# Lee, NH Design Charrette

PLAN NH
Visioning *for* Sustainable Communities

A Foundation for Shaping the Built Environment

June 19 & 20, 2009

# Lee Charrette Acknowledgements

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

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Visioning *for* Sustainable Communities

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Information Technology Director

# Plan NH Visits Lee, NH

## June 19 & 20, 2009

## Who is Plan NH?

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

## So what is a Design Charrette, anyway?

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

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

## How did the Plan NH Charrette come to Lee?

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

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

# The Charrette Process & Executive Summary

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

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

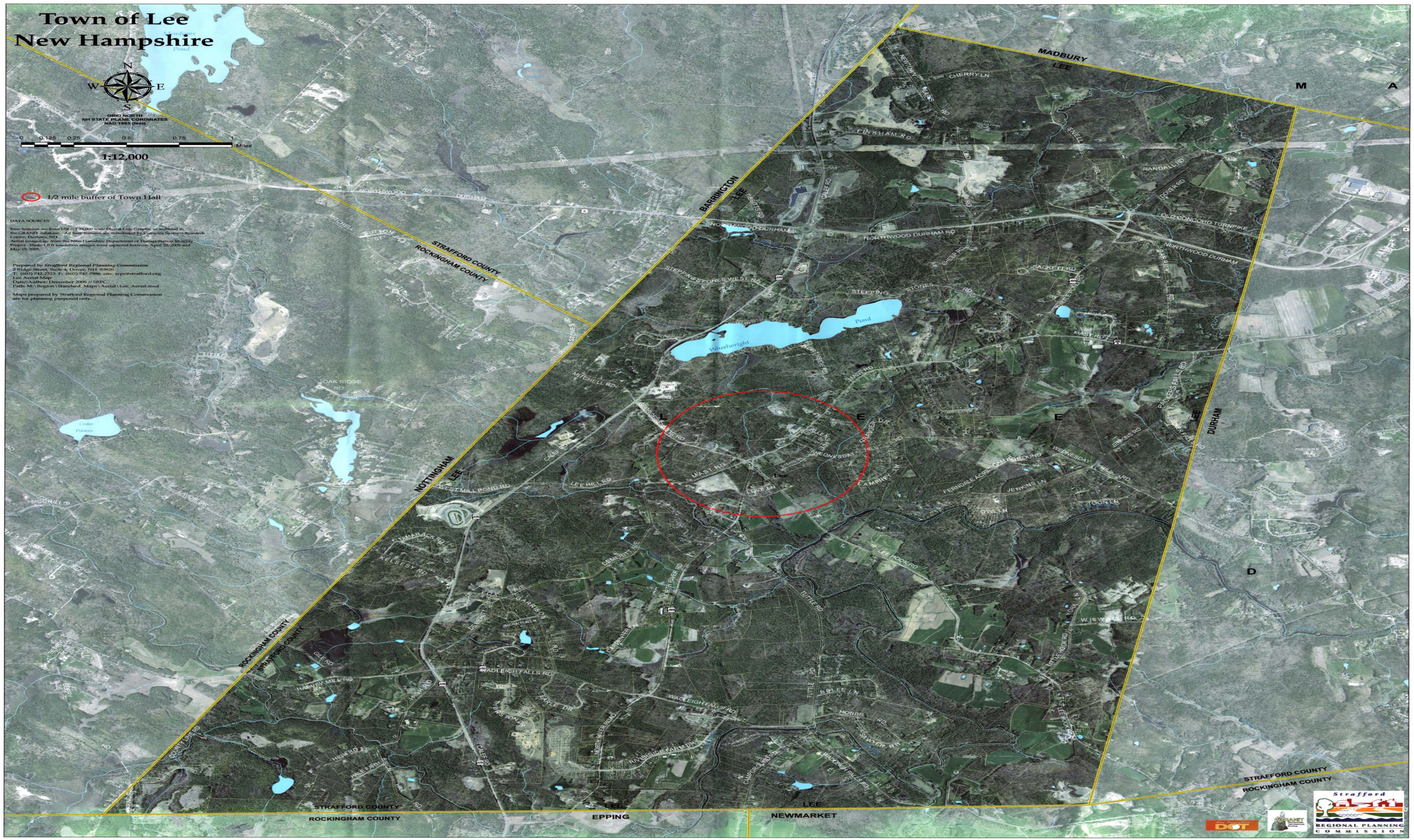
With that in mind, the team and residents began formulating the future of a new village center for Lee.

Tim Nichols of Anix, and a resident of Lee, gave a PowerPoint presentation on the history of Lee to help the charrette team become more familiar with the town. Originally part of Dover, which was settled in 1623 –three years after the Pilgrims landed in Plymouth, and seven years before Boston was settled, Lee was valued for its stand of mature white pine trees which were used as masts and spars for ship building of the King's navy. Due to the large size of the trees, special roads ("mast roads") were needed to accommodate transport to Oyster River for floating to Portsmouth where they were shipped to England. Lee's natural features include: Wheelright's Pond which was the primary water source to the Oyster River. And the site of a fierce battle with Native Americans in which 15 colonists were killed. Other natural resources include: Oyster River, Lamprey River, North River, Little River, and Wednesday Hill which is the highest point in Lee. Lee's development over the years include: Lee Hill or Federal Hill, which is the center of Lee as it survives today. Once adorned by several taverns, blacksmith, shops, and the existing Congregational Church. The Boston-Maine Railroad (now SR 125), the railroad operated from 1874 to 1934 carrying passengers and goods. In 1938, SR 125 was constructed along the railroad corridor.

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

The first stop of our bus tour of the town was the historical town hall and historical library. The are two other historical building on the site. One houses the historical society, the other is the fire and police annex The town hall is a very crowded environment with many code violations, not to mention the inefficiency of the flow of work and the poor energy efficiency of the building. There is a structural issue with the floor system. The town hall activities have outgrown the building yet the town is hoping this historical structure can be renovated and preserved for another use. The parking for the site is not adequate. There are also septic system issues that need to be solved sooner than later. Because of wetland restrictions and private property, the site cannot be expanded to accommodate both the town hall and library. The library which is the former Center School moved here in the 1960's. There is no storage space, space to move around, nor large enough for the library staff to function. There is a lack of space for a proper computer lab. The library does not have the capacity for the necessary volumes of books. The building only has one rest room. None of the book collections are complete. The children's section also lacks properly functional required space. Utility cost are extremely high. The library also lacks a multi-purpose room to accommodate at least 100 people.

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


Town of Lee
New Hampshire
GRID NORTH
NH STATE PLANE COORDINATES
NAD 1983 (feet)
1:12,000
1/2 mile buffer of Town Hall
DATA SOURCES
Prepared by Strafford Regional Planning Commission
2 Ridge Street, Suite 4, Dover, NH 03820
T: (603) 742-2523 F: (603) 742-7986 em: srpc@strafford.org
Lee Aerial Map
Date//Author: December 2006 // SRPC
Path: M:\Region\Standard_Maps\Aerial\Lee_Aerial.mxd
Maps prepared by Strafford Regional Planning Commission are for planning purposed only.
MADBURY
LEE
BARRINGTON
LEE
NOTTINGHAM
LEE
DURHAM
LEE
EPPING
LEE
NEWMARKET
STRAFFORD COUNTY
ROCKINGHAM COUNTY
Wheelwright
Pond
Strafford
REGIONAL PLANNING
COMMISSION

Lee Hill Road

PROPOSED BASEBALL FIELD (BY OTHERS)

PROPOSED STORMWATER DETENTION POND

PROPOSED LITTLE LEAGUE BASEBALL FIELD (BY OTHERS)

PROPOSED SOCCER FIELD (BY OTHERS)

FUTURE BASKETBALL COURT

FUTURE BASKETBALL COURT

FUTURE BEACH VOLLEYBALL COURT

FUTURE PLAYGROUND (100'x100')

PROPOSED GRAVEL PARKING LOT (APPROXIMATE 97 SPACES AT 9' WIDE x 20' DEEP)

