEENH.ORG; Town Clerk/Tax Collectors Office & the Office of Planning & Zoning, on May 8, 2026