

STRAFFORD

Regional Planning Commission

**Regional Impact Committee
Strafford Regional Planning Commission Office
150 Wakefield Street, Suite 12
Conference Room 1A
Public Meeting**

**Thursday, July 30, 2026
12:00 PM**

The Regional Impact Committee (RIC) of Strafford Regional Planning Commission has scheduled a public meeting regarding a Development of Regional Impact (RSA 36:54-58) as declared by the Town of Lee Planning Board on July 8, 2026.

- 1. Welcome/Introductions**
- 2. Action Items**
 - a. Review and Approve July 22, 2026 Meeting Minutes
- 3. Regional Impact Study:** Case SRPC/RIC 2026-04; Lee Circle Development, LLC, Site Plan Review for a mixed-use development including: Phase 4, a 26,000 s.f. apartment building and Phase 5, a 3,600 s.f. commercial building. *located 48 Concord Road in Lee, NH. (Tax Map 7/Lot 8-100).*
 - a. Review Project and Complete Development of Regional Impact Checklist
 - b. Citizen's Forum: Citizens of the region are invited to speak on the subject matter of the meeting. *Statements shall be limited to three (3) minutes.*
 - c. Acceptance of Technical Review
- 4. Meeting Adjournment**

Anyone interested in reviewing documents submitted to the RIC should send an email to lmurphy@straaffordrpcnh.gov or review documents at the Town of Lee, NH Planning Department website. Comments may be submitted to lmurphy@straaffordrpcnh.gov, or via mail and must be received by Wednesday, July 29, 2026, at 5 p.m. to be considered.

Reasonable accommodation for people with disabilities who would like to attend the meeting is available upon request. Include a description of the accommodation you will need including as much detail as you can. Also include a way we can contact you if we need more information. Make your request as early as possible; please allow at least 1 day's advance notice. Last-minute requests will be accepted but may be impossible to fill. Send an e-mail to srpc@straaffordrpcnh.gov or call (603) 994-3500.

STRAFFORD REGIONAL PLANNING COMMISSION

150 Wakefield Street, Suite 12, Rochester, New Hampshire 03867

Barrington | Brookfield | Dover | Durham | Farmington | Lee | Madbury | Middleton | Milton | New Durham
Newmarket | Northwood | Nottingham | Rochester | Rollinsford | Somersworth | Strafford | Wakefield



Rules of Procedure

*Strafford Regional Planning Commission
Strafford Metropolitan Planning Organization, and
Strafford Economic Development District*

Meeting Etiquette

Be present at the scheduled start of the meeting.

Be respectful of the views of others.

Ensure that only one person talks at a time. Raising your hand to be recognized by the chair or facilitator is good practice.

Do not interrupt others or start talking before someone finishes.

Do not engage in cross talk.

Avoid individual discussions in small groups during the meeting. When one person speaks, others should listen.

Active participation is encouraged from all members.

When speaking, participants should adhere to topics of discussion directly related to agenda items.

When speaking, individuals should be brief and concise when speaking.

The Strafford Regional Planning Commission & Metropolitan Planning Organization holds both public meetings and public hearings.

For public meetings, guests are welcome to observe, but should follow proper meeting etiquette allowing the meeting to proceed uninterrupted. Members of the public who wish to be involved and heard should use venues such as Citizen Forum, Public Hearings, Public Comment Periods, outreach events, seminars, workshops, listening sessions, etc.

**Minutes of the
SRPC Regional Impact Committee (RIC)
July 22, 2026**

Regional Impact Committee and SRPC staff present: Steve Brown, *Dover*; Matt Towne, *Barrington*; Katrin Kasper, *Lee*; Blair Haney, SRPC staff; Julia Mistretta, SRPC staff.

Welcome/Introductions Mr. Towne called the meeting to order and began a round of introductions at 1:02.

Action Items This was moved to the end of the meeting.

The committee moved the order of reviews and discussed Case # 26-05 Dudek Jenness Pond application first.

Case # 26-03 Dudek, Jenness Pond

Blair Haney stated the parking plan does show ADA accessible spaces on gravel.

The group discussed if they should make the comment: We think you should put in ADA accessible spaces not just for those living there, but also for those visiting. It appears unclear as to how a gravel parking lot is made ADA accessible.

Haney stated there is positive regional impact of workforce housing that will support Northwood and the region.

Katrin Kasper stated that because of the way they are doing this, there is very little environmental impact so it is another positive impact from that perspective.

Steve Brown made a motion to add a note about recommend ADA compliance, appreciate the environmental responsible approach, and a positive impact on workforce housing within the region. Kasper seconded. The motion passed unanimously.

Case # 26-02 Coastal Land Development

Brown said we previously discussed traffic and the brook. Haney reviews DRI application as to why the PB is reviewing it.

Matt Towne inquired about what they are doing about the septic. Kasper asks if the old or proposed septic is raising concern. Haney said new development so it is likely new septic needing to go in.

Kasper said the landscape plan is minimal. Trees are shown on the infill in back of the lot to stabilize the slope.

The group acknowledges there is a lot of parking. Kasper wonders if there is more that could be done with the parking that exceeds 1 spot per unit.

Steep slope appears not that far from the brook.

Kasper said 3 main concerns

1. Air pollution
2. Effect on Rt. 4
3. Water (including septic)

Kasper asked if the people (to live here) will have access to clean drinking water. Are they taking water from other communities?

Brown said it was confusing because at one point would put a well in, but only if it is bedrock, but soil may not allow for it.

Kasper said she is concerned about where the water is coming from and is it safe, and where the runoff will flow to. Haney said runoff appears to flow to Harvey Lake.

Kasper said the impact of building (air pollution) does not seem more than a typical building.

Brown said the road (Rt. 4) is already dangerous. Haney said limiting movements onto the road would be the key to improve safety. Limiting the road movement to only left and right (no across) to avoid the input of a traffic circle, which would normally be put in at an intersection like this.

Haney said there is an existing access easement to Rt. 4. Haney said what if there is a way to consolidate traffic (with partnership of neighbors?). Option for pulling some roads off and consolidate and explore the option to consolidate the number of curb cuts. The State recently changed the rules so that NHDOT only has 30 days to respond to curb cut permits.

The committee was worried about going straight across road (already in memo) doesn't seem there is a need to cross the road. If the other side of the road is redeveloped to something more useful / wanting to access, more curb cuts could be designated for changes to the road way.

Haney said another option is a divided highway so no one can go left or straight.

Brown asked if there is a middle turning lane that divides the highway.

Haney said the applicant will not want to make any changes to the right of way (because state legislature would then be involved).

Kasper said these traffic issues would probably exist regardless of whether this project goes through or not.

Towne said if there is a major accident on this road it will impact traffic in the region.

Kasper said they are not adding additional burden.

Brown said we are concerned about the safety impacts and would like to make the road way as safe as possible (light? roundabout?).

Haney stated that this would not be a good place for a roundabout.

Rockingham Planning Commission stated that we need to have conversations about these roads going forward.

Haney said what about right turn only? Kasper said that would be a burden for those living there. Kasper suggested that we state that this access road is something we are concerned about going forward for these kind of projects.

Brown said if people are living there and there are brewery and restaurant and bakery people are going to want to walk. Kasper suggested a walking path.

Kasper said the proposal has a positive economic impact for Northwood with a walkable or bikeable path off of Rt. 4.

Haney suggested that we strongly recommend a bike and pedestrian access between adjacent parcels regardless of whether the pedestrian connection is sidewalk on Rt. 4 or an off-road path.

Matt said people will make their own path if development does not create one. Kasper said environmental impact will result too.

Brown moves to recommend that they consider improving safety of car access to Rt. 4 such as consideration of bike/pedestrian path on same side of the road to adjacent businesses and widen the turning lanes for safety. There is concern about safety and accessibility to an adequate supply of clean drinking water.

