

**Place:** Raymond High School; Media Center

**Call to Order:** 7:02 p.m.

**Members Present:** Bill Cantwell, Chairman; Peter Buckingham, Vice Chairman; Steve Naoum, Secretary; Frank Bourque, Selectmen’s Representative; Gretchen Gott; Jonathan Wood.

**Planning Staff:** Ernest Creveling, Community Development Director

After the pledge of allegiance, the Board considered the meeting minutes of December 20, 2007. Peter Buckingham stated that the word “accurately” should be changed to adequately in the “Jonathan Wood” paragraph under **Other Business – Master Plan Survey Results**. Mr. Buckingham went on to state that he was afraid that he may have misrepresented that the 2003 survey that was done in conjunction with the previous Master Planning process. He stressed that it was done independently of the Master Plan and apologized if he had given an impression otherwise.

***Jonathan Wood made a motion to accept the minutes as amended, which was seconded by Peter Buckingham. The vote was unanimous.***

**Verizon Public Hearing**

Chairman Cantwell read the Public Notice. Gretchen Gott arrived at this time (approximately 7:06 p.m.). Selectmen’s Representative Frank Bourque recused himself from this case as the Board of Selectmen is negotiating on a different matter with the property owner of the land which is the subject of this case.

***Jonathan Wood made a motion to waive reading of the abutter’s names, as there are 119 noticed abutters in this case. The motion was seconded by Peter Buckingham. The vote was unanimous.***

Community Development Director Ernest Creveling introduced the project by summarizing the Technical Review Committee’s comments. Linda Connell, an attorney from McLain Law Firm and the applicant’s agent in this matter, then formally presented the project to the Planning Board.

Attorney Connell described what prompted Verizon’s action of locating the Cellular on Wheels (COW) on the site. She reviewed the spring flooding of 2007, which flooded the Verizon building on Floral Avenue that previously held telephone switching equipment for Raymond and surrounding towns, but only holds equipment serving Raymond. The flooding knocked out phone service for Raymond and other towns and compromised cell phone coverage.

At this point Gretchen Gott asked whether the plan had been accepted yet for purposes of review. It had not.

**Gretchen Gott made a motion to accept the plan as complete for purposes of review, which was seconded by Peter Buckingham. The vote was unanimous.**

Attorney Connell continued with her explanation of the plans by stating that the propane tank that was indicated on the plan is existing, and the newly proposed equipment building would contain equipment powered by fuel that was contained within the equipment. She also pointed out that the antennae on the tower that had been labeled “Omni” were not Omnipoint-owned antennas (Omnipoint was a previous owner of the tower), as the TRC had mistakenly assumed, but that they were simply omni-directional antennae utilized by the Raymond police and fire departments. Consequently, they are not mislabeled.

Attorney Connell stated that Verizon was asking for four waivers, which were then taken up for consideration by the Planning Board, with Jonathan Wood reading the waiver requests into the record.

► **Waiver 1: Site Plan Review Regulations, Article VI, Section 1(3) regarding boundary lines, dimensions and bearings; lot area in acres and square feet and total disturbed area in square feet.**

Jonathan Wood polled the Planning Board, reading the applicant’s responses to each of the four waiver criteria.

**A. The granting of the waiver WILL/WILL NOT be detrimental to the public safety, health, or welfare or injurious to other adjacent property:**

Gretchen Gott	<b>WILL NOT</b>
Peter Buckingham	<b>WILL NOT</b>
Jonathan Wood	<b>WILL NOT</b>
Steve Naoum	<b>WILL NOT</b>
Bill Cantwell	<b>WILL NOT</b>

**B. The conditions upon which the request for a waiver is based ARE/ARE NOT unique to the property for which the waiver is sought, and are not applicable generally to other property:**

Gretchen Gott	<b>ARE</b>
Peter Buckingham	<b>ARE</b>
Jonathan Wood	<b>ARE</b>
Steve Naoum	<b>ARE</b>
Bill Cantwell	<b>ARE</b>