50' TRAIL BUFFER

100' TRAIL BUFFER

Love Lane

Route 155

PLAN REFERENCE #1

**LEGEND**

| | |
|---|---|
| EP | EDGE OF PAVEMENT |
| LF | LINEAR FEET |
| R | RADIUS |
| S | SLOPE FT./FT. |
| S.F. | SQUARE FEET |
| T | TANGENT LENGTH |
| TBM | TEMPORARY BENCHMARK |
| | PROPOSED DRAIN |
| | BOUND |
| Δ | CENTRAL ANGLE |
| 38 | EXISTING CONTOUR |
| | PROPOSED STANDING SIGN |
| | PROPERTY LINE |
| 34 | PROPOSED CONTOUR |
| 43x50 | PROPOSED SPOT GRADE |
| | STONE WALL |
| | UTILITY POLE |
| | TREE LINE |
| | PROPOSED RIPRAP |
| | PROPOSED DRAINAGE FLOW DIR. |
| | TEMPORARY STONE CHECK DAM |
| | EXISTING LEDGE OUTCROP |
| — OHU — | EXISTING OVERHEAD UTILITIES |

TOWN OF LEE PLANNING BOARD

CHAIRPERSON _____ DATE _____

NOTES:

1. THE TOTAL AREA OF PROPOSED DISTURBANCE IS APPROXIMATELY 8.7 ACRES.

2. THE PROPOSED GRAVEL PARKING LOT HAS THE CAPACITY FOR APPROXIMATELY 97 VEHICLE PARKING SPACES. SIGNAGE WILL DESIGNATE APPROXIMATELY 5 OF THESE SPACES AS HANDICAP PARKING ONLY.

3. THE ENTRANCE TO THE SITE ONTO ROUTE 155 IS LOCATED APPROXIMATELY 200 FEET AWAY FROM THE INTERSECTION OF LOVE LANE AND ROUTE 155. THIS CONFORMS WITH ARTICLE V.A.3 OF THE TOWN OF LEE SITE PLAN REGULATIONS.

4. THERE ARE NO PROPOSED UTILITIES AS PART OF THIS SITE PLAN PACKAGE.

5. GUARDRAIL IS PROPOSED AROUND THE EDGE OF THE GRAVEL PARKING LOT TO DISCOURAGE UNAUTHORIZED MOTOR VEHICLE ACCESS ONTO THE FIELDS.

-60 0 30 60 120 240

( IN FEET )

## PLAN REFERENCES:

1) See plan entitled "Plan of Land of The Lee Church, Congregational, Inc." Scale 1in=50ft – Dated March 1, 1955 By LeClerc Stowell Associates See SCRD PLan #31A-75
2) See plan entitled "A Survey and Plat of Property prepared for Micheal S. Boles" Scale 1in=100ft – Dated March 17, 1995 by R.S.L. Layout & Design See SCRD Plan #45-93
3) See plan entitled "A Survey and Plat of a Conservation Easement Plan Prepared for the Town of Lee, N.H." Scale 1in=100ft – Dated March 29, 2003 by R.S.L. Layout & Design See SCRD Plan #83-44

## GENERAL NOTES:

1) Subsurface utilities locations shown, such as septic systems, septic tanks, sewer lines water lines, gas lines, electric lines, gas lines, etc. were as per Town of Lee records. There are reported to be additional subsurface utilities, not shown on plan.
2) Wetland delineation performed by Peter D. Landry, CWS in accordance with the 1987 Army Corp Delineation Manuel and the Field Indicators for Identifying Hydric Soils in New England and the National List of Plant Species for New Hampshire dated May 1988. Delineation was performed during the month of June 2007.
3) The soils within this parcel were examined by David J. Allain NH Certified Soil Scientist #013 on July 2007, per High Intensity Soil Maps for New Hampshire, SSSNNE Special Publication No. 1 Standards, September 2006 and Hydric soils were determined and flagged using Field...Identifying Hydric Soils in New England, version III.
4) No part of the subject parcel lies within a special flood hazard zone as per the Flood Insurance Rate Map (FIRM), Strafford County, N.H., Panel 360 of 405. Town of Lee, Community Number 330148, Panel 0360, Suffix D. Effective Date: May 17, 2005.
5) Parcel A is land claimed by the Town of Lee. Believed to be a remnant part of SCRD Bk:297 Pg:382 – F/ Lee Congregational Church

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF 1:15,000 PRECISION ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

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

STATE OF NEW HAMPSHIRE No. 893 LAND SURVEYOR PETER D. LANDRY

8-2-07
DATE

PETER D. LANDRY, LLS No. 893

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

Barbed Wire Fence (See Plan No. 1)
LeClerc/Stowell Steel Stake Fnd
See SCRD Bk: 297 Pg: 382
Deed Angle: 144°-00'
CEMETERY
"SPRUCE HOLE"
Total 403.82'
150.69'
S 56°24'50" E
120.66'
Total 187.53'
32.66'
P Fnd
IP Fnd
N 09°39'28" E
155.06'
Line as per Deed SCRD Bk: 297 Pg: 382 (24 Rods, 12 Links)
Wetlands Area
14,055 Sq Ft±
(See Note's 2 & 3)
Edge of Surface Water
Path
S 21°32'24" E
269.18' (USED 270')
Tie Line
PARCEL A
Total Area
3,755 Sq Ft±
(See Note 5)
N 14°56'36" W
97.97'
N 14°56'36" W
90.10'
N 14°56'36" W
153.15'
Total 160.10'
70.00'
N 75°03'22" E
20.00'
Ipins Set
Propane Meter
LEE TOWN LIBRARY FF ELEV=192.9
HISTORICAL SOCIETY FF ELEV=192.9
Gas Meter
Underground Electric
Book Return
Korean War Memorial
BM1
Red Pine
Oak
Pine
Wood Fence
Garden
GARAGE FF ELEV 190.3
TOWN HALL FF ELEV 191.6
TOWN HALL ANNEX FF ELEV 188.7
PAVED PARKING AREA
Cable Box
Mailbox
Flag
Concrete Pad
Concrete Cover
Tamaracks
674/14A-3
674/42A-3
PSNH 874/14A-2
Catch Basin Rim Elev=187.1
Catch Basin Rim Elev=187.0
Guy
OHU
Edge of Pavement
Broken Pavement
Gravel Drive
Wednesday Hill Road
Granite Bound Found
Tie 402.58' N 70°10'22" E
7' NET 8-1/2
198.95' (DEED 184.6') Total Frontage: 219.02'
S 70°10'43" W
MAST ROAD (NH Route 155)
Iron Rail Fence
BM2
Lee Town Cemetery
Tax Map 11 Lot 6-2
N/F Three Swallow Properties, LLC
See SCRD Bk:3251 Pg:1
Tax Map 11 Lot 6-3
N/F Whittemore
Bonnie Winona Whittemore
See SCRD Bk:1920 Pg:347
"Buster's Place"
Paved Parking Area
Institute of Professional Practice
WELL
Garden
Path
E180 E182 E184 E186 E188 E190

Per Plan No. 1
N E S W

### BENCHMARKS (BM)

BM1 Top of Nail Set on Edge of Pavement Elev:190.0 (Approx. USGS)
BM2 Drill Hole at top of 8"x8"x47" Granite Post at end of iron rail fence found Elev:192.8 (188.9 ground)

Tax Map 11 Lot 6-0
N/F Lee Congregational Church
See SCRD Bk:669 Pg:343
(See Plan Ref. 1)

### LEGEND/SYMBOLS

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

DETAIL A
(not to scale)
GARAGE
ANNEX
TOWN HALL
Tie 184.6'± See SCRD Book 736 Page 305
MAST ROAD
269.18' LOT LINE

Locus Map
(not to scale)
TO ROUTE 4
GEORGE BENNETT ROAD
ROUTE 125
LEE
Site
MAST ROAD
WEDNESDAY HILL ROAD
LEE HILL ROAD
ROUTE 155
Lamprey River
Tibble Road
LEE HOOK ROAD
ROUTE 152
WADLEIGH FALLS ROAD
TO EPPING