Kasper seconds. The vote unanimously passes.

Action Items

a. Kasper moves to accept meeting mins of past meeting, Brown seconds the motion and it unanimously passes.

b. Kasper moves reaffirm Mark Richardson as the RIC chair. Brown seconds and the motion unanimously passes.

Meeting Adjournment

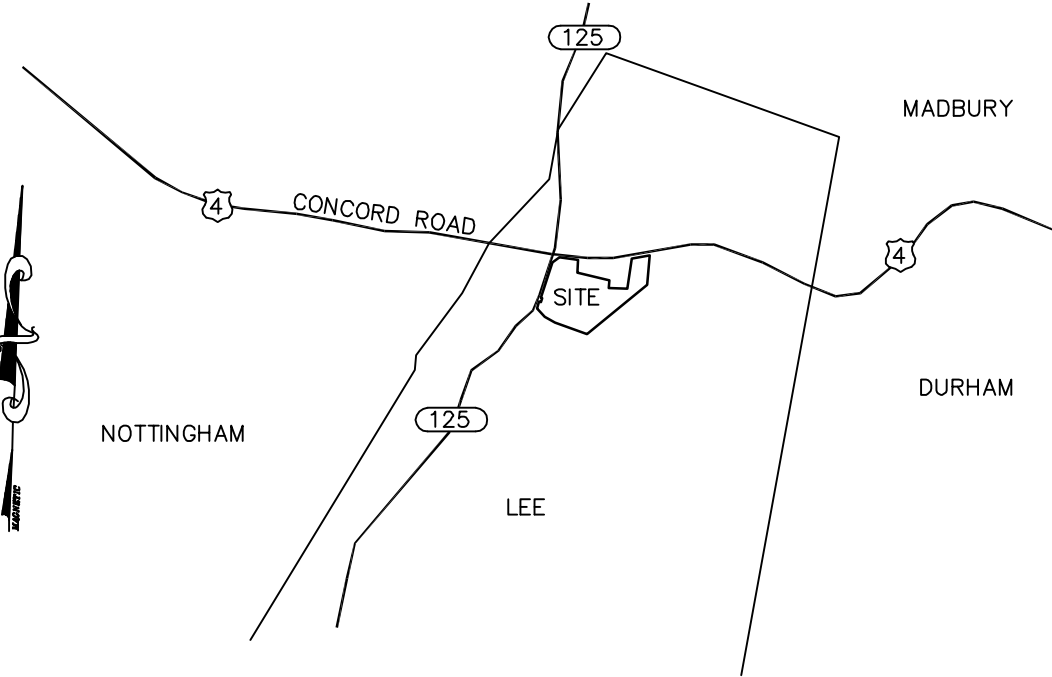
Motion to adjourn by Kasper, seconded by Brown, unanimously passes. Meeting ended at 2:34 p.m.

Respectfully Submitted,
Julia Mistretta

RESIDENTIAL SITE PLAN
LEE CIRCLE APARTMENTS
ASSESSORS MAP 7, LOT 8-100
ROUTES 4 & 125
LEE, NH

LEGEND

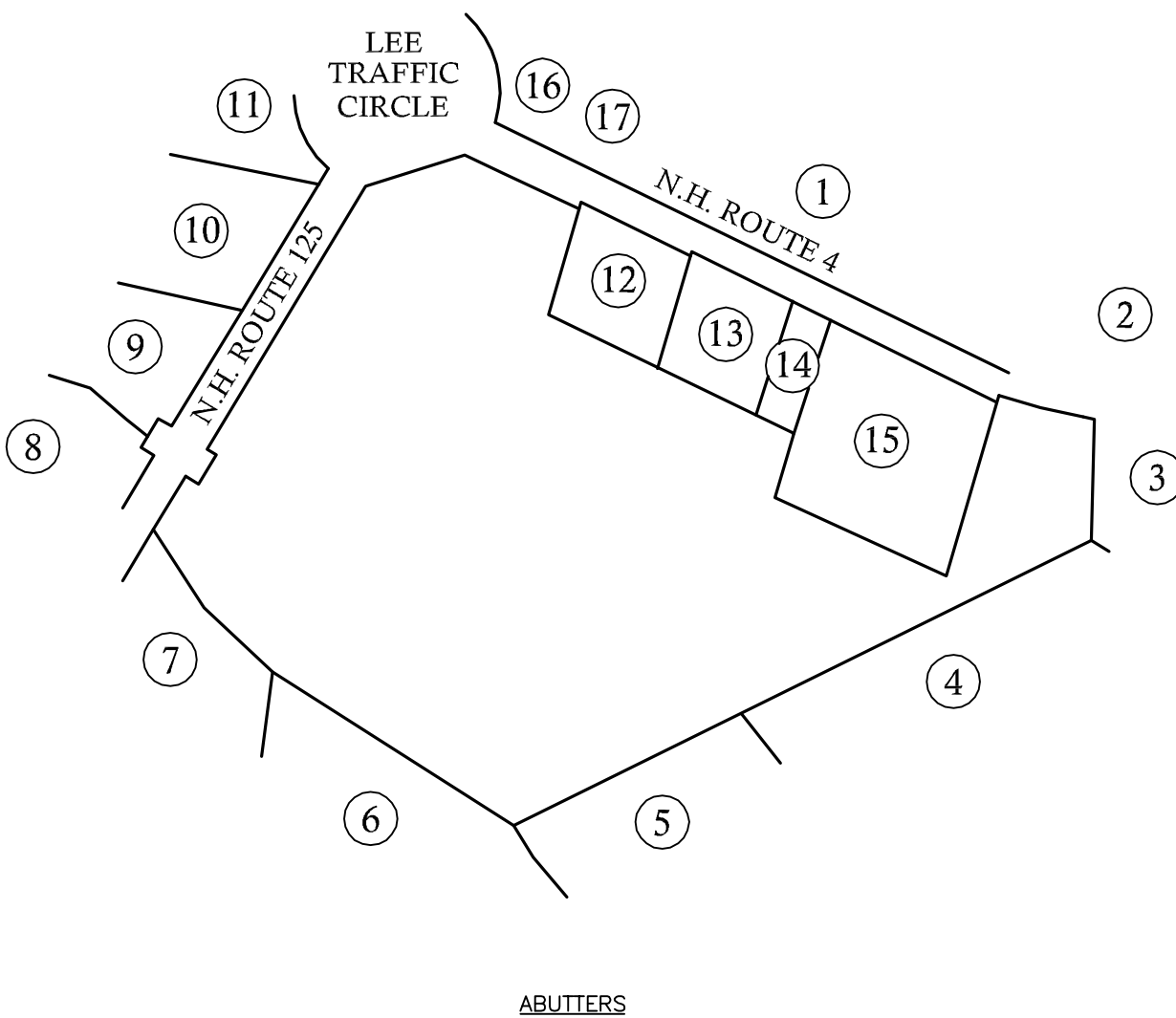
	EDGE OF PAVEMENT
	PROPERTY LINES
	EDGE OF WETLAND
	SEWER LINE
	WATER LINE
	DRAIN LINE
	SIGN
	LIGHT POLE
	UTILITY POLE
	WELL
	CATCH BASIN
	SEWER MANHOLE
	DRAIN MANHOLE
	HYDRANT



VICINITY MAP
NOT TO SCALE

LICENSED LAND SURVEYOR:
ALBERT T. TRUDEL, LLS
PROFESSIONAL ENGINEER:
DENNIS QUINTAL, PE, CWS, DESIGNER
OF CIVIL CONSTRUCTION MANAGEMENT, INC.
8 MERRIMAC ROAD, NEWTON, NH 03858

SOIL & WETLAND SCIENTIST:
JAMES GOVE, CSS, CWS
OF GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE, UNIT H, EXETER, NH 03833



