

TOWN OF LEE PLANNING BOARD
MEETING MINUTES
July 8, 2026, at 6:00PM

MEMBERS PRESENT: Mark Beliveau, Chairman; Wayne Lehman; Howard Hoff; Nicholas Bennion & John LaCourse, Select Board Representative.

OTHERS PRESENT: Peter Landry, Landry Surveying LLC; Allan Dennis; Wayne Lucier; Angela Dowd; Dennis Qunital, Civil Construction Management Inc.; Steve Schultz; & Caren Rossi, Planning & Zoning Administrator

Mark Beliveau, Chairman opened the meeting at 6:00PM.

MINUTES

Approval of 5/27/26 Draft Minutes

With no comments or corrections.

Nicholas Bennion made a motion to approve the minutes.

Wayne Lehman seconded the motion.

Vote: all minutes approved.

PB2627-01

An application for a one lot subdivision from Allan Dennis, trustee of the A & C Dennis Family Revocable Trust of 2026. The applicant proposes to subdivide from the existing 11.761 +- acre parcel a building lot of 2.962 +- acres. The property is known as Lee Tax Map #12-05-0100 and is located at 93 Mast Rd. This is an application acceptance hearing and possible final hearing.

Peter Landry explained that they want to divide a house lot off the existing lot. The lot has 519 feet of frontage and 11.761 acres of land. Marc Jacobs conducted test pits, and they are show on the plan. All the test pits that were done are on the plan; this is a requirement for state subdivision approval. They have 2 passing pits for the new lot as well as if they need to replace the existing septic for the existing house. They have applied to NHDOT for a driveway permit and are working with them to design the curb cut. They want the entrance reconstructed to a 90-degree realignment. No monuments have been set yet. They are still waiting for NH DOT & NH DES approvals.

Nicholas Bennion asked if they had drafted a maintenance agreement for the driveway?

Peter Landry replied that they have, and a draft has been submitted to NH DOT. This detail needs to be added to the plan, once approved.

Mark Beliveau, Chairman asked what the width of the driveway at the narrowest point is?

Peter Landry replied 40'. He also pointed out that this is also the highest elevation of the lot so there won't be any driveway side slopes or anything

Mark Beliveau, Chairman asked for that measurement to be added to the plan.

John LaCourse made a motion to accept the plan.

Nicolas Bennion second the motion.

Vote: all, application accepted.

The Board discussed that there is no regional impact.

Public comment

None

Floor closed

With no further discussion

John LaCourse made a motion to approve the application subject to the following conditions:

- Subject to all local and state permits
- Add width of the driveways narrowest point to the plan
- On the new lot change the wording to "proposed lot" and not "existing lot"
- Add driveway easement and NH Dot permit information to plan.

Nicholas Bennion second the motion.

Vote: all, motion carried.

P2627-02

A Site Plan Review Application from Lee Circle Development where they are proposing to construct a 26,000 sq ft building to contain 1- and 2-bedroom apartments with associated parking and utilities. (Phase 4); And a proposed 3,600 sq ft commercial building with associated parking and utilities. (Phase 5) A subdivision application, subdividing from the existing 33.04 acre parcel a 7.2808-acre parcel, creating a separate parcel for the proposed 26,00 sq ft apartment building.

The property is located at 48 Concord Rd and is known as Lee Tax Map #07-08-100. This is an application acceptance hearing and possible final hearing.

Dennis Quintal gave an overview of the project. They looked at the wastewater; Jim Gove delineated the soils and grouped the soils. The nitrate setbacks limit the maximum amount of wastewater. They will be putting the additional septic with the other septic fields. They went to the zoning board and received multiple variances for the project. The access is existing but they will need to file an amendment/ change

of use with NH DOT. The stormwater for the project has already been built. Most of the parking for the apartments will be out back, the property owner feels visually this is better. They have more than adequate amount of parking. They are using the fire hydrants for the fire suppression. They are still working on the property easements, and all of these will be added to the plan. There will be a grassed area in the middle, this is also a septic area which limits the amount of landscaping in this area as well. He showed several trees that are being proposed.

Howard Hoff asked where the snow storage will be?

Dennis Quintal showed him on the plans, on sheet #12. It will also be hauled away if too much.

Nicholas Bennion commented that there are no lighting plans for Phase V, what's the use etc.?

The approval of Phase III & V was discussed, difficult to approval not knowing use etc.; it was determined that when there is an occupant for Phase III & V, they will return to the Board for site plan review.