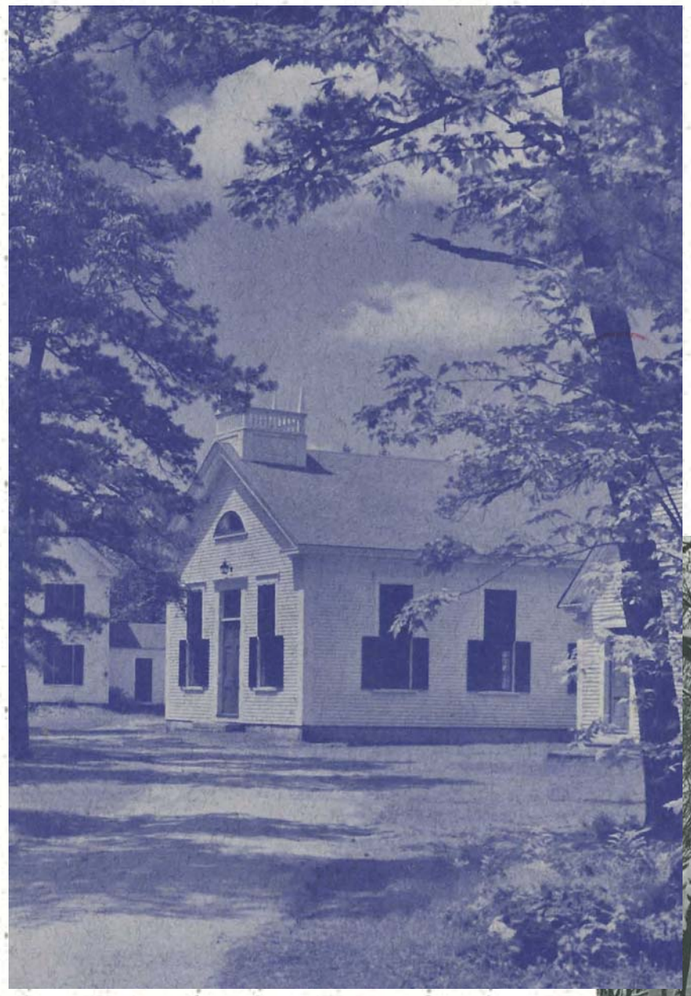
Tax Map 11 Lot 6-1
Total Area
62,060 Sq Ft±
1.42 Acres±

Owner of Record
Tax Map 11 Lot 6-1
N/F Town of Lee
See SCRD Bk:736 Pg:305
See SCRD Bk:564 Pg:498

EXISTING CONDITIONS
Plat of Land
for
TOWN OF LEE
Lee, N.H.
Strafford County
August 2007
Scale 1 inch = 30 feet
0 15 30 60 90 120 FEET

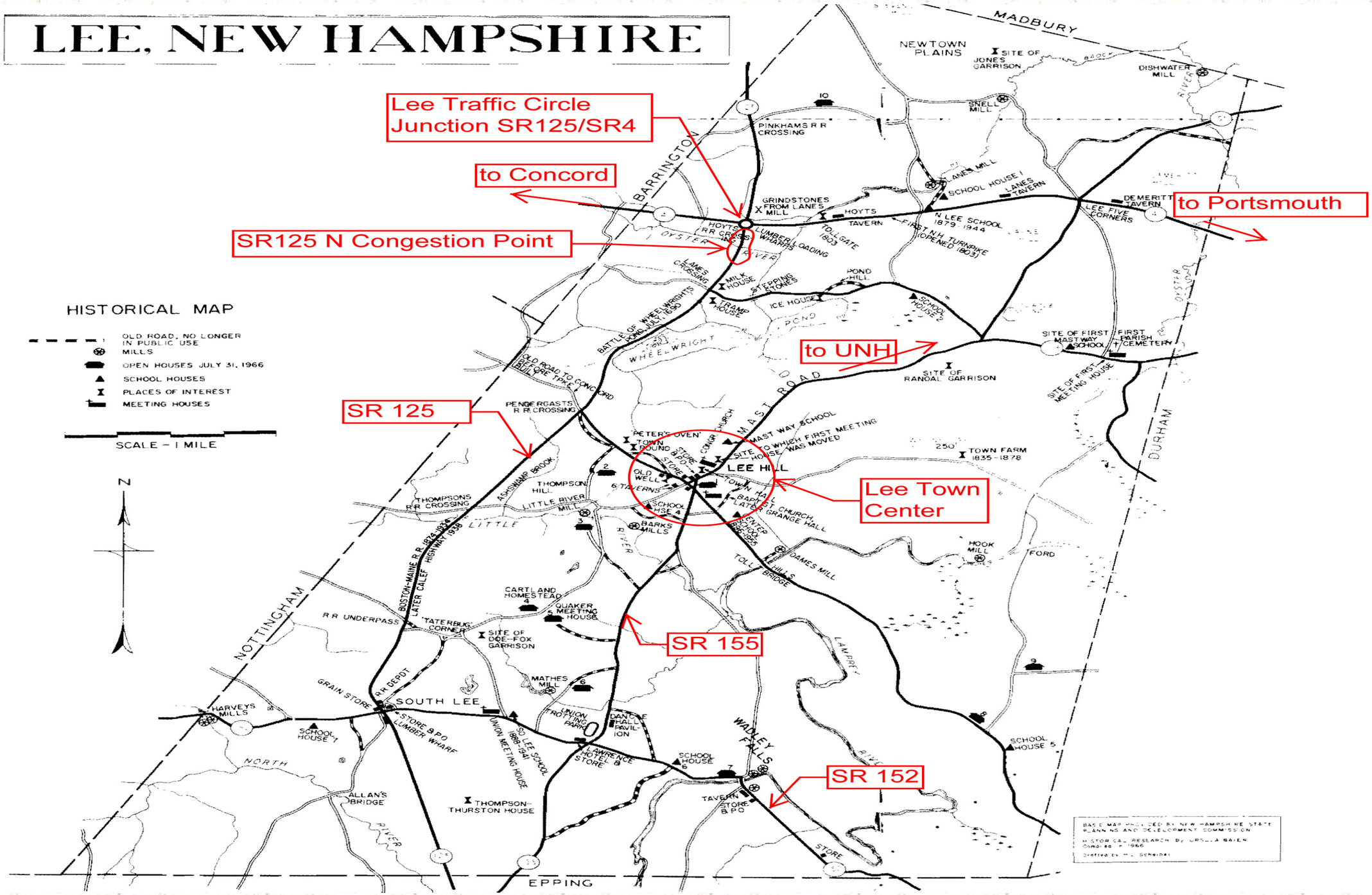
Landry Surveying, LLC
248 Mill Pond Road
Nottingham, NH 03290
ph/fax (603) 679-1387

Job No. 1040



Lee Station N.H.

# LEE, NEW HAMPSHIRE



# Lee's Proposal

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

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

**Introduction**

The Town Center Committee was appointed by the Board of Selectmen in the spring of 2007 to explore possible locations for future town facilities. The Committee studied town-owned parcels of land located within a *1/2* mile radius of the Lee Hill area. Survey maps of the area indicated that the lot for the existing Town Hall and Lee Public Library buildings could not support an expansion of both facilities due to limited parking, aging facilities, antiquated septic systems, well locations and setbacks. Other possible building sites were studied, including the 7.5 acres former Bales property, Stevens Field, land adjacent to the Highway Department and Transfer Station, and the former Bricker property adjacent to Little River Park. Each site was rated in terms of its suitability as a building site (looking at topography, wetlands, easements, and soils), preservation of existing structures and playing fields, walkability, and the possibility for green, energy efficient building design. Public Information Sessions were held in March, July and November of2008.

**Building Program Design Principles**

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

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

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

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

- Historic portions of the Town Hall and current library building are to be preserved, in keeping with the historic character of the town center
- New construction to connect the two buildings into a single, larger municipal complex
- Meeting space should be located near each municipal office
- Green and sustainable energy efficient building design practices should be incorporated
- The entrance and parking lot for the Town Hall should have safety and curb appeal features

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

half-mile radius of the present town center.