ASSESSORS MAP#-LOT#	OWNER NAME AND ADDRESS	
① 4-(6-5)	JOHN OVADEK 31 MAGNOLIA LANE GREENLAND, NH 03840	⑩ 7-(6-2) ARANOSIAN OIL COMPANY, INC. c/o FLOYD HAYES III, V.P. 557 NORTH STATE STREET CONCORD, NH 03301
② 4-(8-1)	LEE/ROUTE 4 REALTY TRUST ROBERT D. SULLIVAN, TRUSTEE 41 ACCORD PARK DRIVE NORWELL, MA 02061	⑪ 7-(6-1) MICHAEL GAMBINO CRESENT GROUP, LLC 8 EPPING STREET RAYMOND, NH 03077
③ 7-11	BAYSIDE PROPERTIES, LLC 1 BAYSIDE ROAD BOX 4 GREENLAND, NH 03840	⑫ 7-(8-2) 56 CONCORD ROAD LEE, LLC 780 PORTSMOUTH AVENUE GREENLAND, NH 03840
④ 7-12	STEPHEN C. SHULTZ & LISA M. FRIEDLANDER 17 SHEEP ROAD LEE, NH 03824	⑬ 7-(8-3) DG STRATEGIC II, LLC 100 MISSION RIDGE GOODLETTSVILLE, TN 37072
⑤ 7-(12-1)	STEPHEN C. SHULTZ & LISA M. FRIEDLANDER 17 SHEEP ROAD LEE, NH 03824	⑭ 7-(8-5) A & B, LLC 9 WHITE PINE WAY NORTH BERWICK, ME 03906
⑥ 7-10	MICHEL CHARPENTIER & HONG XUAN JIN 100 STEPPING STONES ROAD LEE, NH 03861	⑮ 7-(8-4) ROUTE 4, LLC 9 WHITE PINE WAY NORTH BERWICK, ME 03906
⑦ 7-9-0	NORTHERN LEE PROPERTIES, LLC 125 CALEF HIGHWAY LEE, NH 03861	⑯ 4-(7-1) STATE OF NEW HAMPSHIRE c/o NH DEPT. OF PUBLIC WORKS P.O. BOX 740 DURHAM, NH 03824-0740
⑧ 7-7	SOUTHEAST LAND TRUST 247 NORTH RIVER ROAD EPPING, NH 03042	⑰ 4-(7-2) NECR LEE, LLC WALGREEN CO. P.O. BOX 1159 DEERFIELD, IL 60015
⑨ 7-(6-3)	MICHAEL GAMBINO CRESENT GROUP, LLC 8 EPPING STREET RAYMOND, NH 03077	

PERMITS

NHDES WETLAND PERMIT NO.	2017-00490
NHDES SITE SPECIFIC PERMIT NO.	AoT - 1275
DURHAM MUNICIPAL WATER SUPPLY	X

OWNER OF RECORD: LEE CIRCLE DEVELOPMENT, INC.
APPLICANT: WAYNE LUCIER, 13 JANA ROAD, SALEM, NH 03079
DEED: RORD BK 4299, PG 0003 & BK 4585 PG 0196
ASSESSORS MAP: MAP 07, LOT 8-100
PARCEL AREA: 1,439,562 SF, 33.0 AC±

ZONING: COMMERCIAL DISTRICT

LOCAL DESIGN REGULATIONS:
-SITE PLAN REVIEW REGULATIONS, LEE, NEW HAMPSHIRE

- NOTES:
- THIS PLAN IS AN AMENDMENT TO PREVIOUS APPROVED MULTI-USE SITE PLAN ON FILE WITH THE TOWN. THE INTENT IS TO SHOW THE PROPOSED DEVELOPMENT FOR PHASE IV. THE PREVIOUS PLAN SHOWS PHASE IV FOR A 30,000 S.F. RETAIL BUILDING. THIS PLAN IS PROPOSING 1 AND 2 BEDROOM RESIDENTIAL APARTMENTS IN A 26,000 SF. BUILDING
 - VERTICAL DATUM IS BASED ON NGVD OF 1929.
 - THE PARCEL IS PARTIALLY LOCATED WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FIRM - FLOOD INSURANCE RATE MAP, LEE, NH, STRAFFORD COUNTY, COMMUNITY-PANEL NUMBER # X, EFFECTIVE DATE: X
 - GOVE ENVIRONMENTAL SERVICES, INC. PERFORMED THE SOIL MAPPING, USING THE METHODOLOGY PRESENTED IN THE SSSNNE SPECIAL PUBLICATION NO. 1 DATED APRIL 2008.
 - GOVE ENVIRONMENTAL SERVICES, INC. PERFORMED THE WETLAND DELINEATION, IN ACCORDANCE WITH THE METHODOLOGY OF THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECH. REPORT Y-87-1 JAN. 1987) AND 2012 REGIONAL SUPPLEMENT, VERSION 2.0"
 - THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
 - EASEMENTS ARE SHOWN ON THE SUBDIVISION PLAN.
 - ALL DETAILS FOR SITE CONSTRUCTION THAT WERE APPROVED BY THE ORIGINAL SITE PLAN BY MHF DESIGN CONSULTANTS, INC. (REVISED DATE 6-25-18) SHALL APPLY TO THIS SITE PLAN. SHEETS 21-26

APPLICANT
LEE CIRCLE
DEVELOPMENT, LLC.
13 JANA ROAD
SALEM, NH 03079

APRIL 2026

TABLE OF CONTENTS

SHEET #	TITLE
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2	EXISTING CONDITIONS SITEPLAN
3	SOIL PLAN
4	CONCEPT PLAN
5	SITE PLAN
6	GRADING & DRAINAGE PLAN
7	UTILITIES PLAN
8	NITRATE SETBACKS
9	EASEMENT PLAN
10	ZONING RELIEF PLAN
11	LIGHTING PLAN
12	LANDSCAPE PLAN
	DETAILS (SEE NOTE 8)



#	DATE	REVISION EFFECTING SHEETS
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PLAN REFERENCES:

- 1)- "EXISTING CONDITIONS PLA (80 SCALE) ASSESSORS MAP 7, LOTS 8-0 & 8-1 ROUTES 4 & 125 LEE, NEW HAMPSHIRE PREPARED FOR: LEE CIRCLE DEVELOPMENT, LLC 13 JANA ROAD. SCALE:1"=80', JANUARY 16, 2017. BY: MHF DESIGN CONSULTANTS, INC. NOT RECORDED.
- 2)- "PLAN OF LAND OF WILLIAM P. KORSAK & SAMUEL A. TAMPOSI, SR. U.S. ROUTE 4 COUNTY OF STRAFFORD LEE, N.H." SCALE:1"=100', JULY 14, 1987. BY: RICHARD P. MILLETTE AND ASSOCIATES NOT RECORDED.

LOT 04 08 0100
LEE/ROUTE 4 REALTY TRUST
ROBERT D. SULLIVAN, TRUSTEE
41 ACCORD PARK DRIVE
NORWELL, MA 02061
BOOK 2277, PAG 842

LOT 07 11 0000

BAYSIDE PROPERTIES, LLC
1 BAYSIDE ROAD BOX 4
GREENLAND, NH 03840
BOOK 5205, PAGE 732

LOT 07 12 0000

STEPHEN C. SCHULTZ &
LISA M. FREIDLANDER
17 SHEEP ROAD
LEE, NH 03824
BOOK 2969, PAGE 138

LOT 07 12 0100

STEPHEN C. SCHULTZ &
LISA M. FREIDLANDER
17 SHEEP ROAD
LEE, NH 03824
BOOK 2969, PAGE 136

LOT 07 08 0400

ROUTE 4 LLC
9 WHITE PINE WAY
NORTH BERWICK, ME 03906
BOOK 5071, PAGE 358

LOT 07 08 0100

(COMMERCIAL LOT)
1,122,407 ± S.F.
25.7669 Ac.

