

Place: Raymond High School; Media Center

Call to Order: 6:30 p.m.

Members Present: Bill Cantwell, Chairman; Peter Buckingham, Vice Chairman; Steve Naoum, Secretary; Frank Bourque, Selectmen's Ex-Officio; Jonathan Wood; Gretchen Gott; Carolyn Matthews.

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

Pledge of Allegiance

Approval of Minutes

MOTION: Frank Bourque made a motion to approve the minutes of 04/03/08 as amended. Peter Buckingham seconded. The motion passed with a vote of 6-0-1, with Bill Cantwell abstaining.

Bohle Way Conservation Subdivision

Application #2008-001; Continued from 03/06/08: An application for a 12-unit conservation subdivision known as "Bohle Way" has been submitted by Jones & Beach Engineers, Inc. on behalf of James Gregoire. The property is shown on Raymond Tax Map 23, Lots 4; Batchelder Road.

James Gregoire stated his engineer has not yet arrived to the meeting, and requested that his project be tabled until later in the meeting.

Gretchen Gott stated before the application is tabled until later in the evening, she would like to request the Board hold a site walk on the property.

MOTION: Gretchen Gott made a motion to hold a site walk on the subject property, Map 23, Lot 4. Jonathan Wood seconded. The motion passed with a vote of 6-1-0, with Frank Bourque voting against the motion.

MOTION: Gretchen Gott made a motion to schedule the site walk on Map 23, Lot 4 for Friday April 18 at 6:00 p.m. The Board members will meet at the site located on Batchelder Road, and per the applicant's statement, members of the public will be allowed to attend. Frank Bourque seconded. The motion passed with a unanimous vote of 7-0-0.

Community Development Director Creveling informed the Planning Board that the applicant will need to obtain a Special Permit for wetland crossing. He stated the applicant has been before the Conservation Commission for this. Gretchen Gott stated she would like to hold off on any action on the plan until after the site walk is held.

MOTION: Gretchen Gott made a motion to table this application until later in the evening, pending arrival of the applicant's engineer. Jonathan Wood seconded. The motion passed with a unanimous vote of 7-0-0.

Fordway Brook Development Design Review Discussion

Application #2007-035; Continued from 03/06/08: A design review discussion with Fordway Brook Development, LLC and their agent, Eric Mitchell & Associates, Inc. regarding a proposal to adjust the lot line between Map 15, Lot 6 and Map 15, Lot 7; and subdivide the parcel into 6 individual lots. In a design review phase (section 3.2 of the Raymond Subdivision Regulations), the Raymond Planning Board may engage in non-binding discussions with the applicant beyond conceptual and general discussions, which involve more specific design and engineering details provided, however, that the design review phase proceeds only after identification of and notice to abutters and the general public, as required. The property is shown on Raymond Tax Map 15, Lots 6 & 7; Lane Road.

Jiri Hajek of Eric C. Mitchell and Associates, Inc. and David Moore and Shane Carter of Fordway Brook Development, LLC reviewed the following with the Planning Board:

- An area variance was granted by the Zoning Board of Adjustment on March 12, 2008 to allow the existing house to have a reduce setback.
- A site walk was held with the Planning Board on April 5, 2008.
- They would need to seek a waiver for cul-de-sac length, and a Special Permit for Zone G wetland crossing.
- The application for an Alteration of Terrain permit has been submitted to the State.

Jonathan Wood stated that the applicant has come before the Conservation Commission and it was suggested that there be a frontage adjustment for Lot 6-1, as the plans seemed to show some encroachment of the building envelope into the steep slope and wetland areas. He added that the Conservation Commission is holding a site walk on this site on Saturday April 19 at 10:00 a.m. Mr. Hajek confirmed this discussion, adding that they will look into the possibilities and he noted that it seemed reasonable.

Gretchen Gott asked if there is any Zone G steep slope impact taking place on the site. Mr. Hajek stated they impact 25% steep slopes for 80 feet currently, but his intention is to reduce this impact.