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

# The Listening Sessions

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

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

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

## Issues/Challenges:

- Town is not walkable
- No utility infrastructure (well and septic only)
- Small Library
- Keep library in the village
- Library design should keep with the historical architecture in the village
- Encroachment of route 125
- Maintain town Village
- Slow down traffic
- Construction should be Green
- 2 acre minimum lot size is a problem because it impacts RE taxes
- Zoning is governed by special exemptions
- Town is not a destination but a pass through at high speeds
- Keep commercial zone north of route 4
- Lack of mixed use development in the village
- Lack of connecting bike lanes
- Lack of a community center for kids
- No bus service
- Need more affordable housing
- No space for Lee's historical treasures and artifacts
- Sense that there are 2 town centers, The Village and the Traffic circle on 125
- Lack of places to gather and socialize and for recreation while keeping the rural character of the town
- The town fair has grown larger than the current venue can handle
- Not enough space for farmers market
- Grange needs to be renovated for a higher use

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

# The Listening Sessions cont.

**Wish List:**

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

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

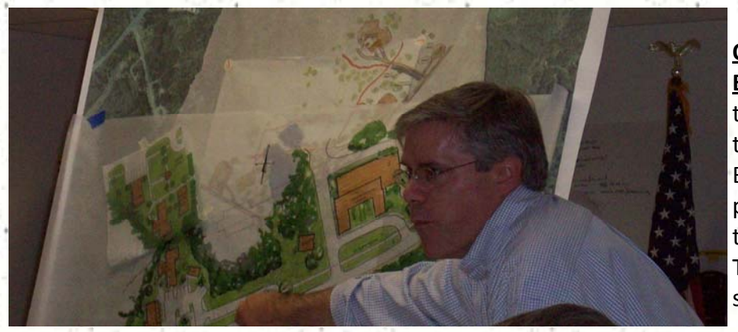
# Charrette Team Proposals and Recommendations

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

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

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

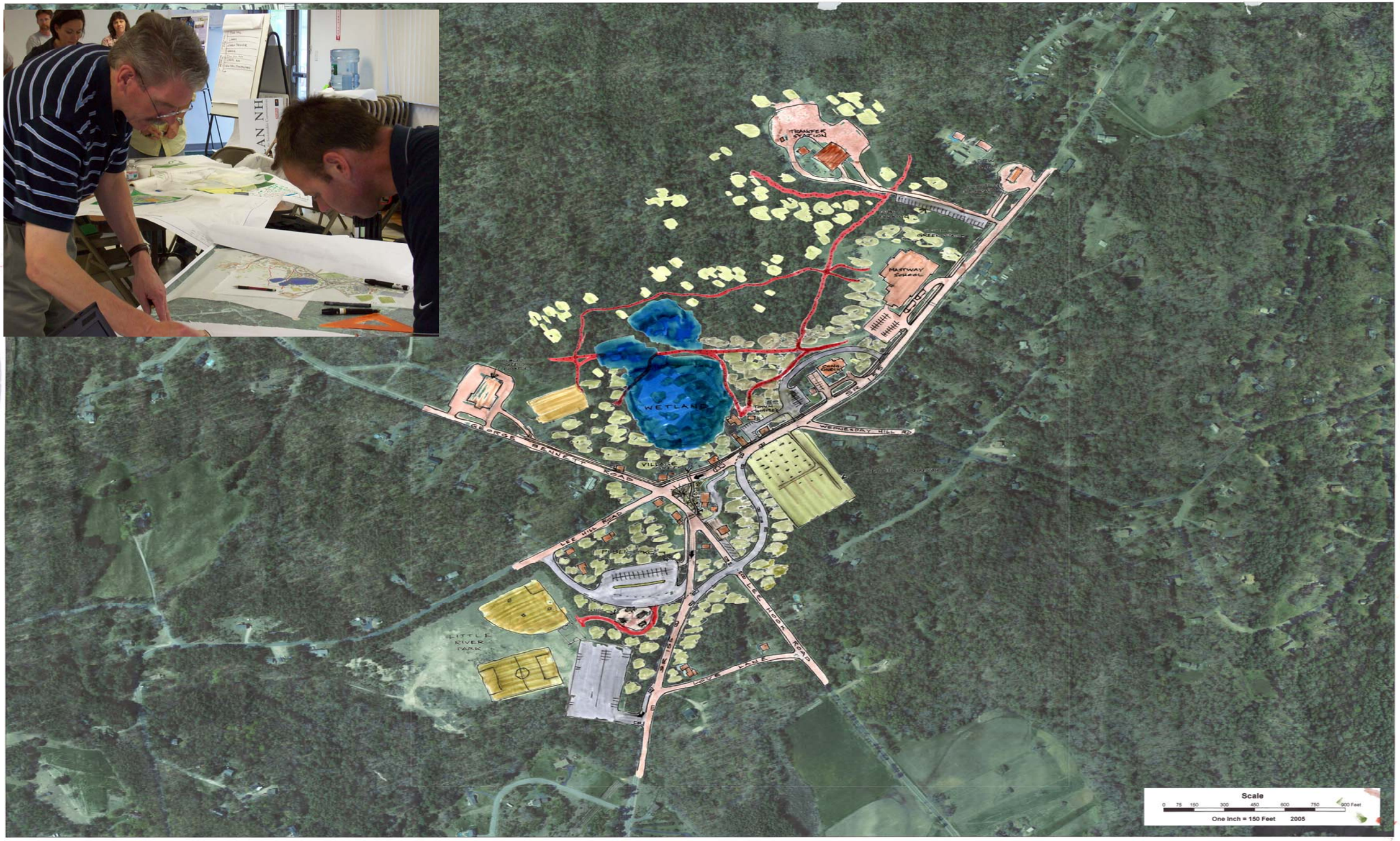
Round-about scheme 2, has Lee Hill Road realigned to a "T" intersection with George Bennett Road and a new entrance into Little River Park. Lee Hook Road continues directly into the round-about. This scheme creates more green space while allowing more development opportunities on each side for businesses within the village district.



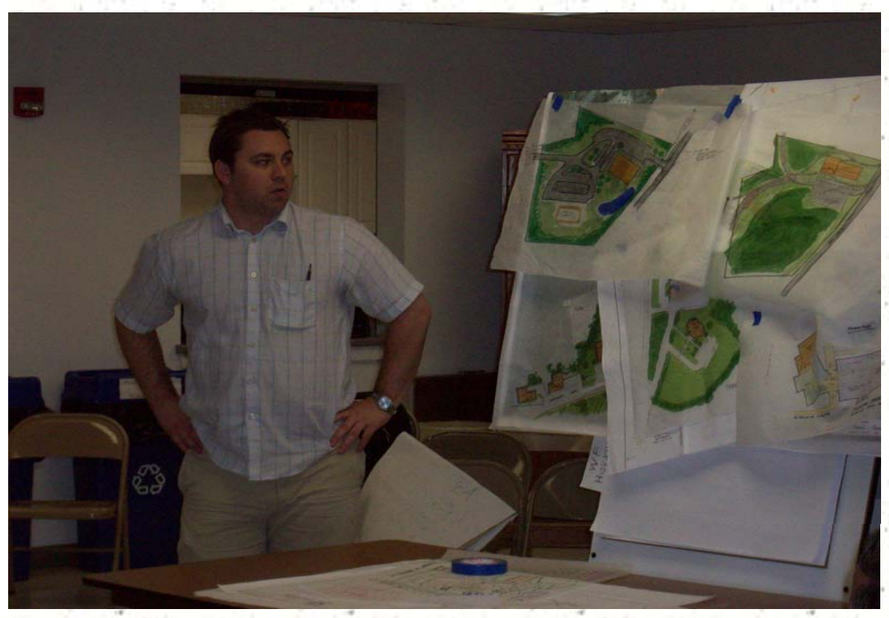
**Option: Align Rout 155 and George Bennett Road:** Another variation at the town center reroutes Route 155 to the south to align with George Bennett Road. The newly created park ties into the trail system. 2 way traffic continues in all directions. There is a different impact to the surrounding properties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

