

Place: Raymond High School; Media Center

Call to Order: 6:50 p.m.

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

Staff Present: Ernest Creveling, Community Development Director; Robert Price, Planning Technician.

Pledge of Allegiance

Other Business – Review Open Projects

Jonathan Wood stated he received a phone call from a citizen recently asking about a project that was approved a number of years ago. He stated that the citizen told him he had not seen any activity on the site for a number of years, and was wondering about its status. This led to Mr. Wood requesting that the Board undertake a review of open projects sometime in the near future with Gretchen Gott agreeing with Mr. Wood's request. Chairman Cantwell asked the staff to look into open projects and set aside a date to discuss this.

Other Business – EPA Community Energy Challenge

David Preece, Executive Director of Southern NH Planning Commission presented an initiative called the Environmental Protection Agency (EPA) Energy Challenge. He explained that a community agrees to participate; an energy audit of the existing municipal buildings is conducted, and the community makes a commitment to reduce energy consumption by 10 percent or more. Mr. Preece stated the biggest reason to participate from his perspective is the cost savings. He stated the necessary retrofitting of light fixtures or insulation installation that will have to take place will show cost savings results between 6 months to 1 year after being completed. He explained that there is no time frame for reaching the 10 percent goal, and there is no punishment for not achieving it, meaning there is truly no pressure with this program.

Gretchen Gott asked who performs the audit. Mr. Preece replied that the audit is done through a web site, and can be conducted by either Town or Planning Commission staff.

Frank Bourque asked if PSNH still offers rebates for replacement of lights. Mr. Preece responded that they do, and added that PSNH will work with the Town if they choose to commit to the program to find ways to reduce energy consumption.

Bill Cantwell asked when Mr. Preece was seeking a response. Mr. Preece stated as soon as possible. He noted that within the Southern NH Planning Commission Region, the Towns of Bedford, Chester and New Boston, as well as the City of Manchester have agreed to participate.

MOTION: Jonathan Wood made a motion to endorse the Community Energy Challenge Program, and forward this to the Selectmen, and then from there to the Town Manager and Department Heads. Gretchen Gott seconded. The motion passed with a vote of 5-0-1, with Frank Bourque abstaining.

Master Plan – Community Survey Results

Andy Smith of UNH asked if anyone on the Planning Board had any comments or revisions to be made to the Master Plan Survey Results Draft Report. The Board agreed that they did not have anything to add or change, and consented to Mr. Smith preparing the Final Report.

Mo Titcomb arrived to the meeting at 7:20 p.m. and assumed his seat on the Board.

Master Plan – NROC

Frank Mitchell representing the Natural Resources Outreach Coalition stated that Raymond applied for assistance, and informed the Board that they would be providing assistance to the Town with two specific things:

1. Natural Resources Inventory
2. Implement parts of the 2003 Open Space Plan

He mentioned that there will be a Kickoff meeting to introduce the projects to the public. This meeting will be held on April 15, 2008 from 7:00 – 9:00 p.m.

Frank Bourque asked if NROC would help create a new Open Space Plan. Jack Munn responded that the 2003 Open Space Plan will be updated rather than writing a new Open Space Plan.

Frank Bourque stated he was concerned with the fact that the current Open Space Plan was completed before the Sewer Overlay District was even considered. He stated he is concerned that the new Master Plan and the Open Space Plan will be in conflict.

Master Plan – Build-Out Projections

Linda Madorma and Amy Kizak of SNHPC presented a revised build-out projection to the Planning Board. Ms. Kizak stated that they were able to obtain information pursuant to a Board request showing percent growth for a longer period of time. She stated they now have information from 1990-present. Ms. Madorma added that the percent change during this period was 1.6 percent, which extended the build-out time frame to 2048.

Frank Bourque stated included in the packages they received this week was a draft Housing chapter. This chapter says by 2030 the Town's population will increase by approximately 2,000 people from present day. He stated in his mind, the build-out projection should go out another 50 years. Josh O'Neil of SNHPC stated that the Housing report uses a completely different methodology than the build-out report uses. Gretchen Gott asked which method is the one to believe. Jack Munn responded that the projections within the housing chapter are the standardized projections, and should be given the most weight. Ms. Kizak added that the build-out analysis is merely a rough,

worst-case projection of what possibly might happen, and should not be taken as probability. Gretchen Gott asked what the point of a build-out analysis is. Mr. Munn replied that they look at the Town’s current Zoning and show what might happen if nothing is changed. He stated it allows Town officials to see what might occur, and allows them to consider revisions if the results seem undesirable. Jonathan Wood stated it may make more sense to remove the time-frame from the build out, and just have it looked at as an open-ended situation depicting Raymond when it is full.

Master Plan – January 26 Public Forum

Community Development Director Creveling stated reports have been received from each of the subcommittees except for one, which will come tomorrow. Coffee and donuts will be provided for those in attendance. Gretchen Gott asked if the Board will receive copies of the reports in advance. Jack Munn replied that he does not want to distribute the reports to the Board beforehand, and rather allow the Board to observe and listen to each of the groups.

Master Plan – Review of Draft Chapters

The Planning Board reviewed a Housing draft and an Economic Development draft chapter for the Master Plan. Several comments and concerns were brought up, and SNHPC staff will take these comments to revise the drafts.

As a part of the discussion, Jack Munn recommended that the Raymond Business and Economic Development Council (RBEDC) be forwarded the draft of the Economic Development Chapter so they can review it and make comments.

Additionally, Mr. Munn suggested the Planning Board bring in the New Hampshire Rural Development Council (NHRDC) to talk with them. The Planning Board agreed, and Mr. Munn stated he would look into this.

After reviewing the chapters, the Planning Board stated they would like to establish a schedule to review chapters in the future. The schedule that was agreed to is as follows:

February 28

- Master Plan Vision Statement
- Existing Land Use
- Natural Resources

March 27

- Master Plan Vision Statement
- Housing
- Economic Development
- Goals and Objectives

April 24

- Public Utilities
- Community Facilities
- Goals and Objectives

Jack Munn reviewed several items with the Planning Board. These include:

- NH Housing & Conservation Planning Program
- NH Housing Inclusionary Zoning Implementation Program
- Upcoming Comprehensive Shoreland Protection Act Workshop
- Recent legislation in the NH House that may amend RSA 155:E

Adjournment

MOTION: Jonathan Wood made a motion to adjourn. Steve Naoum seconded. The motion passed with a unanimous vote of 7-0-0. Meeting adjourned at 9:40 p.m.

Respectfully submitted,

Robert Price
Planning Technician