

The meeting was called to order at 7:00 p.m. by Chairman Harold Wood in the Dining Area of Raymond High School. Members present: Paul Brown and Jonathan Wood. Excused: Norman Weldy and Wayne Welch.

Also in attendance was Craig Wheeler, Planner. Town Manager Bates was unable to attend as he was at the ICMA Conference.

Chairman Harold Wood led a salute to the flag and a moment of silence for departed citizen, Neal Welch.

Joint Meeting with Boards & Committees

Selectman J. Wood welcomed the following Boards and Committee members:

Historic District Commission – Sue Ege
Planning Board – Stephen Sloan, Diane White and John Chadwick
Budget Committee – James Tuttle
Conservation Commission – Janis Kent, Charles White
Zoning Board of Adjustment – Frank Bourque, Paul McCoy

Selectman J. Wood mentioned that approximately 450 surveys were received. He asked the zoning group when they would be getting together to bring forth recommendations since we are approaching the season for proposed zoning changes. He said we have a new Town Planner, and we are having discussions relative to the joint board meetings and the Master Plan.

Craig Wheeler, Planner, referred to a handout, which he gave to all members. This handout highlights the role of a Master Plan, its function, and how it is integrated into the community. He said it is a comprehensive set of policies aimed at local growth. He referred to some of the bulleted points. How do we reconcile goals and policies of the Master Plan and Zoning Ordinance? How do we insure and evaluate projects with the Master Plan and Zoning Ordinance? He also pointed out the Town's Master Plan is on the web page.

Selectman J. Wood stated that the Planning Board is discussing when future developers come in with a plan, they will have to explain to the Board how it fits in with the Master Plan.

Discussion on Sale / Exchange of Industrial Drive & Tannery Properties & Future Land Use Issues

Selectman J. Wood explained the location of the property, the acreage, some of the environmental impacts, and it is zoned industrial. He said the principals asked for confidential conversations with the Board of Selectmen relative to this matter. The Board doesn't want another quarry, but industrial land on that property. He also explained that there are Brownfields funds, but the Town has to own the property.

Chairman Harold Wood stated there are two parcels that the Town owns on Industrial Drive, and he explained the details of the agreement.

Paul McCoy questioned if there is a full environmental report on the property.

Chairman Harold Wood said they will get a copy.

Craig Wheeler explained how the Brownfields money would clean up the site, but first it is necessary to find out the contamination limits.

Frank Bourque asked for further explanation of what was being proposed for the swap.

Selectman Brown explained the total acreage.

Frank Bourque pointed out that the land at Exit 4 will be valuable in a few years.

Stephen Sloan questioned the value of the liability.

Chairman Harold Wood stated that they would not move any liability until they know it is clean.

Stephen Sloan stated he had the same concerns as Paul McCoy, and it is valuable without the environmental liability. He said the State is willing to help the Town out to clean up the property. He said that special property of the Town has a value to it, and it is equivalent, as if it did not have an environmental liability. He didn't see where that is recognized in the deal.

Chairman Harold Wood explained the value is in the center of the downtown, and we would control the destiny of that property.

Selectman Brown stated we are not discussing price, but we are discussing equitable transfer. We are talking about getting it back on the tax roles and cleaning it up.

Paul McCoy stated the lagoon area will be classified as wetlands, and you have to clean it up but it will be wetlands.

Selectman Brown said the long-range plan is to get this cleaned up and back into use.

Selectman J. Wood pointed out that the Board wanted to get the discussion going between the Boards and with their expertise, the Board would be more informed.

Buster Hammond, resident, said then no part of the land can be used until it is cleaned up.

Chairman Harold Wood stated the owner of the property has access through a right of way.

Selectman Brown commented the access is on Old Manchester Road.

Paul McCoy stated a year ago, we discussed using that as a treatment plant. This should be a joint venture. The twenty-five acres the Town owns is the most valuable in the area.

There was a discussion on wastewater treatment plants.

Selectman J. Wood informed the members about the Regional Boards meeting and the discussion on work force housing.

Selectman J. Wood said he would like to put together some people with Chairman Harold Wood to work on the zoning section, and it could be ready for the Planning Board to take some action. Frank Bourque and Paul McCoy were interested.

Adjournment

Motion by Selectman J. Wood and second by Selectman Brown to adjourn . Voted unanimously.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Ann M. Sharpe
Executive Secretary