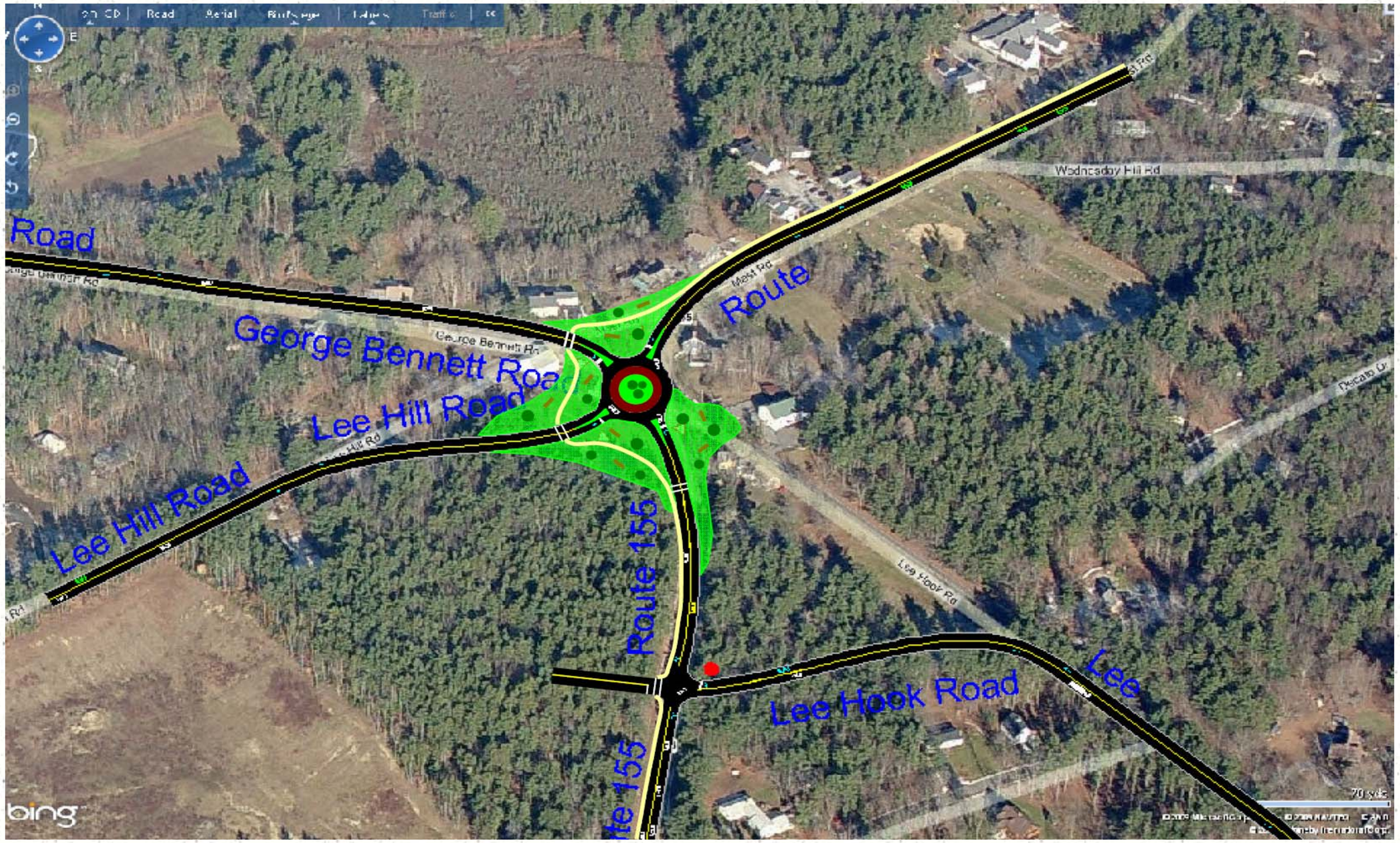
**Option: Scheme 1, Present Town offices and Library site:** One Library location option is to locate on the Bricker Property on Route 155. The present library is now available to use for Town Hall Functions. The first floor of the existing town hall building can be renovated into public meeting rooms.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

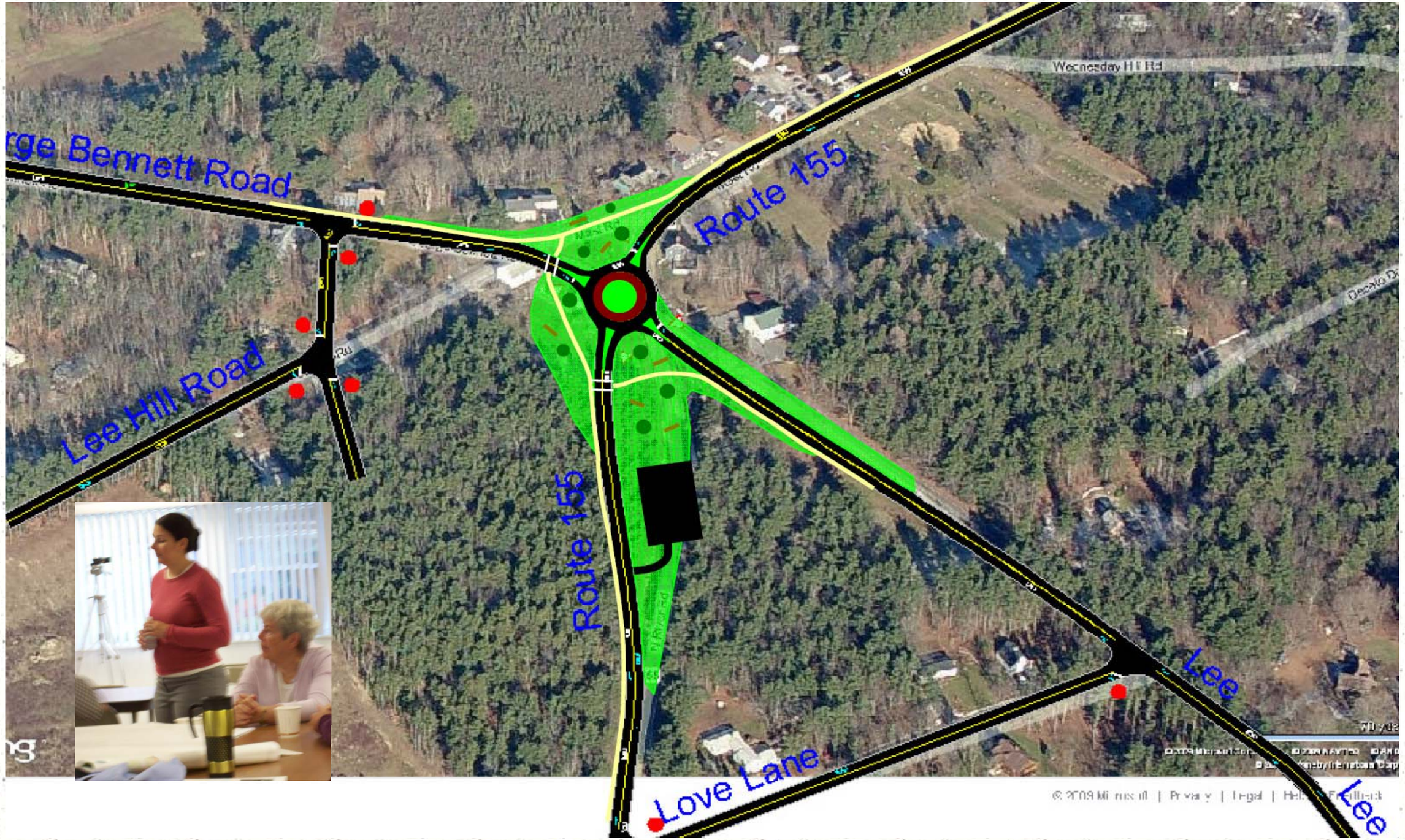
**Scheme 2:** This scheme is an alternate to the above. This scheme will provide a larger space for the farmers market, and green space for a gazebo. The town hall will be relocated to a new building next to the safety complex where the soccer field presently exists. The now empty historical buildings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