LOT 07 08 0500

A & B LLC
9 WHITE PINE WAY
NORTH BERWICK, ME 03906
BOOK 5107, PAGE 998

LOT 07 08 0300

DE STRATEGIC II, LLC
100 MISSION RIDGE
GOODLETTSVILLE, TN 37072
BOOK 4219, PAGE 741

LOT 07 08 0200

56 CONCORD ROAD LEE, LLC
780 PORTSMOUTH AVENUE
GREENLAND, NH 03840
BOOK 4341, PAGE 662

LOT 04 06 0500

JOHN OVADEK
31 MAGNOLIA LANE
GREENLAND, NH 03840
BOOK 5100, PAGE 769

LOT 04 07 0200

NECR LEE, LLC
WALGREEN CO.
P.O. BOX 1159
DEERFIELD, IL 60015
BOOK 4902, PAGE 1005

LOT 04 07 0100

STATE OF NEW HAMPSHIRE
c/o NH DEPARTMENT OF PUBLIC WORKS
P.O. BOX 740
DURHAM, NH 03824-0740

LEE TRAFFIC
CIRCLE

LOT 07 06 0100

MICHAEL GAMBINO
CRESENT GROUP, LLC
8 EPPING STREET
RAYMOND, NH 03077
BOOK 2239, PAGE 578

LOT 07 06 0200

ARANOSIAN OIL COMPANY, INC.
c/o FLOYD HAYES III, VP
557 NORTH STATE STREET
CONCORD, NH 03301
BOOK 2285, PAGE 88

LOT 07 06 0300

MICHAEL GAMBINO
CRESENT GROUP, LLC
8 EPPING STREET
RAYMOND, NH 03077
BOOK 2239, PAGE 578

LOT 07 07 0000

SOUTHEAST LAND TRUST
247 NORTH RIVER ROAD
EPPING, NH 03042
BOOK 3939, PAGE 633

THE FOLLOWING VARIANCES FROM THE 2018 LEE ZONING ORDINANCE WERE APPROVED BY THE ZONING BOARD OF ADJUSTMENT ON MAY 16, 2018.

- A) A VARIANCE FROM ARTICLE VI.C.3 TO PERMIT A FRONT SETBACK OF LESS THAN 125 FEET FOR STRUCTURES SHOWN ON THE PLAN, THE CLOSEST BEING A LIGHT POLE AND DRAINAGE STRUCTURE LOCATED 1' FROM THE FRONT LOT LINE, WHERE 125' IS REQUIRED.
- B) A VARIANCE FROM ARTICLE VI.C.3 TO PERMIT A SIDE SETBACK OF LESS THAN 50' FOR THE STRUCTURES SHOWN ON THE PLAN, THE CLOSEST BEING A UTILITY POLE AND UNDERGROUND ELECTRIC LINES LOCATED 6' FROM THE SIDE LOT LINE, WHERE 50' IS REQUIRED.
- C) A VARIANCE FROM ARTICLE VI.C.3 TO ALLOW NO VEGETATED BUFFER IN THE FRONT SETBACK AND A LIMITED VEGETATIVE BUFFER IN A PORTION OF THE SIDE SETBACK, AS SHOWN ON THE PLAN, WHERE A VEGETATED BUFFER WOULD OTHERWISE BE REQUIRED.
- D) A VARIANCE FROM ARTICLE VI.D TO PERMIT RELOCATION OF TWO EXISTING DRIVEWAYS ON A LOT WITH LESS THAN 2,000' FRONTAGE, WHERE 1,000' OF FRONTAGE IS REQUIRED FOR EACH ACCESS.
- E) A VARIANCE FROM ARTICLE XV.D TO ALLOW ALTERATION OF THE NATURAL SURFACE CONFIGURATION WITHIN THE WET SOILS CONSERVATION ZONE IN EACH AREAS SHOWN ON THE PLAN.
- F) A VARIANCE FROM ARTICLE XV.F.1 TO ALLOW A LEACH FIELD TO BE CONSTRUCTED 50' FROM WET SOILS WHERE 125' IS REQUIRED.
- G) A VARIANCE FROM ARTICLE XV.F.2 TO PERMIT A WET SOILS SETBACK OF LESS THAN 75' FOR THE CONSTRUCTION OF STRUCTURES SHOWN ON THE PLAN, THE CLOSEST BEING A RETAINING WALL WITH NO SETBACK, WHERE 75' IS REQUIRED.

THE FOLLOWING SPECIAL EXCEPTIONS FROM THE 2018 LEE ZONING ORDINANCE WERE APPROVED BY THE ZONING BOARD OF ADJUSTMENT ON MAY 16, 2018.

- A) A SPECIAL EXCEPTION FROM ARTICLE XV.E TO ALLOW CONSTRUCTION OF ACCESS WAYS, UTILITIES AND STORMWATER IMPOUNDMENT WITHIN 75' OF WETLAND AREAS AS SHOWN ON THE PLANS SUBMITTED THEREWITH, THE CLOSEST BEING A WATER LINE LOCATED 2' FROM WETLANDS.

THE FOLLOWING VARIANCE FROM THE LEE BUILDING REGULATIONS ORDINANCE WERE APPROVED BY THE ZONING BOARD OF ADJUSTMENT ON MAY 16, 2018.

- A) A VARIANCE FROM ARTICLE IX.K.B.4.C TO ALLOW A TEST PIT WITH A DEPTH OF 7', WHERE 10' IS REQUIRED.
- B) A VARIANCE FROM ARTICLE IX.K.B.4.F TO ALLOW A TEST PIT WITH DEPTH OF SEASONAL HIGH WATER TABLE BETWEEN 6" AND 22", WHERE A MINIMUM OF 24" IS REQUIRED.

ADDITIONAL VARIANCES:
(TO BE ADDED)

WAIVERS:

- SUBDIVISION - SECTION IV.4:04.(1) - "THE LEACH BED IN A CONVENTIONAL SUBDIVISION MUST BE LOCATED ON THE SAME LOT".

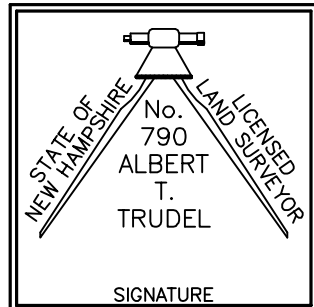
TOWN OF LEE
PLANNING BOARD APPROVAL

DATE

*THIS UTILITY EASEMENT ALLOWS ACCESS TO MAINTAIN ALL UTILITIES SERVING THE RESIDENTIAL STRUCTURE ON LOT 07 08 0600 WHICH CROSS LOT 07 08 0100. (PHASE 4)