Howard Hoff pointed out that we don't have Natural Gas that will need to be correct.

Dennis Quintal replied it needs to be changed to propane.

Nicholas Bennion asked what they will be using for fire protection in the building?

Dennis Quintal replied he believes sprinkled, but it will be built to meet the current fire codes.

John LaCourse commented that there are a lot of cars at the traffic circle.

Dennis Quintal replied that they will still need to get approval from NH DOT.

Wayne Lucier replied that he feels that this is much less traffic than the 30,000 sq ft warehouse that was approved in 2018.

Mark Beliveau, Chairman explained that this Board only has jurisdiction on the traffic on the site, is there a plan for the onsite traffic? Is there a proposal for arrows on site, similar?

Dennis Quintal stated not now, but he will add them.

John LaCourse asked about the turtle nesting areas from the previous approval.

Dennis Quintal stated that that area is not being touched.

Wayne Lucier explained that the turtle area is in the bioretention area and not being touched.

Mark Beliveau, Chairman asked if the Board felt that this development could have regional impact? He read from the site review regulations the regulation.

Upon receipt of an application for development, the Board shall review the application promptly and determine whether or not the development, if approved, reasonably could be construed as having the potential for regional impact, pursuant to RSA 36:54, et seq. Doubt concerning regional impact shall be resolved in a determination that the development has a potential for regional impact.

A development of regional impact means any proposal, which, in the determination of the Board, could reasonably be expected to have an impact on a neighboring municipality because of factors such as, but not limited to, the following:

- 1. The relative size or number of dwelling units as compared to existing stock.*
- 1. The relative size of the development. Any proposal that involves 50,000 square feet or more of new non-residential gross floor area shall be deemed to have the potential for regional impact.*
- 2. The proximity of the development to the borders of a neighboring community.*
- 3. High-intensity traffic impact on regional transportation networks.*
- 4. The anticipated emission of excessive light, noise/sound, smoke, odors, or particulates.*
- 5. The proximity of the development to aquifers or surface water, which transcend municipal boundaries.*
- 6. The impact on shared facilities, such as schools and solid waste disposal facilities.*

The Board may, in its discretion, determine that any project has the potential for regional impact, whether the project meets or exceeds the criteria listed above.

Mark Beliveau, Chairman asked if the development will be connecting to the Town of Durhams water supply?

Dennis Quintal and Wayne Lucier both confirmed they were, they understand it is a detailed and expensive process.

John LaCourse stated that he feels it does have a regional impact due to the traffic circle; and a building this large with this many residents and its close proximity to both Barrington and Durham.

Wayne Lehman seconded the motion.

Vote: all, motion carried.

Caren Rossi will send the required notice to Barrington, Durham and SRPC within 5 days.

John LaCourse made a motion to accept the application with the understanding that the applicant will receive additional site plan review for Phase III & V.

Wayne Lehman seconded the motion.

Vote: all, motion carried, application accepted. This acceptance starts the 65-day review process.

The Board discussed a site walk and determined that they will be holding a public site walk on site on July 22, 2026 at 10am. The approximate location of the building will be staked out; it does not need to be surveyed. The Board just wants a visual idea of where the building will be.

Public comment

Steven Schultz abutter to the east asked how the solid waste will be handled?

Angela Dowd replied that it will be privately managed and hauled off site. The dumpsters are shown on page 5.

Mark Beliveau, Chairman asked if there are any sidewalks shown on the plan for the internal pedestrian traffic?

Dennis Quintal replied no. It needs to be added to the plan.

Mark Beliveau, Chairman stated that the review engineer might suggest that a traffic engineer review the internal traffic flow.

Dennis Quintal stated that he understood that.

Mark Beliveau, Chairman explained that he would like a description of the plants/trees as well as add the size and the details of the plantings.

Dennis Quintal will send Caren Rossi digital exterior building renderings as displayed at the meeting.

With no further questions and the floor opened, Wayne Lehman made a motion to continue the meeting to August 12, 2026 at 6pm.

Nicholas Bennion seconded the motion.

Vote: all, motion carried.

Daycare Zoning Amendments

Caren Rossi explained that she received an email from Natalie Gemma from SRPC is doing no cost zoning reviews with suggested changes to comply with the recent law changes for in-home daycare. Would the Board be interested in having this done for Lee?

The Board members were all in agreement to have this done.

With no further business, Chairman Beliveau adjourn the meeting at 8:25PM.

Minutes transcribed by:

Caren Rossi