TRANSFER STATION
MASTWAY SCHOOL
WETLAND
GEORGE BENNETT ROAD
WEDNESDAY HILL RD
LEE HILL ROAD
LITTLE RIVER PARK
LOVE LANE
Scale
0 75 150 300 450 600 750 900 Feet
One Inch = 150 Feet 2005

VILLAGE
GREEN
G. BENNETT RD.
LEE HILL RD.
OLD 155
LEE HOOK RD.
SR 155




Road
George Bennett Road
Lee Hill Road
Lee Hill Road
Route 155
Route
Lee Hook Road
Lee
Wednesday Hill Rd
Meet Rd
bing


rge Bennett Road
Route 155
Wednesday Hill Rd
Lee Hill Road
Route 155
Love Lane
Lee
Lee

# LEE VILLAGE GREEN CONCEPT

6/20/07

N
W
E
NEW PATH
CONGREGATIONAL CHURCH
PARSONAGE
TOWN HALL OFFICES
HIST.
TOWN HALL (MEET ROOM)
COMMERCIAL

PHASE 2
MTG. HOUSE
HIST. SOCIETY
COFFEE
FARMERS MARKET

# Charrette Team Proposals and Recommendations, Cont.

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

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

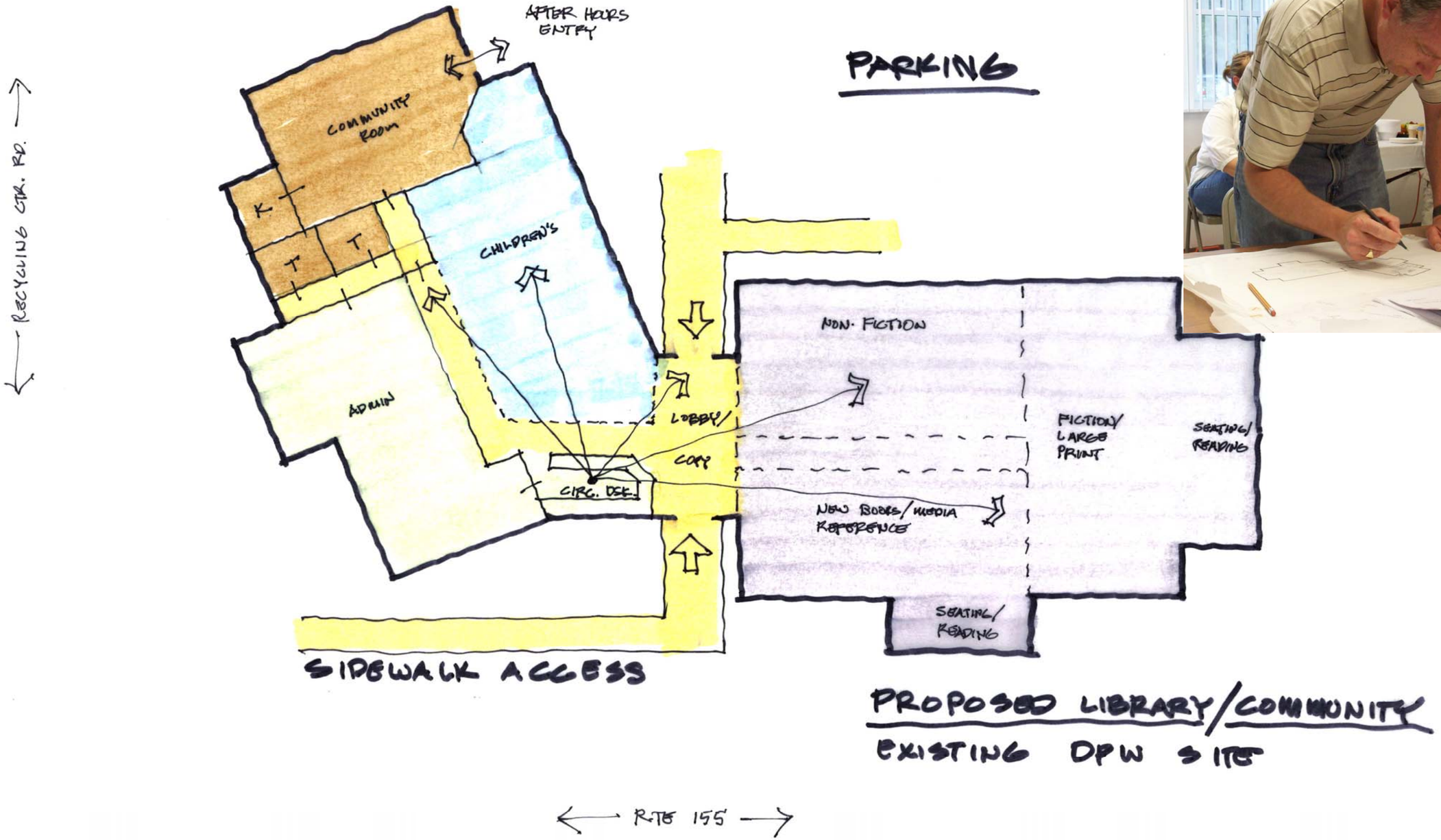
**Option 2 for Bricker Site:** This option is similar to option 1 with the library on the northern end of the site, and multiple access points . The difference is less of an expansion of parking to allow natural views of the park and future development options. Overflow parking can utilize the parking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

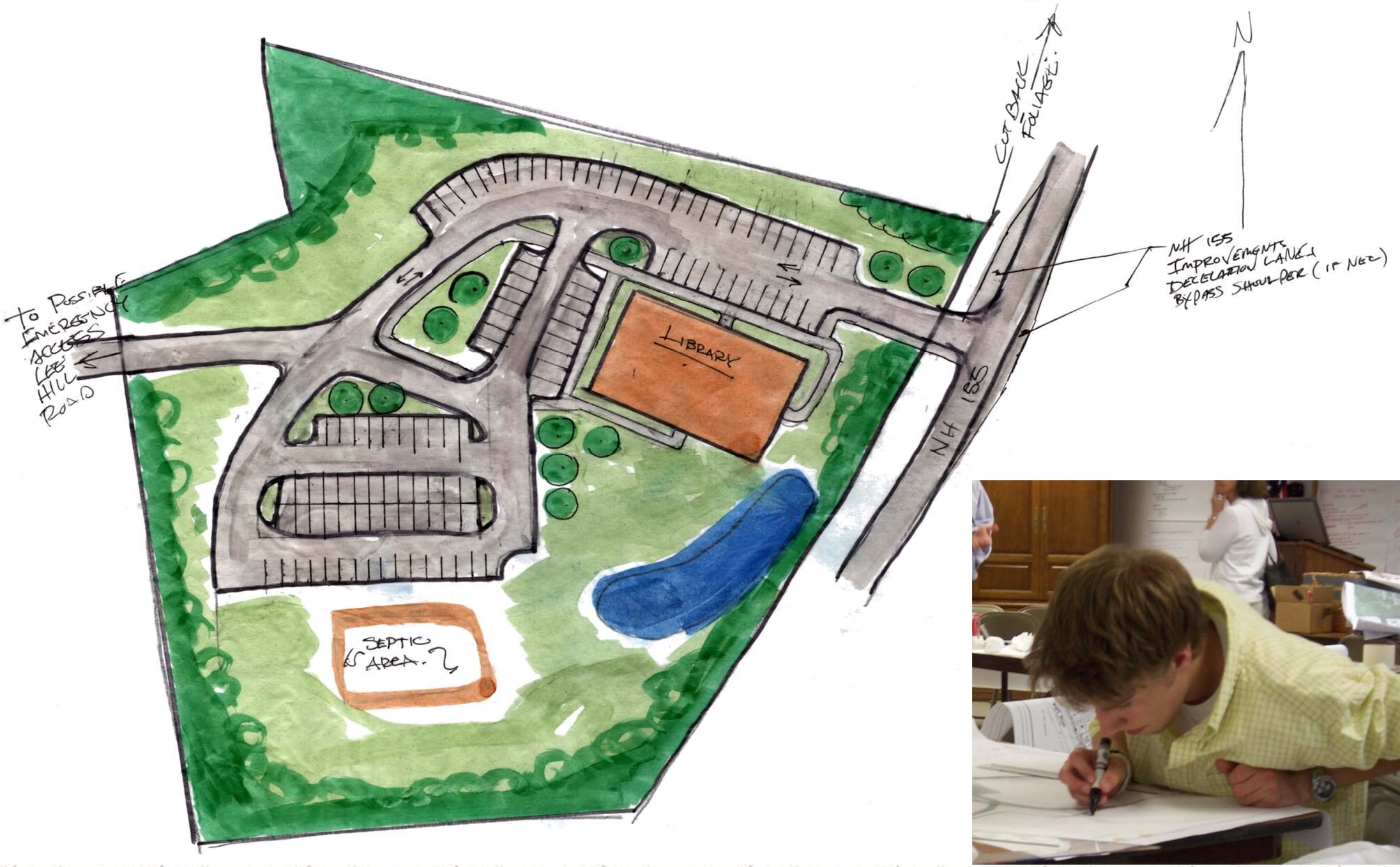
**Option 3 for the Bricker Site:** This option brings a workforce housing development to the village center. A total of 30 units, approximately 1,500SF, are planned whether they be cottage design or duplexes. Lee Hook Road and Lee Hill Road are main access points into the site with a secondary access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