**C. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner**

**WOULD/WOULD NOT result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:**

Gretchen Gott	<b>WOULD</b>
Peter Buckingham	<b>WOULD</b>
Jonathan Wood	<b>WOULD</b>
Steve Naoum	<b>WOULD</b>
Bill Cantwell	<b>WOULD</b>

**D. The waiver WILL/WILL NOT, in any manner, vary the provisions of the Zoning Ordinance, Master Plan or Official Zoning Map:**

Gretchen Gott	<b>WILL NOT</b>
Peter Buckingham	<b>WILL NOT</b>
Jonathan Wood	<b>WILL NOT</b>
Steve Naoum	<b>WILL NOT</b>
Bill Cantwell	<b>WILL NOT</b>

***Jonathan Wood made a motion to grant the requested waiver #1, which was seconded by Peter Buckingham. The vote was unanimous.***

► **Waiver 2: Site Plan Review Regulations, Article VI, Section I1(3 & 4) regarding location and number of parking spaces; loading spaces.**

Gretchen Gott asked for a clarification of the driveway area. There was some confusion looking at the existing driveway lines in relation to the newly proposed area because they were both presented on the same plan. *Jonathan Wood polled the Board on whether to add as a condition of approval, that the applicant provide two separate sheets within the Site Plan Review set showing existing conditions on one and the approved site plan on the second. The poll was unanimous.* Attorney Connell agreed to these upon final submission to the Town so that it is clear what is being approved.

Jonathan Wood polled the Planning Board, reading the applicant’s responses to each of the four waiver criteria.

**A. The granting of the waiver WILL/WILL NOT be detrimental to the public safety, health, or welfare or injurious to other adjacent property:**

Gretchen Gott	<b>WILL NOT</b>
Peter Buckingham	<b>WILL NOT</b>
Jonathan Wood	<b>WILL NOT</b>
Steve Naoum	<b>WILL NOT</b>
Bill Cantwell	<b>WILL NOT</b>

**B. The conditions upon which the request for a waiver is based ARE/ARE NOT unique to the property for which the waiver is sought, and are not applicable generally to other property:**

Gretchen Gott	<b>ARE</b>
Peter Buckingham	<b>ARE</b>
Jonathan Wood	<b>ARE</b>
Steve Naoum	<b>ARE</b>
Bill Cantwell	<b>ARE</b>

**C. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner WOULD/WOULD NOT result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:**

Gretchen Gott	<b>WOULD</b>
Peter Buckingham	<b>WOULD</b>
Jonathan Wood	<b>WOULD</b>
Steve Naoum	<b>WOULD</b>
Bill Cantwell	<b>WOULD</b>

**D. The waiver WILL/WILL NOT, in any manner, vary the provisions of the Zoning Ordinance, Master Plan or Official Zoning Map:**

Gretchen Gott	<b>WILL NOT</b>
Peter Buckingham	<b>WILL NOT</b>
Jonathan Wood	<b>WILL NOT</b>
Steve Naoum	<b>WILL NOT</b>
Bill Cantwell	<b>WILL NOT</b>

***Jonathan Wood made a motion to grant the requested waiver #2, which was seconded by Peter Buckingham. The vote was unanimous.***

► **Waiver 3: Site Plan Review Regulations, Article VI, Section 1(7) regarding natural features (streams, ponds, wetlands, etc.)**  
Jonathan Wood polled the Planning Board, reading the applicant’s responses to each of the four waiver criteria.

Gretchen Gott asked whether the facility would be visible now from Main Street. Attorney Connell stated that it would be no more visible than it is presently, as all the new work was to be located behind the existing structure, relative to Main Street.

