

Place: Raymond High School Media Center
Call to Order: 6:30 p.m.

Members Present: Vice Chairman Frank Bourque, Selectmen's Representative Greg Bemis, Peter Buckingham, Bill Cantwell, Robert Carlberg and Jonathan Wood. **Alternate Members Present:** Maurice Titcomb. Gretchen Gott arrived at 6:45.

Planning Staff: Community Development Director Ernest Creveling, Bette Patterson Administrative Assistant and Robert Price, Planner Technician

Pledge of Allegiance

Approval of Minutes

MOTION: Robert Carlberg made a motion to approve the minutes of 12-14-06. Bill Cantwell seconded. Voted unanimously in the affirmative.

Acting Chairman Frank Bourque announced that Maurice Titcomb would serve on the board for the remainder of this meeting.

New Business

Jack Munn of Southern NH Planning Commission met with the Planning Board to review the Town of Raymond Master Plan work schedule and contract. Mr. Munn stated that he would like to schedule a kick off meeting for January 25th. He would like to have Sarah James, an expert on how the visioning process works and Andy Smith from the UNH Survey Center to outline how a community survey could be conducted. He stated that in order get the Master Plan completed, the Board should dedicate at least one meeting a month to working on it.

Mr. Munn stated that at the present time, the Board and SNHPC are in the contract execution stage. Town Counsel has reviewed the contract and as soon as David Preece, Executive Director of SNHPC, signs the contract, the Planning Board will be notified. There is money available to cover the cost of Phase I of the contract. Funding will be needed to move on to Phase II and that will require a Warrant Article. The CTAP (Community Technical Assistance Program) program may be able to help. Twenty-six communities have been identified as most likely to receive growth as a result of the widening of Route 93 and Raymond is one of those communities. The Town of Raymond is eligible for fifteen thousand (\$15,000.00) in discretionary funds. This money could be used towards the Master Plan update.

Mr. Munn stated that SNHPC will be assisting the Board in updating the Master Plan. The two phases will include public participation and a new community survey if the Board chooses to do one. Mr. Munn gave the members a sample of

what a community survey could look like. He also stated that the Planning Board will be responsible for the cost of printing the survey.

There was a discussion on whether to utilize the community survey that was conducted previously or actually conduct a new one. Acting Chairman Bourque asked the Board Members if they wanted to conduct a new survey with perhaps incorporating some of the previous survey's questions as well as new questions. Board Members responded unanimously in the affirmative to conduct a new survey as stated.

The Board discussed the kick off meeting on January 25th and agreed to invite all members of Town Boards and Committees to participate. The Board agreed to send out invitations to those members and that the meeting would be scheduled for 7 p.m. in the dining area if it's available.

The Board also unanimously agreed to dedicate the fourth Thursday of each month to working on the Master Plan.

Public Hearing

Continued from 12/07/06 – An application for a 27-lot Subdivision known as Stone Creek Village (*formerly known as Railroad Heights*) from Sanborn Development Company, LLC. The property is shown on Raymond Tax Map 29, Lot 61, Prescott Road.

Community Development Director Creveling stated that the engineering review has been satisfied to the point that our peer review engineer, Erik Weinrieb has determined that the plan is complete for conditional approval if the Planning Board so desires.

Todd Connors, representing Keith Martel of Sanborn Development, stated that changes have been made to the plan as prompted by the peer engineering review.

Jonathan Wood asked if the applicant would be willing to install "no cut" flags prior to construction to protect the vegetative buffer shown on the plan.

Todd Connors stated that the applicant would be happy to do that and they will show a maximum tree cutting line on the plan. There will be silt fences all over the property. Erosion control is part of the plan.

Acting Chairman Bourque stated that he thought that since the road is connecting through, that the applicant had previously stated he would be willing to help the residents straighten out the deeds on Pond Road.

Todd Connors explained that when they went to the Selectmen they were informed that in order to make the proper adjustments to those properties, steps would have to be taken to get this to Town Meeting. He stated the applicant is willing to help out with a plan, providing in-kind services or establishment of an escrow. He stated it depends on what the Selectmen want to do.

Bill Cantwell asked if the guardrail that will be installed at Pond Road could be wood so that it would blend in with surroundings.

Todd Connors replied that it's intended to be wood and it's shown on the plan detail.

Rob Woodland, of Woodland Design Group, stated that they have finalized the traffic study. He gave an overview of how the traffic study was conducted and described how traffic will stack at the lights.

Community Development Director Creveling explained that the traffic study has had a peer review from Don Rhodes of Norway Design.

Paula Chamberlain, a resident of Essex Drive, stated that recently there have been people surveying the property that is owned by Shaw's Supermarkets. She was concerned that project would impact the traffic even more.

Gretchen Gott stated that there has been a significant amount of surveying done on that property and a project like that would impact the intersection.

Community Development Director Creveling stated that there has been no application filed for any project on the property referred to.

Acting Chairman Bourque stated that if a major project comes to town they will be solely responsible for mitigation of their traffic impact.

Paula Chamberlain stated that we are now going up to 35 cars an hour just in the morning and afternoon. She asked if there could be a gate installed.

Acting Chairman Bourque stated that gates are a problem especially in New England. Having circulation patterns through Town is a benefit. When the initial subdivision was done on Pond Road, the road was supposed to go through.

Robert Carlberg stated that Raymond should have fingers that extend throughout and tie them all together. He stated he is against gates.

Bill Cantwell stated that he struggles with this question because while a gate may ease the traffic concerns of the neighbors, Public Works Director McCarthy doesn't like gates.

Jonathan Wood stated that because of concerns from the Fire Department and Road Agent the applicant has put traffic calming measures in that may slow down traffic.