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

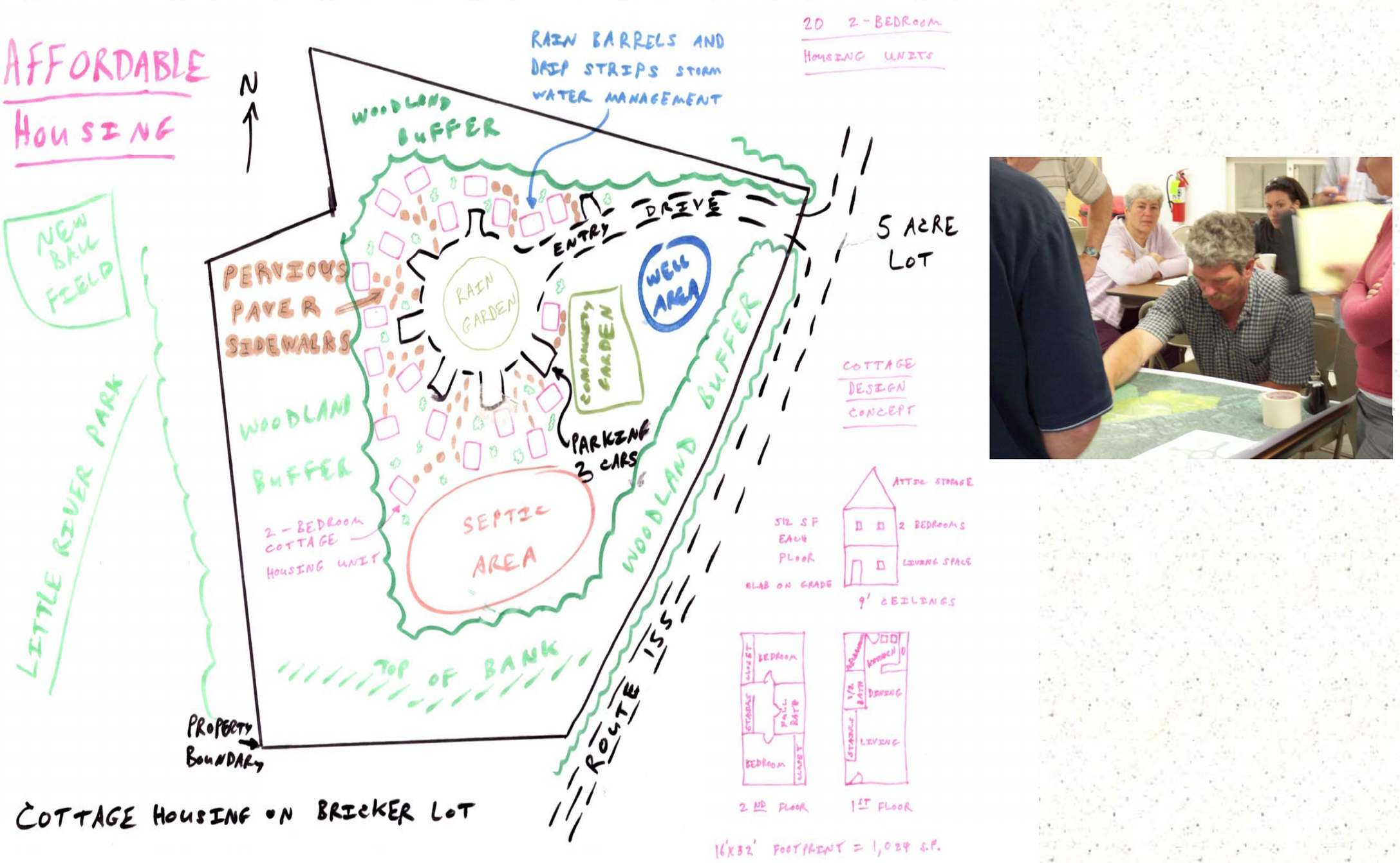
Renovate the front of the Grange building and add a connection to expand the rear section to be utilized as a community dance hall. There would be pocket gardens all around the site with parking in the rear.

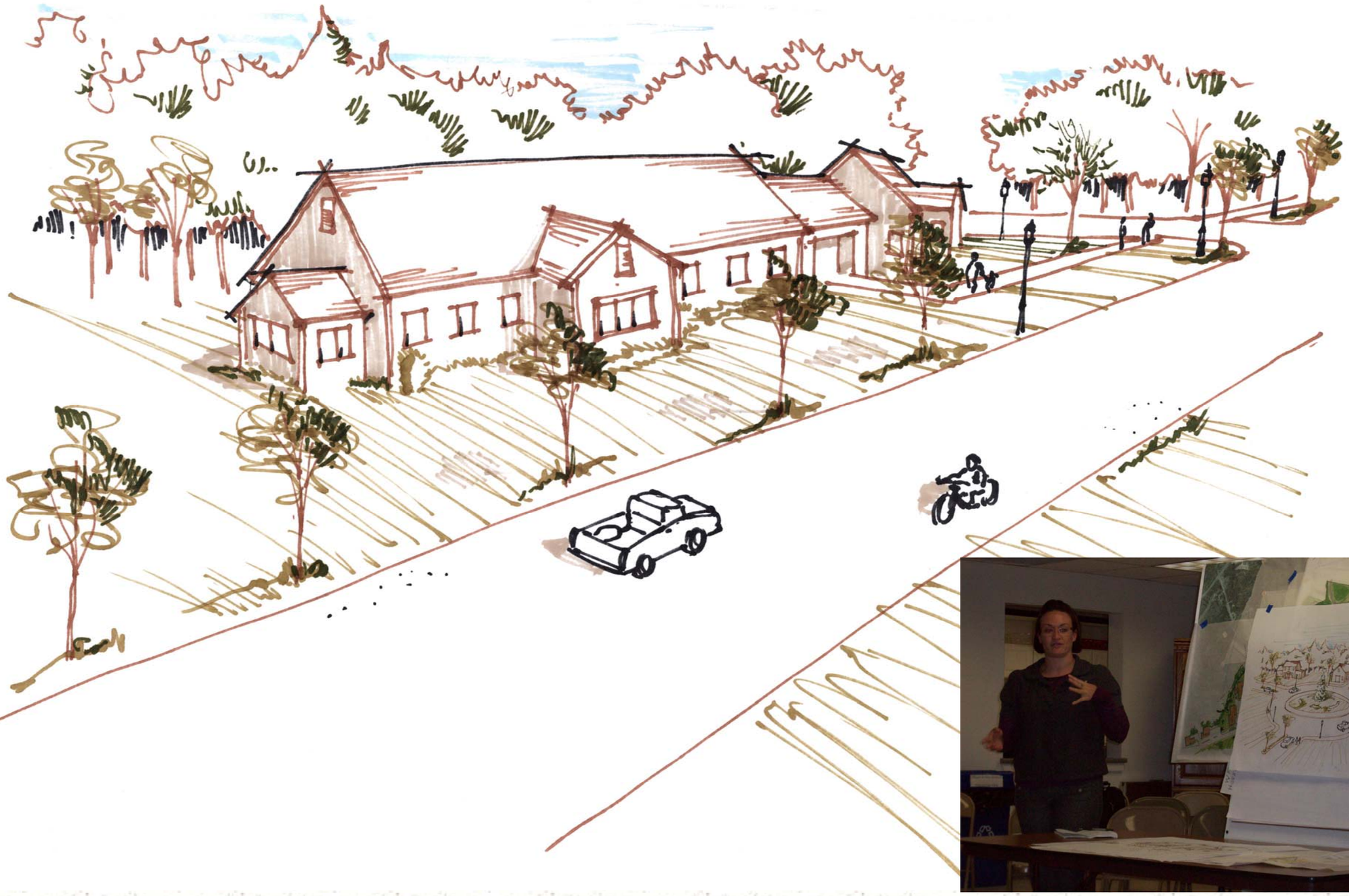
Streetscape of route 155 to slow traffic and create a more pedestrian friendly atmosphere include sidewalks, narrow travel way, visual effects, street lights, landscaping, signage. Connections from DPW to Little River park and the safety complex will result in a fully integrated and connected town village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