Frank Bourque stated the location of the road as shown still troubles him. He stated the fact that the house is there makes things difficult, but it makes more sense to him to show the road in a different location, and if the house needs to be relocated to make this happen, then that should take place. He stated there is no reason that the wetlands need to be impacted to construct the road.

Gretchen Gott acknowledged that the site is extremely difficult, but stated that the steepness of the road at 8% grade is of concern to her. She added that she is also concerned with the wetland impact. Mr. Hajek noted relocating the road to the other side of the existing house would increase the size of the cut, which is not a favorable option.

The Board engaged in a discussion with Mr. Hajek on possible ways to relocate the road. Several Board members also expressed concern with the potential for flooding throughout this discussion.

Carolyn Matthews stated she is concerned with the impact on drainage and the overall impact on Fordway Brook.

Steve Naoum noted that Old Bye Road, located upstream of this location, now has a larger culvert, which allows for more water to reach this location. He noted that the existing culvert under Lane Road in this area is smaller, which will create a bottleneck situation. Frank Bourque noted that there is a potential for more roadway area and homes when the access to the Thompson Engineering parcel is opened up.

Jonathan Wood requested that Mr. Hajek show out to John Street and Ashley Court on the vicinity map since the potential for connection to either of these areas exists. Mr. Wood stressed he does not want to see the connection to these roads, merely an expanded vicinity map.

Bill Cantwell asked how large the cut would be on the other side of the house if the road were to be relocated there. He noted that the cut does not seem to be that bad in this location. Mr. Carter explained that there is a sight-line issue on the other side of the house. He explained they attempted to place the road in several other locations, but no other option is more feasible than the one presented.

Bill Cantwell asked if it would be feasible to relocate the existing house. Mr. Carter stated this would be cost prohibitive, and relocation of the existing septic tank is also quite costly.

Gretchen Gott noted that several Board members have stated the location of the road is troublesome to them. She stated she does not like the current proposal, adding that this would not be good planning.

Mr. Hajek requested that Altus Engineering review the project as it is shown. Frank Bourque warned the applicant that this would cost a significant amount of money; however the decision is that of the applicant as it is his cost to bear.

Frank Bourque stated his main issue is the filling of wetlands for no reason when other options exist. Mr. Moore offered creation of additional flood storage area as a means to make up for filling of the wetland to create the road, noting that they have enough room on their site to do this. Jonathan Wood noted that the area the applicant proposes to create additional storage may actually be a vernal pool, and he advised that they may not want to dig in this area, as it may do more damage in the long run than good.

PUBLIC COMMENT

There was no public comment.

The applicant thanked the Board for their time and comments.

Bohle Way Conservation Subdivision

Application #2008-001; Continued from 03/06/08: An application for a 12-unit conservation subdivision known as "Bohle Way" has been submitted by Jones & Beach Engineers, Inc. on behalf of James Gregoire. The property is shown on Raymond Tax Map 23, Lots 4; Batchelder Road.

Erik Saari of Jones and Beach Engineers, Inc. stated they have received the final Army Corps of Engineers permit for the wetland impacts, and they have sent a response to Altus Engineering for the initial engineering review. He noted that the association documents will be sent to the Town shortly.

Bill Cantwell asked Mr. Saari to clarify with Fire Chief Pratt if a 6" or 8" pipe is acceptable on Sheet D1 of the plans.

Gretchen Gott stated the Board typically awaits a response from Altus Engineering before taking action on the plan.

Carolyn Matthews noted on sheet C1 of the plans that note 4 references a 1995 FEMA map. Mr. Saari stated he would verify that this is still the most accurate map reference.

Carolyn Matthews asked if the gravel excavated from the fire pond would be used on the site. Mr. Saari replied that their Special Exception obtained from the Zoning Board of Adjustment allows for a 30,000 yard export, which will be taking place.

PUBLIC COMMENT

Fred Richard stated he is concerned with having 2 entrances (one being the private road and the other being his own driveway) located so close to one another.