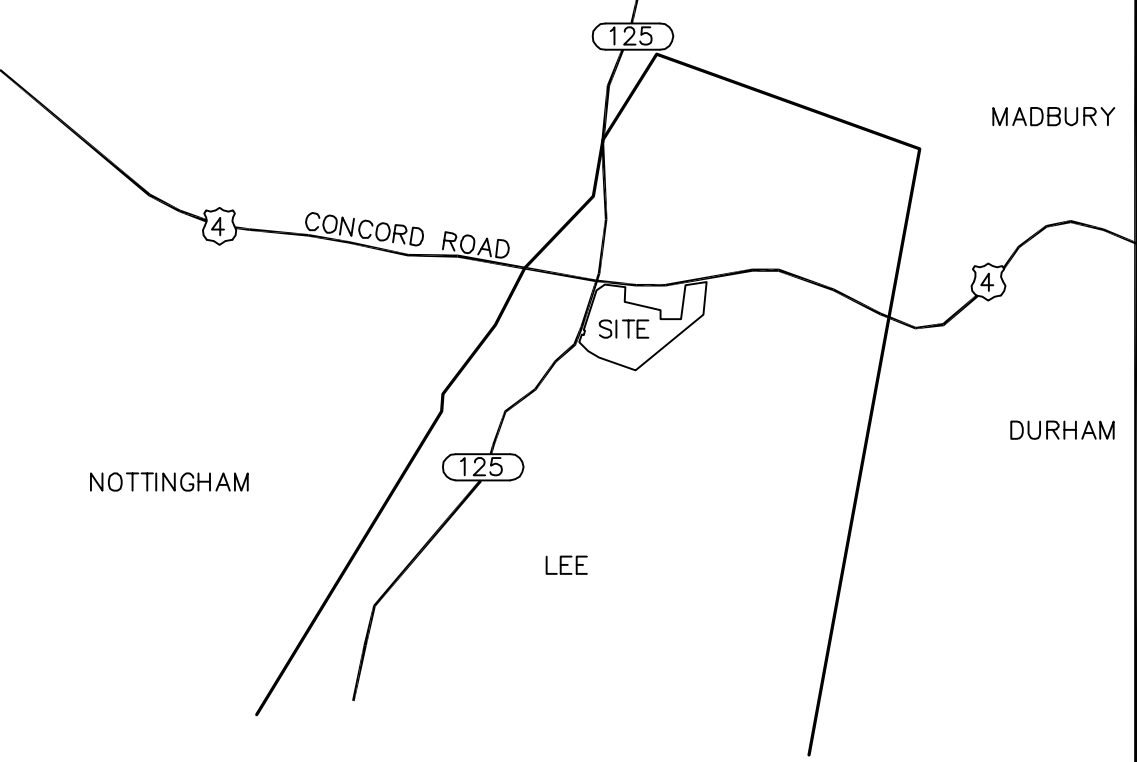
**THIS UTILITY EASEMENT ALLOWS ACCESS TO MAINTAIN ALL UTILITIES SERVING THE COMMERCIAL STRUCTURE ON LOT 07 08 0100 WHICH CROSS LOT 07 08 0600. (PHASE 5)

"I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION"



ALBERT T. TRUDEL, LLS

DATE

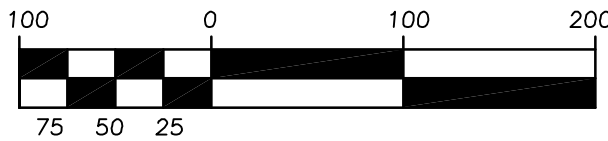


LOCUS

NOTES:

- 1) TAX MAP 7 LOT 100
- 2) ZONING DISTRICT: COMMERCIAL DISTRICT
- 3) LOT AREA 33 +/- ACRES
- 4) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SITE PLAN DEVELOPMENT FOR PHASE IV OF THE APPROVE MULTI USE SITE PLAN. PREVIOUS PLAN SHOWS PHASE IV FOR 30,000 S.F. RETAIL BUILDING. THIS PLAN IS PROPOSING 1 AND 2 BED ROOM RESIDENTIAL APARTMENTS IN A 26,000 S.F. BUILDING.
- 5) BOTH PARCELS SERVED BY THE DURHAM, NH MUNICIPAL WATER SUPPLY
- 6) MOST OF THE WASTEWATER FROM THE APARTMENTS ON THE NEWLY CREATED RESIDENTIAL LOT WILL BE PUMPED OFF-SITE TO EFFLUENT DISPOSAL AREAS ON THE COMMERCIAL LOT.
- 7) SUBJECT PARCEL: BOOK 4299, PAGE 3
- 8) THE SUBDIVISION REGULATIONS OF THE TOWN OF LEE ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IN CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTION ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
- 9) A PORTION OF THE SITE IS LOCATED IN THE 100 YEAR FLOOD ZONE "A". THE REMAINING PORTION OF THE SITE IS LOCATED IN FLOOD ZONE "X" AS TAKEN FROM THE FLOOD INSURANCE RATE MAP #33017C02950 WITH AN EFFECTIVE DATE: MAY 17, 2005 FOR THE COUNTY OF STRAFFORD NEW HAMPSHIRE.
- 10) ELEVATIONS ARE BASED ON NGVD 1929.
- 11) BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM PLAN REFERENCE #1 AND IS NOT THE RESULT OF A STANDARD BOUNDARY SURVEY BY THIS OFFICE.

SCALE: 1" = 100'