RECYCLING CTR. RD.
AFTER HOURS ENTRY
PARKING
COMMUNITY ROOM
K
T
T
CHILDREN'S
NON-FICTION
ADMIN
LOBBY/
COPY
CIRC. DESK
NEW BOOKS/MEDIA REFERENCE
FICTION/ LARGE PRINT
SEATING/ READING
SEATING/ READING
SIDEWALK ACCESS
PROPOSED LIBRARY/COMMUNITY
EXISTING DPW SITE
RTE 155


CUT BACK FOLIAGE
N
NH 155 IMPROVEMENTS DECELATION LANE BYPASS SHOULDER (IF NEC)
TO POSSIBLE EMERGENCY ACCESS LEE HILL ROAD
LIBRARY
NH 155
SEPTIC AREA

LIBRARY
PARKING FOR 60
EXPAND SOUTH FOR ADDITIONAL OVERFLOW
EXIT TO PARK
RT 155


AFFORDABLE HOUSING
N
RAIN BARRELS AND DRIP STRIPS STORM WATER MANAGEMENT
20 2-BEDROOM HOUSING UNITS
WOODLAND BUFFER
NEW BALL FIELD
PERVIOUS PAVER SIDEWALKS
ENTRY DRIVE
RAIN GARDEN
COMMUNITY GARDEN
WELL AREA
5 ACRE LOT
WOODLAND BUFFER
PARKING 3 CARS
2-BEDROOM COTTAGE HOUSING UNIT
SEPTIC AREA
LITTLE RIVER PARK
TOP OF BANK
PROPERTY BOUNDARY
ROUTE 155
COTTAGE DESIGN CONCEPT
ATTIC STORAGE
512 SF EACH FLOOR
2 BEDROOMS
LIVING SPACE
SLAB ON GRADE
9' CEILINGS
CLOSET
BEDROOM
STORAGE
FULL BATH
LINEN
KITCHEN
1/2 BATH
DINING
LIVING
2ND FLOOR
1ST FLOOR
16'X32' FOOTPRINT = 1,024 S.F.
COTTAGE HOUSING ON BRICKER LOT



JEREMIAH SMITH

N
EXISTING PUBLIC SAFETY COMPLEX.
NEW TOWN HALL
FLAG
13
13
PHASE 2

# Conclusions, Funding, Next Steps

## Conclusions & Next Steps

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

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

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

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

**Recommendations for immediate next steps:**

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

Regular press coverage will build credibility and help sustain momentum; it may serve to attract additional investment as well as volunteers.

## Tools for Implementation

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

**Expertise:**

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

**Funding**

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

# Foundations and Private Funding Sources:

**Wal-Mart Good Works** – www.walmartfoundation.org

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

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

**The Ford Foundation**, http://www.fordfound.org/

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

**The Allstate Foundation** - http://www.allstate.com/Community/PageRender.asp?Page=foundation.html

**The Verizon Foundation** - http://foundation.verizon.com/

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

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

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

**Transportation Enhancement Act Program -** Project categories include: facilities for bicyclists and pedestrians; safety and educational activities for bicyclists and pedestrians; acquisition of scenic easements and scenic or historic sites; scenic or historic highway programs; landscaping and other scenic beautification; historic preservation; rehabilitation and operation of historic transportation buildings, structures or facilities; preservation of abandoned railway corridors; control and removal of outdoor advertising; archaeological planning and research; environmental mitigation to address water pollution due to highways or vehicles; and establishing transportation museums.— http://www.nh.gov/dot/municipalhighways/tecmaq/index.htm

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

**Enterprise Community Partners -** http://www.enterprisecommunity.org/

**ORTON FAMILY FOUNDATION,** www.orton.org

**Heart & Soul Community Planning**
**Submission Deadline: March , 2009**
**Open to:** Communities in select New England and Rocky Mountain states. Partnership opportunity for four communities to receive funding and technical assistance on major community visioning and planning projects.

**NEW HAMPSHIRE PARKS**
Web: www.nhparks.state.nh.us/trbureau.html
Paul Gray, Chief, Bureau of Trails
Division of Parks and Recreation
PO Box 1856
Concord NH 03302-1856
603-271-3254; Fax 603-271-2629
E-mail: pgray@dred.state.nh.us
Bob Spoerl, Program Specialist
E-mail: bspoerl@dred.state.nh.us
Christopher Gamache, Program Specialist ( ATV)
Email: cgamache@dred.state.nh.us

**Enterprise Community Partners -** http://www.enterprisecommunity.org/

**Economic Development Assistance Programs—Availability of Funds under the Public Works and Economic Development Act of 1965** http://www.grants.gov/search/search.do;jsessionid=MzmgKnKFZWQzZXjLHTXhb5HhvJvGymY3ywwwGJXT11f8tLqpzMV2!1656926990?oppId=40746&mode=VIEW

**Economic Development Assistance Programs** http://www07.grants.gov/search/search.do;jsessionid=pK1GKnNVqly9GS95GhWRJCsFFfGHzs1bgp2pTnPLY2QC1yypctn!-1757398871?oppId=42952&mode=VIEW

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

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

**Rural Business Enterprise Grant Programs (RBEG)**

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

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

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

# Budget Costs for Development

| | |
|---|---|
| **Reroute Route 155 through Lee Hook Road to west of cemetery** | |
| **Approximately 1000LF** | **$1,200,000.00** |
| **Streetscape from DPW to Little River Park including George Bennett Road to Safety Complex. Work includes design, sidewalks, street Lights, Landscaping** | **$1,975,000.00** |
| **Round-about design and construction** | **$ 730,000.00** |
| **Reroute Lee Hook Road & Love Lane, 4-way intersection** | **$1,200,000.00** |
| **Lee Hill Road and George Bennett Road Intersection** | |
| **Love Lane reroute option** | **$ 950,000.00** |
| **Green Areas** | **$ 225,000.00** |
| **Town Hall site redesign** | |
| **Redesign library into town offices** | **$ 725,000.00** |
| **Renovate exiting town Hall, incl. sitework & Landscaping** | **$ 375,000.00** |
| **Convert town hall site to commercial use (Option 2)** | **$1,650,000.00** |
| **New Town Hall At Safety Complex field site (6,000SF)** | **$1,250,000.00** |
| **New 11,000SF Library @ DPW site** | **$2,300,000.00** |
| **Relocate DPW** | **$ 325,000.00** |
| **New 11,0000SF Library at Bricker Property** | **$2,650,000.00** |
| **Renovation & Addition to Grange Building w/ Parking** | **$1,225,000.00** |
| **New Recreation Dept. Building at Little River Park (900SF)** | **$ 275,000.00** |
| **Work Force Housing Development @ Bricker Property** | |
| **(30 Units @1500SF to sell for Approximately $187,000.00)** | **$4,800,000.00** |

# Special Thanks to Plan NH's Corporate Sponsors

Nobis