**A. The granting of the waiver WILL/WILL NOT be detrimental to the public safety, health, or welfare or injurious to other adjacent property:**

Gretchen Gott	<b>WILL NOT</b>
Peter Buckingham	<b>WILL NOT</b>
Jonathan Wood	<b>WILL NOT</b>
Steve Naoum	<b>WILL NOT</b>
Bill Cantwell	<b>WILL NOT</b>

**B. The conditions upon which the request for a waiver is based ARE/ARE NOT unique to the property for which the waiver is sought, and are not applicable generally to other property:**

Gretchen Gott	<b>ARE</b>
Peter Buckingham	<b>ARE</b>
Jonathan Wood	<b>ARE</b>
Steve Naoum	<b>ARE</b>
Bill Cantwell	<b>ARE</b>

**C. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner WOULD/WOULD NOT result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:**

Gretchen Gott	<b>WOULD</b>
Peter Buckingham	<b>WOULD</b>
Jonathan Wood	<b>WOULD</b>
Steve Naoum	<b>WOULD</b>
Bill Cantwell	<b>WOULD</b>

**D. The waiver WILL/WILL NOT, in any manner, vary the provisions of the Zoning Ordinance, Master Plan or Official Zoning Map:**

Gretchen Gott	<b>WILL NOT</b>
Peter Buckingham	<b>WILL NOT</b>
Jonathan Wood	<b>WILL NOT</b>
Steve Naoum	<b>WILL NOT</b>
Bill Cantwell	<b>WILL NOT</b>

***Jonathan Wood made a motion to grant waiver #3, which was seconded by Peter Buckinaham. The vote was unanimous.***

**► Waiver 4: Site Plan Review Regulations, Article VI, Section 1(4) regarding existing and proposed grades and contours, including base flood elevations where appropriate.**

Jonathan Wood polled the Planning Board, reading the applicant’s responses to each of the four waiver criteria.

**A. The granting of the waiver WILL/WILL NOT be detrimental to the public safety, health, or welfare or injurious to other adjacent property:**

Gretchen Gott	<b>WILL NOT</b>
Peter Buckingham	<b>WILL NOT</b>
Jonathan Wood	<b>WILL NOT</b>

Steve Naoum	<b>WILL NOT</b>
Bill Cantwell	<b>WILL NOT</b>

**B. The conditions upon which the request for a waiver is based ARE/ARE NOT unique to the property for which the waiver is sought, and are not applicable generally to other property:**

Gretchen Gott	<b>ARE</b>
Peter Buckingham	<b>ARE</b>
Jonathan Wood	<b>ARE</b>
Steve Naoum	<b>ARE</b>
Bill Cantwell	<b>ARE</b>

**C. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner WOULD/WOULD NOT result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:**

Gretchen Gott	<b>WOULD</b>
Peter Buckingham	<b>WOULD</b>
Jonathan Wood	<b>WOULD</b>
Steve Naoum	<b>WOULD</b>
Bill Cantwell	<b>WOULD</b>

**D. The waiver WILL/WILL NOT, in any manner, vary the provisions of the Zoning Ordinance, Master Plan or Official Zoning Map:**

Gretchen Gott	<b>WILL NOT</b>
Peter Buckingham	<b>WILL NOT</b>
Jonathan Wood	<b>WILL NOT</b>
Steve Naoum	<b>WILL NOT</b>
Bill Cantwell	<b>WILL NOT</b>

<p><b><i>Jonathan Wood made a motion to grant waiver #4, which was seconded by Peter Buckingham. The vote was unanimous.</i></b></p>
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Upon completion of the vote for Waiver #4, Gretchen Gott asked Community Development Director Ernest Creveling to ensure that a copy of the original site plan is kept in the new file.

Jonathan Wood made a motion to approve Site Plan application #2007-034 submitted by Verizon Wireless located on Raymond Tax Map 28-4, Lot 7, with the following conditions:

1. The conditions of approval designated as conditions precedent must be fulfilled within six (6) months, unless otherwise specified or this approval shall become null and void. The following are conditions precedent:
  - a. A Performance Guarantee Agreement shall be executed between the Town of Raymond and the Applicant within 30 days of the plan approval date of January 3, 2008. **Failure to execute the required agreement will result in plan approval revocation** (condition precedent).
  - b. Prior to commencement of work, applicant shall engage in a pre-construction meeting with the Director of Public Works and other Town Staff at his discretion, unless such meeting is waived in writing by the Raymond Public Works Director (condition precedent).
  - c. All fees authorized to be charged to applicant pursuant to site plan review regulations including, but not limited to, application fees, costs of special studies and legal review, shall be paid by the applicant (condition precedent).
  - d. Deeds, easements, conservation easements, condominium documents maintenance agreements, and any other legal documentation pertinent to this development shall be reviewed and approved by Town Counsel, and where applicable, the Board of Selectmen pursuant to RSA 41:14-a (condition precedent).
2. The following items must be completed within twelve (12) months of Planning Board approval of this project to constitute “active and substantial development or building” pursuant to (RSA 674:39):
  - a. Erection of proposed fence and placement of equipment shelter
3. The following items must be completed to constitute “substantial completion of the improvements” pursuant to (RSA 674:39):
  - a. Erection of proposed Verizon Wireless Antenna to existing tower and completion of other related site improvements as shown on the approved plan.
4. The plan submitted by the applicant for final approval shall include a separate plan for existing conditions and a separate plan showing the approved additions to the existing site plan.

Seconded By: Gretchen Gott

Member	In Favor	Opposed	Abstained	Recused
Bill Cantwell, Chairman	√			
Peter Buckingham, Vice Chairman	√			
Steve Naoum, Secretary	√			
Frank Bourque, Selectmen’s Rep.				√
Jonathan Wood	√			
Gretchen Gott	√			
Maurice Titcomb				

**7:45 p.m. - Master Plan Meeting**

There was discussion regarding the date for the Public Forum. The Planning Board had originally scheduled it for Saturday, January 26, 2007, but in a subsequent conversation between the Chairman and Ernest Creveling, where Creveling conveyed Sarah James' and Jack Munn's preference to hold it on a weekday night instead, Bill agreed to change it to Thursday night. After discussion, the Planning Board agreed that it wanted the event held on a Saturday to maximize attendance by the public.

### **1. Build-out Analysis**

Amy Kizak of Southern New Hampshire Planning Commission explained the build-out scenarios based upon the requests from the Planning Board and a subsequent meeting she had with Raymond Community Development Staff. She explained that the base analysis map was utilized from data utilized in 2005 for CTAP. She explained that they had reduced developable lands by taking out forests, wetlands, barren land, etc. She further explained that they had created a base alternative by taking out wetlands identified in the National Wetlands Inventory, conserved lands, and those within the 100 year flood plain. Utilizing a 2% annual growth rate, it was found that population would double by the year 2047.

Jonathan Wood pointed out that this build-out analysis was not taking into account increased density from future sewerage availability. Amy stated that the sewerage factor will be included on the Community Scenario.

Amy went on to explain that they added the following as undevelopable land: hydric soils, shoreland protection areas, waste water expansion, other zone G land, such as steep slopes (slopes greater than 25% for 100 contiguous feet).

Frank Bourque asked for clarification on the rate of growth. Amy explained that they had figured a 2% growth rate based upon a five year average from 2000 to 2005. Frank Bourque pursued his point, stating that we are at the end of an economic boom and that a growth rate of 2% was figured over the last of those boom years and does not represent an accurate reflection of what's to come.

Steve Naoum asked if Manchester growth was considered the development of the growth rate. Amy stated that all that is considered is Raymond growth. He also asked if ours had been compared to other communities' build-out analyses. The response was that they had not. Steve asked if it should be similar to other communities. The response was that it could happen, but that it's not likely. Jonathan Wood stated that the Planning Board should be looking at Raymond's situation relative to state roads.

Linda Madorma, of SNHPC, stated that this whole exercise is hypothetical and that it's merely a tool for a community to use to see how, under its current zoning, the community could develop if the zoning is left as is.

Steve Naoum stressed that as many parameters as possible should be included.

Frank Bourque stated that he does not want to see the wrong message sent through a newspaper headline that reads, “Raymond to Be Built Out in 40 Years!” That’s way too aggressive.