MOTION: Frank Bourque made a motion to continue this hearing to May 15, 2008 at 7:00 p.m. at Raymond High School. Steve Naoum seconded. The motion passed with a unanimous vote of 7-0-0.

Public Hearing - Amendments to 2002 Master Plan

Continued from 03/20/08: The Raymond Planning Board will hold a Public Hearing beginning at 7:00 p.m. on Thursday March 20, 2008 in the Media Center at Raymond High School, 45 Harriman Hill Road. The purpose of this Public Hearing is to amend the 2002 Master Plan and the 2003 Open Space Plan in the following ways:

- *Master Plan – Pg. 31, item #1, bullet 2 – Remove entire second bullet language that reads "identifying any tax delinquent parcels and existing town-owned land."*
- *Master Plan – Pg. 32 – Remove item #5, regarding acquisition of tax delinquent property, in its entirety.*
- *Master Plan – Pg. 102 – Remove entire section entitled "Bear-Paw Regional Greenways."*
- *Master Plan – Pgs. 100-103 – Remove the entire section entitled "Funding Sources" which starts on page 100 through the end of page 103, from the main body of the document, and place it in the appendix as Appendix B.*

Master Plan – Pg. 31, item #1, bullet 2 – Remove entire second bullet language that reads “identifying any tax delinquent parcels and existing town-owned land.”

Gretchen Gott stated she would be ok with removing “any tax delinquent parcels and,” which leaves the language “identifying existing town-owned land.” Frank Bourque stated that he agreed with Ms. Gott’s proposal.

Carolyn Matthews asked if it made sense to have the language state “identifying any pending and existing town-owned land.” Frank Bourque disagreed stating that this could lead to people having their properties targeted in the event that they have not paid their taxes. Ms. Matthews clarified that she agreed that the words “tax delinquent” need to be removed. Mr. Bourque stated he has a concern with the word “pending.”

Jonathan Wood stated he sees the compromise position in Ms. Gott’s suggestion, and would like to invite public comment and get to a vote.

PUBLIC COMMENT

Gloria Carney asked how this could impact Flint Hill, which she abuts. Gretchen Gott stated the compromise position that she brought up earlier will do what Peter Buckingham is looking for by removing the words “tax delinquent,” but it also will keep Ms. Carney satisfied in that this proposal will keep in place the protections of town-owned land.

Frank Bishop stated he thinks that other future needs of the community need to be considered. For example, potential future locations for fire department sub-stations, cemeteries, etc. Frank Bourque stated Mr. Bishop’s suggestions are well taken, and should be brought up when the Planning Board is discussing the new Master Plan. He reminded Mr. Bishop that the Planning Board is only making minor changes to the existing Master Plan at the present time.

Bob Gove asked if there is a master developer currently interested in Flint Hill, and if so, is that developer Thibeault Corporation. Bill Cantwell stated the Board is not currently discussing Flint Hill.

Bill Cantwell polled the Board to see whether or not they agree with amending the language so it reads “identifying existing town-owned land.”

POLL RESULTS

Gretchen Gott – Yes

Carolyn Matthews – Yes

Peter Buckingham – No; he would like to stay with the original proposal

Steve Naoum – No; he agrees with Peter

Frank Bourque – Yes

Jonathan Wood – Yes

Bill Cantwell – Yes

MOTION: Jonathan Wood made a motion to amend the current master plan, page 31, item #1, bullet 2 where it currently reads “identifying any tax delinquent parcels and existing town-owned land,” replacing the quoted language with “identifying existing town-owned land.” Gretchen Gott seconded. The motion passed with a unanimous vote of 7-0-0.

Master Plan – Pg. 32 – Remove item #5, regarding acquisition of tax delinquent property, in its entirety.

Frank Bourque stated an easy compromise on this item would be to remove the words “tax delinquent.” That way, the sentence in question would read “Acquire property that has open space value based upon the Open Space Plan or trade existing town parcels with low open space value for parcels that have higher open space value.” Jonathan Wood agreed.