DATE REVISION EFFECTING SHEETS

DEFINITIVE SUBDIVISION PLAN

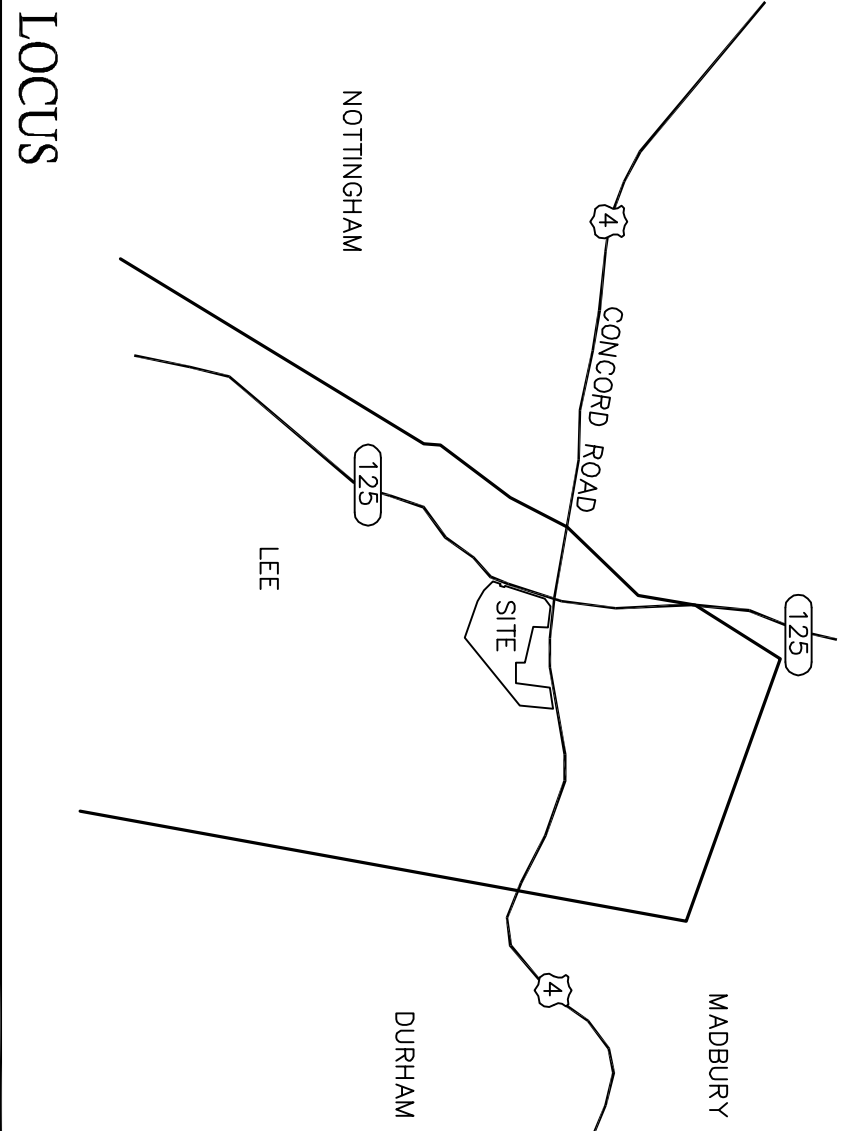
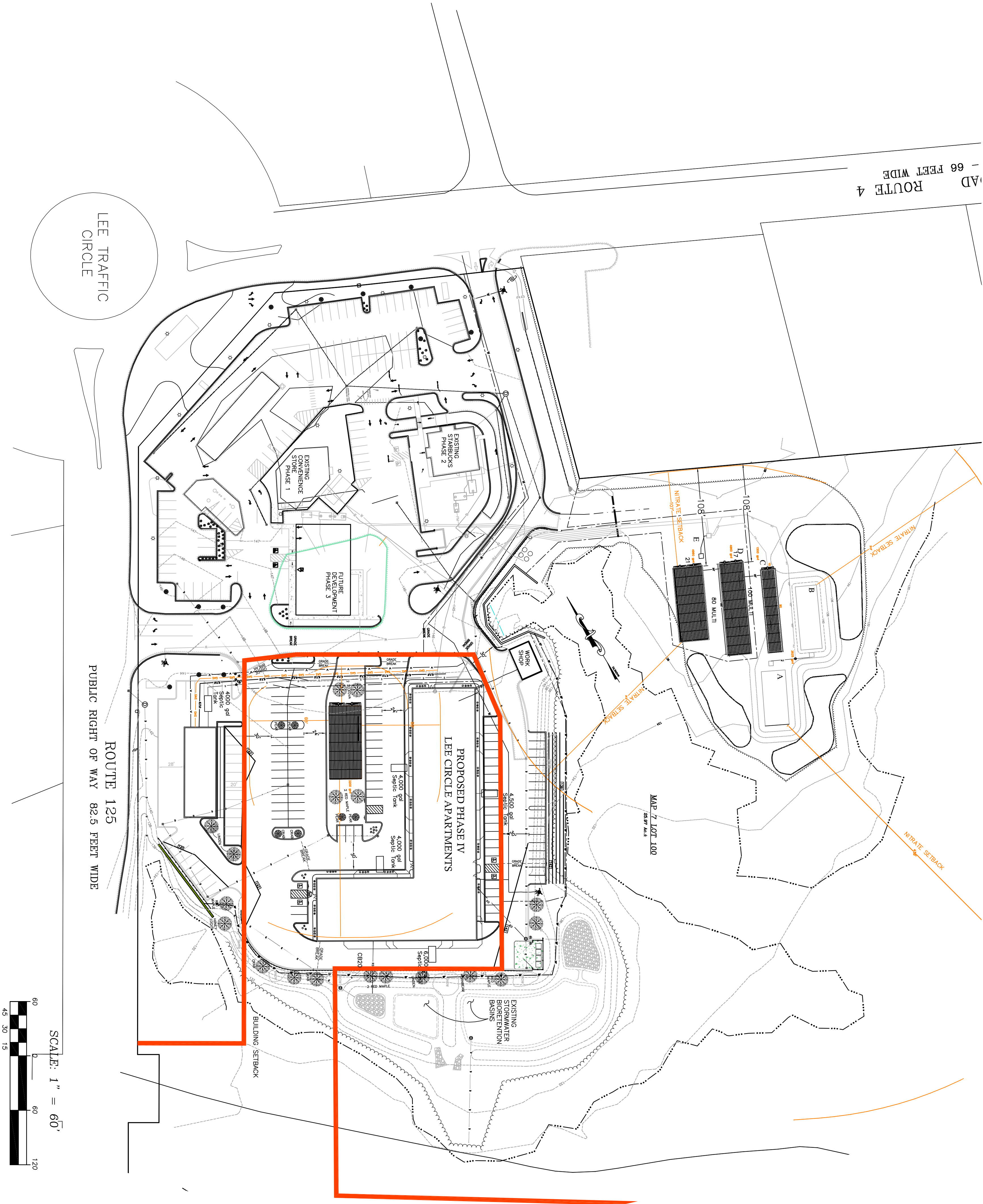
ASSESSOR MAP 7 LOT 8-100
48 CONCORD ROAD
LEE, NH

OWNER: LEE CIRCLE DEVELOPMENT, LLC
13 JANA ROAD
SALEM, NH 03079

DESIGNED BY: Civil Construction Management, Inc.
8 Merrimac Road
Newton, NH 03858
1-603-382-7650

Date: APRIL 2026
Sheet: 1 OF 12

Job number: 23030



WASTEWATER LIMIT FOR THE PROPERTY FROM
COVE ENVIRONMENTAL IS 19,310 GPD

PHASE 1+2
901 GPD BED A & B e6c2d18071301

PHASE 2
1400 GPD BED C e2021072618

IN THAT AREA, BECAUSE OF NITRATE SETBACKS
THE LIMIT WILL BE 8,000 GPD

8,000 - 901-1400 = 5699 GPD ALLOWED FOR
LEACH BED AREA D & E

PROPOSED LEE CIRCLE APARTMENTS - PHASE IV
19,310 GPD = 8,000 = 11,310

10,000 GPD = 11,310

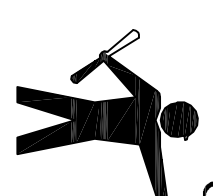
LOCATED IN FRONT OF THE APARTMENTS

CONCEPT SITE PLAN PHASE IV

ASSESSOR MAP 7 LOT 8-100
48 CONCORD ROAD
LEE, NH

LEE CIRCLE DEVELOPMENT, LLC
13 JANA ROAD
SALEM, NH 03079

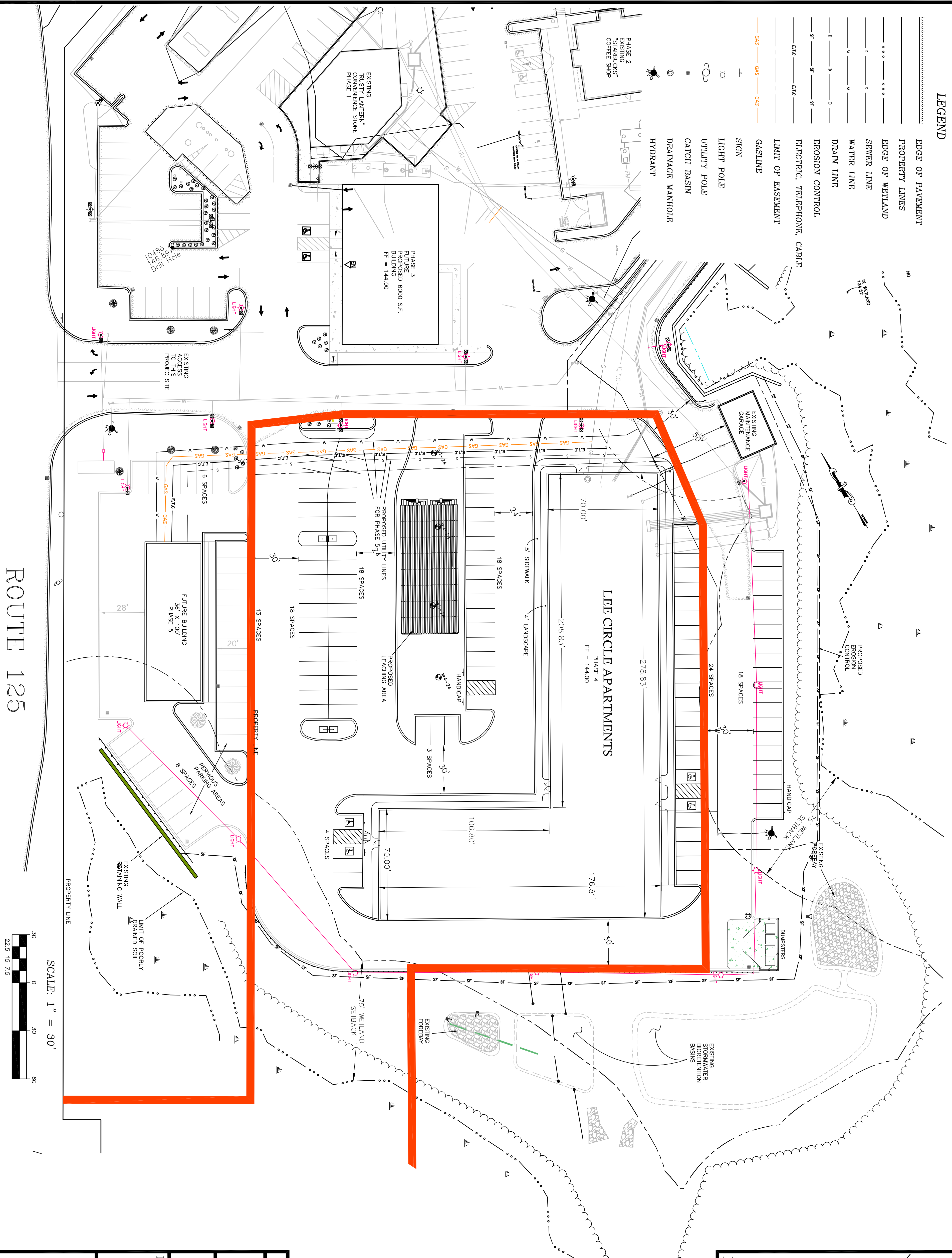
DESIGNED BY: Civil Construction Management, Inc.
8 Merrimac Road
Newton, NH 03858
1-603-382-7650