SNHPC Senior Planner Jack Munn stated that the more important question here is, “What do you want you community to look like in 50 years?” How can we utilize this tool to develop zoning that will achieve that vision?

It was stated by Jack Munn that 40 criteria were utilized as parameters. Steve Naoum asked if the Planning Board could get those. Linda Madorma stated that she could send them to the Planning Board. Gretchen Gott asked for an explanation of Recreation Density, which was one of the parameters in the computer screen shown on the overhead screen. Linda Madorma attempted to find the answer, but could not. Peter Buckingham asked what the stars on all of the scenarios represented. Linda Madorma stated that the stars represented community facilities, like schools athletic facilities, etc. She further stated that this data was gleaned from the Granite database at UNH.

Again, Senior Planner Jack Munn stressed that this is a hypothetical tool to help the community develop future zoning.

Linda Madorma stated that the build-out scenario is including shoreland buffering. Frank Bourque stated that the community ought to be taking a look at flood data. He described the meeting with flood victims that he had attended with Ernest Creveling and how the community had tried to apply for a pre-disaster mitigation grant through the town, but could not qualify based upon FEMA’s stringent Benefit Cost Analysis. Frank stated that the Selectmen will stay on top of the study just commissioned by the Governor to examine the issues surrounding the past two years’ flooding. Ernest Creveling stated that Planning Technician Robert Price had attended the opening public hearing on that study in Concord and few weeks previous and that there would be another interim public hearing with a tentative completion date for the study of late spring, early summer. Peter Buckingham asked if there was flow due to beaver dams. Frank Bourque responded by stating that this is one factor being analyzed by the study.

In wrapping up the build-out scenario presentation, Linda Madorma stated that the Planning Board should discuss this analysis, and then advise Amy Kizak and her on how to proceed.

Frank Bourque stated that the Flint Hill property should be taken off the build out analysis as a residential development because nobody in Town wants that. Then the discussion meandered off into the use of wind energy and Gretchen Gott asked what the highest point in the community is, if not Robinson Hill.

## **2. Review of Draft Chapters for Master Plan**

*Public Utilities & Energy – presented by Josh O’Neill of SNHPC*

Josh O’Neill guided the Planning Board through the draft Public Utilities and Energy Report (attached).

At 9:24 p.m., Senior Planner Jack Munn stated that he had several announcements to make:

- The Conservation Commission and the UNH Cooperative Extension Natural Resources Outreach Coalition are teaming up to research better ways to protect natural resources. They are meeting on Thursday, January 17, 2008, if anyone would like to attend (the Planning Board meets that night).
- The New Hampshire Housing Consortium is sponsoring a program on inclusionary zoning as a housing tool. There is a meeting on January 16, 2008 at the Unital building in Hampton from 6:30 p.m. to 8 p.m.
- There is an Office of Energy and Planning grant available to municipalities to do conservation-housing project in the community. This is the first year.
- The Orton Foundation is sponsoring grants for community outreach called, "Heart and Soul Community Planning."
- Rural Development has a grant called the Rural Business Development Grant available for economic development projects. Creveling cited his work in Sanford-Springvale with the Sanford-Springvale Development Corporation on the former Nasson College campus in creating a business incubator as part of the campus redevelopment effort.

### 3. Existing Land Use

Bill Cantwell asked why the chapter had not yet been updated with information formerly requested about other towns. Jack Munn stated that he would correct that.

Frank Bourque cited inaccuracies still existing within the Natural Resources Chapter on pages 14 and 15 regarding the Pooled Mitigation Program. Jack stated that as soon as the Selectmen decide upon a program, that portion of the Chapter will be rewritten.

The Planning Board agreed to meet on January 24<sup>th</sup> to review new Public Utilities, Economic Development and Housing Chapters.

***Jonathan Wood made a motion to adjourn, which was seconded by Steve Naoum. The vote was unanimous.***

Respectfully submitted,

Ernest Creveling  
Community Development Director