PUBLIC COMMENT

Frank Bishop stated that something should be added to this section reflecting RSA 36:a. Frank Bourque stated he was unsure if that RSA was in place when this Plan was developed. Gretchen Gott stated this would make sense for the new Master Plan.

MOTION: Steve Naoum made a motion to remove item #5 on page 32 in its entirety. Frank Bourque seconded. The motion failed with a vote of 2-5-0, with Steve Naoum and Peter Buckingham voting in favor of the motion.

MOTION: Gretchen Gott made a motion to amend page 32, item #5 so it reads “Acquire property that has open space value based upon the Open Space Plan or trade existing town parcels with low open space value for parcels that have higher open space value.” Frank Bourque seconded. The motion passed with a unanimous vote of 7-0-0.

Master Plan – Pgs. 100-103 – Remove the entire section entitled “Funding Sources” which starts on page 100 through the end of page 103, from the main body of the document, and place it in the appendix as Appendix B.

PUBLIC COMMENT

Gloria Carney asked if the new appendix will be included as a part of the current plan, or if it will be a stand-alone document. Frank Bourque replied that it will be a part of the current plan.

Frank Bishop stated he does not believe there is a place for non-profit organizations to be mentioned in the Town of Raymond Master Plan. He feels the entire section should be removed.

Carolyn Matthews stated she would prefer leaving the 2002 Plan alone, and to leave the section in place, as is written. She noted that the State of NH Master Plan lists non-profit organizations.

Gretchen Gott stated she was unaware that the State Plan mentions non-profit organizations. She clarified that just because she will vote for this change tonight does

not mean that she will vote in the same manner for the new master plan. She added that there is merit in being consistent with a State document.

Steve Naoum stated he would prefer to see this section shown in an appendix.

MOTION: Frank Bourque made a motion to amend the current Master Plan – Pgs. 100-103 – by removing the entire section entitled “Funding Sources” which starts on page 100 through the end of page 103, from the main body of the document, and place it in the appendix as Appendix B. Jonathan Wood seconded. The motion passed with a vote of 6-1-0, with Carolyn Matthews opposed.

Master Plan – Pg. 102 – Remove entire section entitled “Bear-Paw Regional Greenways.”

Frank Bourque stated that this item is now rendered moot as a result of the previous vote.

Other Business

Jonathan Wood gave a report on the Conservation Commission meeting of 04/16/08 to the Planning Board.

Gretchen Gott gave a report on the School Board meeting of 04/16/08 to the Planning Board.

Frank Bourque gave a report on the Board of Selectmen meeting of 04/14/08 to the Planning Board.

Gretchen Gott stated for any regional impact cases in the future, courtesy notices should be sent to the communities that were voted as being affected. She stated she feels this way because she believes more should be done to open lines of communication.

Community Development Director Creveling stated that he and Altus Engineering have finalized contract language, and he would like to get the Board’s approval to send it forward to the Town Manager for signature.

Jonathan Wood requested that the Board be polled to allow Community Development Director Creveling to forward the contract with Altus Engineering to the Town Manager for his signature.

POLL RESULTS

- Gretchen Gott – Yes
- Carolyn Matthews – Yes
- Peter Buckingham – Yes
- Jonathan Wood – Yes
- Steve Naoum – Yes
- Frank Bourque – Yes
- Bill Cantwell – Yes

Community Development Director Creveling noted that the Board of Selectmen will see the final RFP for the Brownfield Cleanup on Monday. He also noted that he spoke with Senator Sununu's Office about the flood-prone properties, and they suggested the same program that was already attempted to help those property owners. He stated the Town is now looking at local suggestions.

Adjournment

MOTION: Frank Bourque made a motion to adjourn. Jonathan Wood seconded. The motion passed with a unanimous vote of 7-0-0. Meeting adjourned at 9:10 p.m.

Respectfully Submitted,

Robert Price
Planning Technician