Date: APRIL 2026
Sheet: 4 OF 12
Job number: 23030

LEGEND

- EDGE OF PAVEMENT
- PROPERTY LINES
- EDGE OF WETLAND
- SEWER LINE
- WATER LINE
- DRAIN LINE
- EROSION CONTROL
- ELECTRIC, TELEPHONE, CABLE
- LIMIT OF EASEMENT
- GASLINE
- GAS
- GAS
- GAS
- SIGN
- LIGHT POLE
- UTILITY POLE
- CATCH BASIN
- DRAINAGE MANHOLE
- HYDRANT



Public Notice
Town of Lee, NH
Lee Planning Board
249 Calef Highway
Lee, NH 03861
603-659-6783

The Town of Lee Planning Board will conduct a public meeting on Wednesday, July 8, 2026, at a meeting beginning at 6:00 pm at the Lee Public Safety Complex, 20 George Bennett Rd, Lee NH. The Board will discuss the following application.

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.

You are invited to appear in person or by representation of agent of counsel and state reasons why these applications should or should not be accepted/approved. Application information is on file at the Office of Planning & Zoning located at the Lee Town Office.

POSTED AT THE LEE TOWN CLERK/TAX COLLECTOR & OFFICE OF PLANNING & ZONING ON
MONDAY, JUNE 15, 2026.

ADVERTISED IN FOSTER'S DAILY DEMOCRAT.

APPLICATION FOR SITE REVIEW
LEE, NEW HAMPSHIRE
(603) 659-6783

Case Number _____
Received On _____
Fee _____
Clerk _____
Board Action _____
Date _____

OWNER: Lee Circle Development, LLC

APPLICANT: Same

ADDRESS: 13 Jana Road
Salem, NH 03079

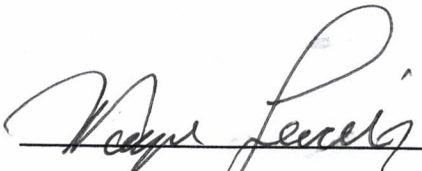
PHONE: (Cell) 603-475-1559

LOCATION OF PROPERTY: 48 Concord Road ZONE: Commercial

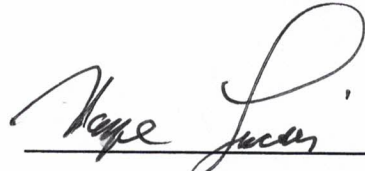
TAX MAP NUMBER Map 7, Lot 8-100 BOOK 4299 PAGE 0003
\$ 4585 0196

DESCRIPTION OF THE PROPOSED USE: (BE AS COMPLETE AS POSSIBLE)

The plan is proposing 1 and 2 bedroom apartments
in a 26,000 square foot building with associated
parking and utilities (Phase 4). Additionally
the plan proposes a 3,600 square foot
commercial building with associated parking & utilities
(Phase 5)



Signature of Owner(s)



Signature of Applicant(s)

NOTE: This application must be accompanied by a site plan in accordance with the Town of Lee Site Plan Review Regulations. A complete list of abutting property owners, names and addresses and application fees must be filed at least (30) thirty days prior to the scheduled public hearing. If this use is to be in a non-commercial zone, an special exception or variance must be obtained from the Board of Adjustment prior to applying to the Planning Board.

Soil testing must be completed where applicable, and fees will be charged separately. By signing this application, you are authorizing the Planning Board and/or interested parties to do a site visit of the property.

Fees in the amount of \$300.00 for the first acre and \$20 for each additional acre of land involved in the use plus \$9.00 for each abutter notification must be submitted at the time of the application. (An abutter includes the applicant we well as any person(s) who have prepared plans or delineated soils). Costs for additional special studies required will be billed separately to the applicant. The maximum application fee shall be \$1,000.

APPLICATION FOR SUBDIVISION/RESUBDIVISION & LOT LINE ADJUSTMENT

LEE, NEW HAMPSHIRE

(603) 659-6783

Case Number _____

Received On _____

Fee _____

App. Accept _____

Action Date _____

OWNER: Lee Circle Development, LLCAPPLICANT: SameADDRESS: 13 Jana Road
Salem, NH 03079TEL # (Cell) 603-479-1559AGENT/ENGINEER Dennis Quintal, PELOCATION AND DESCRIPTION OF PROPERTY: 48 Concord Road - Lee Circle
33+/- Acres - Zoned Commercial - Two existing businesses.TAX MAP NUMBER Map 7, Lot 8-100 BOOK 4299 PAGE 0803TOTAL LAND AREA IN ACRES 33.04 & 4585 0196SUBDIVISION ☒ LOT LINE ADJUSTMENT _____ RESUBDIVISION _____TOTAL EXISTING LOTS: 1 ADDITIONAL LOTS TO BE CREATED: 1[Signature]
Signature of Owner(s)[Signature]
Signature of Applicant(s)

NOTE: By signing this application, you are authorizing the Planning Board and/or interested parties to do a site visit of the property.