Maurice Titcomb stated that he would not object to a gate.

Acting Chairman Bourque polled the Board as follows:

Should a gate be installed?

Jonathan Wood – No	Greg Bemis- Abstained	Peter Buckingham- No
Bill Cantwell- No	Robert Carlberg- No	Maurice Titcomb- Yes
Frank Bourque- No		

The Board addressed the following waiver requests:

MOTION: Jonathan Wood made a motion to grant a waiver from requiring that a street light be installed at each intersection in order to adequately light same. The waiver allows street design without lighting based on the finding of fact. Bill Cantwell seconded. Voted unanimously in the affirmative.

MOTION: Jonathan Wood made a motion to grant a waiver from Article 5-submission Requirements, Item #4 – all local roads shall have straight tangent lengths of greater than 400 feet based on the finding of fact. Robert Carlberg seconded. Voted unanimously in the affirmative.

MOTION: Jonathan Wood made a motion to Approve a SUBDIVISION PLAN for Stone Creek Village for property shown on Tax Map 29, Lot 61, Pond Road.

The following conditions shall apply:

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.

- a. Applicant must receive all required local, state and federal permitting for the project prior to the commencement of any work on the site (CONDITION PRECEDENT);
- b. All fees authorized to be charged to the applicant pursuant to the Town of Raymond Subdivision Regulations including, but not limited to application fees, costs of special studies and legal review, shall be paid by the applicant prior to the issuance of a building permit (CONDITION PRECEDENT);
- c. 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);

- d. Within thirty (30) days of this Notice of Decision, a Performance Guarantee Agreement shall be executed, between the Town of Raymond and the Applicant (CONDITION PRECEDENT);
- e. Any engineering issues must be resolved to the concurrence of the Town Engineer and the Community Development Director.
- f. The following items must be completed within twelve (12) months of the approval of this project by the Raymond Planning Board to constitute "active and substantial development or building" pursuant to NH RSA 674:39:
 - Installation of utilities infrastructure and construction of the extension of Pond road to binder grade of pavement as confirmed and approved by the Raymond Public Works director.
- g. The following items must be completed to constitute "substantial completion of the improvements" pursuant to NH RSA 674:39:
 - Completion of the extension of Pond road to finish grade of pavement and completion of other offsite improvements as confirmed and approved by the Raymond Public Works Director.

The following note shall be placed on the final plan and Mylar:

The Planning Board, in accordance with Table 3 of the Impact fee Schedule and Methodology adopted on January 13, 2005, assesses impact fees for the project as follows: the project consists of 27 (twenty-seven) new units consisting of single family dwellings; the school impact fee for each unit is \$3,550 (Three Thousand Five Hundred fifty dollars) and road impact fee is \$772 (Seven Hundred Seventy-two dollars); the total impact fee for each unit is \$4,332 (Four Thousand three Hundred Twenty-two Dollars) and the total impact fee assessed for the project is \$116,694 (One Hundred Sixteen Thousand Six Hundred Ninety-four Dollars). If impact fees are not collected for any lot prior to the adoption of any amendments to the 2005 impact fee schedule, then the lots which have not paid impact fees will be subject to the amended fee amount if they are not eligible for the four year vesting status under NH RSA 674:39. Additionally, once the four year period under NH RSA 674:39 elapses, then the amount under the amended impact fee schedule can be imposed.

Additional Conditions that shall apply:

- Applicant to establish an escrow account or provide in kind services, to assist with resolution of lot lines, prepare deeds and survey Pond Road for lots on the North side of Pond Road.
- Applicant is to prepare, at the expense of the applicant, a surveyed plan of town-owned property designated as Tax Map 29-3, Lot 14 and showing on such plan, proposed roadway.
- Applicant shall construct at the expense of the applicant, the roadway on Town property, or if the town elects, the Town may contract for the construction of the proposed roadway, and the costs for same shall be borne by the applicant.
- Approval of the subdivision is conditioned on a Board of Selectmen vote to create the proposed roadway as shown on the above referenced plan and to accept such roadway as a Class V Road.
- “No Thru Truck” signs shall be installed on Existing Pond Road and on the extension of Pond Road;
- Utilities must be installed underground.
- No-cut zone shall be permanently marked prior to the beginning of construction.

Robert Carlberg seconded. Maurice Titcomb abstained. Voted unanimously in the affirmative.

Continued from 12/07/06 – A Design Review discussion with Fordway Brook Development, LLC regarding a 12- to 14-lot Conservation Subdivision on 28 acres. 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 and 7, Lane Road.

Shane Carter and Roscoe Blaisdell met with the Planning Board to discuss a proposal to do a conservation subdivision off Lane Road.

The Board was very concerned with the steep slopes on the property and the validity of the yield plan. Board Members agreed to conduct a site walk on Sunday, January 7th, 2007 beginning at 8 a.m. and the applicant agreed that abutters were welcome.

MOTION: Greg Bemis made a motion to continue this meeting to Thursday, February 1st, 2007 at 7:00 p.m. in the High School Media Center. Bill Cantwell seconded. Voted unanimously in the affirmative.

Other Business

Jonathan Wood stated that there will be a proposal brought before the Board of Selectmen by the Conservation Commission for wetland mitigation in the SOD. This proposal will include how to put together a plan for land banking. The gateway at Exit 5 is included. The proposal applies to commercial and industrial zones only.

Adjournment

MOTION: Jonathan Wood made a motion to adjourn. Greg Bemis seconded. Voted unanimously in the affirmative. MEETING ADJOURNED AT 9:50 P.M.

Respectfully submitted,

Bette Patterson
Administrative Assistant