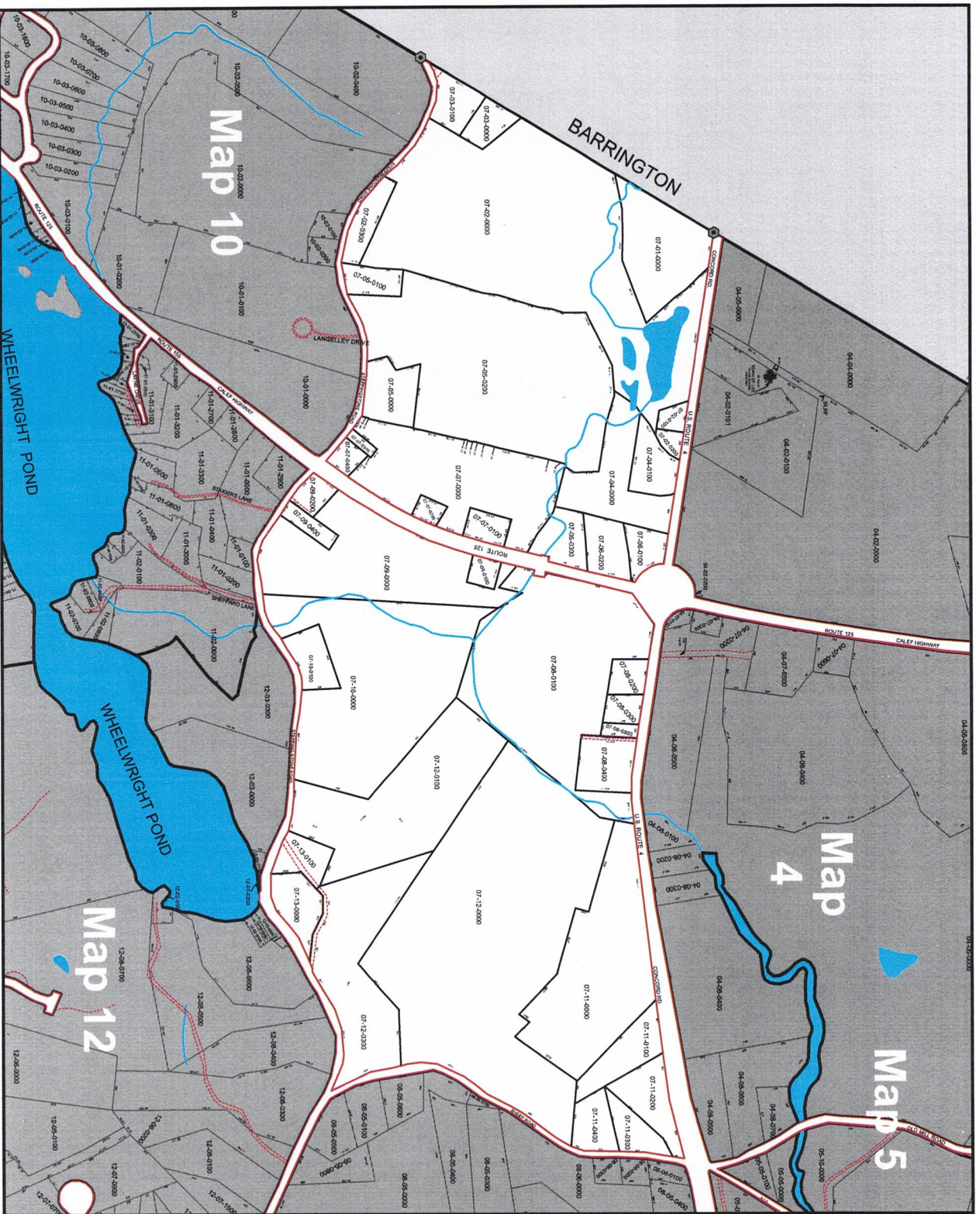
This application must be filed with a completed preliminary plan, proof of property ownership, a list of abutting property owners with names and addresses and application fees at the Office of Planning Board not later than (3) three weeks prior to the scheduled meeting of the Planning Board. The signed Mylar will be held by the Planning Board for filing at the Registry of Deeds, costs for which will be paid by the applicant prior to filing.

Initial application fees for lots are as follows: (1) for lot line adjustment or resubdivision - \$300.00; (2) for Residential Subdivision- \$300.00 + \$40.00 per lot; (3) for Non- Residential Subdivision - \$300.00 + \$60.00 per lot, plus \$8.00 for each abutter notification. (An abutter includes the applicant as well as any person(s) who have prepared plans or delineated soils). Checks shall be payable to the Town of Lee. The maximum filing fee shall be \$1,000.00. Test pit witnessing is in addition to above fees.

Soil testing of any proposed building lots must be completed in order to be considered for subdivision approval, separate additional fees apply. To insure the protection of the property owner, the town and any perspective purchases, a designated agent must be designated by a notarized signature of the property owner. A designated agent will then be assumed by the Board to be the person to whom all communications in connection with this application will be addressed.

The 65 day statutory deadline for action by the Lee Planning Board begins with the formal acceptance of the application for subdivision which must be submitted at a public meeting, with abutting property owners notified.

Revised 1/22



Map 7

TAX PARCELS MAP

LEE

NEW HAMPSHIRE



0 250 500 1,000 Feet
0 0.1 0.2 Miles

Legend

- Parcels - Current Map Sheet
- Parcels - Adjacent Map Sheets
- TractLine
- Right-of-Way Easements
- Cemeteries
- Rivers and Streams
- Lakes and Ponds

**THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
IT IS NOT INTENDED FOR LEGAL DESCRIPTION
OR CONVEYANCE.**

Original tax maps were recompiled onto 124,000 NH GRANIT GIS base data and digitized to form a digital composite map in October 1997. Parcel shapes were described as part of the compilation process. Therefore, map measured distances and area may be different than reported distances and area.

First Printing May 1990

REVISED TO: APRIL 1, 2024



LEE -- Selected Owners Listed by Parcel ID 06/15/2026

Map	Lot	Sub	Owner	Owner -- Secondary	Address	Address -- Secondary	Town/City	State	Zip Code +4
000004	000002	000000	DSM MB I LLC		875 EAST STREET		TEWKSBURY	MA	01876 1495
000004	000002	000200	LEE, TOWN OF		249 CALEF HIGHWAY		LEE	NH	03861
000004	000006	000500	OVADK JOHN		31 MAGNOLIA LANE		GREENLAND	NH	03840
000004	000007	000100	NEW HAMPSHIRE, STATE OF	% N.H. DEPT. OF PUBLIC	P.O. BOX 740		DURHAM	NH	03824 0740
000004	000007	000200	NECR LEE LLC	WALGREEN CO	PO BOX 1159		DEERFIELD	IL	60015
000004	000008	000100	LEE/ROUTE 4 REALTY TRUST	% ROBERT D SULLIVAN,	41 ACCORD PARK DRIVE		NORWELL	MA	02061
000007	000006	000100	GAMBINO MICHAEL	CRESCENT GROUP LLC	8 EPPING STREET		RAYMOND	NH	03077
000007	000006	000200	ARANOSIAN OIL COMPANY, INC	% FLOYD HAYES III, VICE	557 NORTH STATE STREET		CONCORD	NH	03301
000007	000006	000300	GAMBINO MICHAEL	CRESENT GROUP LLC	8 EPPING STREET		RAYMOND	NH	03077
000007	000007	000000	SOUTHEAST LAND TRUST		247 NORTH RIVER ROAD		EPPING	NH	03042
000007	000008	000100	LEE CIRCLE DEVELOPMENT LLC		13 JANA ROAD		SALEM	NH	03079
000007	000008	000200	56 CONCORD ROAD LEE, LLC		780 PORTSMOUTH AVENUE		GREENLAND	NH	03840
000007	000008	000300	DG STRATEGIC II, LLC.	C/O DOLLAR GENERAL STORE	ATTN: TAX / LICENSES	100 MISSION RIDGE	GOODLETTSVILLE	TN	37072
000007	000008	000400	ROUTE 4 LLC		9 WHITE PINE WAY		NO BERWICK	ME	03906
000007	000008	000500	A & B LLC		9 WHITE PINE WAY		NORTH BERWICK	ME	03906
000007	000009	000000	NORTHERN LEE PROPERTIES LLC		125 CALEF HIGHWAY		LEE	NH	03861
000007	000009	000100	KUSTRA PROPERTIES LLC		119 CALEF HIGHWAY		LEE	NH	03861
000007	000010	000000	CHARPENTIER, MICHEL	JIN, HONG XUAN	100 STEPPING STONES RD		LEE	NH	03861
000007	000011	000000	BAYSIDE PROPERTIES, LLC		86 CONCORD ROAD		LEE	NH	03861
000007	000012	000000	SCHULZ, STEPHEN C	FRIEDLANDER, LISA M	17 SHEEP ROAD		LEE	NH	03861
000007	000012	000100	SCHULZ, STEPHEN C	FRIEDLANDER, LISA M	17 SHEEP ROAD		LEE	NH	03861