

Place: Torrent Hall, Safety Complex

Call to Order: 9:00 a.m.

Members Present: Ernest Creveling, Community Development Director; Richard Mailhot, Code Enforcement Officer; Kevin Pratt, Fire Chief; and Dennis McCarthy, Public Works Director.

Staff Present: Robert Price, Planning Technician; Bette Patterson, Administrative Assistant.

Public Hearings

Arthur Woolf

Having received a Use Variance from the Zoning Board of Adjustment to operate a Used Motor Vehicle Dealership, Arthur Woolf has submitted an application for Site Plan Review for same. The property is shown on Raymond Tax Map 27-2, Lot 58, Main Street.

Note: Fire Chief Kevin Pratt disclosed that his brother is a direct abutter of Mr. Woolf, however, he does not feel that would influence any decision he would have to make.

Steve Bibeau of RSL Layout & Design and Arthur Woolf presented the plan. There was a variance issued on January 10th that included some conditions which have been shown on the plan. This is a used auto sales facility; however, it is very limited. There was a stop sign proposed to be placed at the end of the driveway and there would also be a sign on the chain link fence. There are 5 parking spaces for customers and Mr. Woolf will be using the existing house for his office.

Public Works Director McCarthy stated that since there are only two cars for sale at any time he doesn't have a problem with it. The driveway should work with this; however, if the business were to grow then we would have to look at this again. Drainage is not an issue.

Code Enforcement Officer Mailhot suggested that the stop sign be located on the right side of the driveway so that it would be in a more traditional location.

Mr. Woolf stated that he will be paving in the spring. The paving will go from the edge of the lot to the edge of the lawn.

MOTION: Code Enforcement Officer Mailhot made a motion to move this application forward to the Planning Board meeting of February 1, 2007. Public Works Director McCarthy seconded. Voted unanimously in the affirmative.

Raymond Ambulance Conceptual Plan

Community Development Director Creveling stated that the following is a discussion only on a conceptual plan.

A non-binding discussion with PD Associates, LLC regarding a Conceptual Site Plan prepared for Raymond Ambulance, located on Raymond Tax Map 22 Lot 34. The applicant proposes to construct a 7,700 square foot ambulance service building. This is a conceptual discussion only. No action will be taken regarding this conceptual plan.

The TRC discussed the plan with Elmer Pease, PD Associates and Raymond Ambulance Members that were present.

The TRC suggested that the building may fit better on the site with better traffic flow if it were turned a different way. The TRC was concerned with how the ambulances would exit and enter the site and how normal traffic would be handled.

Mr. Pease stated that he would be working on the plan and would consider utilizing the suggestions given by the TRC.

Property Across from Granite Meadows Conceptual Plan – Old Manchester Road

A non-binding discussion with PD Associates, LLC regarding a Conceptual Site Plan for Old Manchester Road, located on Raymond Tax Map 22, Lot 48. The applicant proposes to construct a 100-room hotel, a 3,200 square foot bank, two 7,500 square foot restaurants and a 1,900 square foot gas station/convenience store. This is a conceptual discussion only. No action will be taken regarding this conceptual plan.

The TRC discussed the plan with Elmer Pease, PD Associates. Mr. Pease explained that this project is located across from the Granite Meadows site. The two entrances will be facing each other and a signal light will most likely be needed. Mr. Pease anticipates that Granite Meadows will be moving forward first and this project would follow. A formal application has not yet been prepared for this project.

Fire Chief Pratt noted his concerns regarding increased traffic and drainage on the site.

Adjournment

MOTION: Richard Mailhot made a motion to adjourn. Dennis McCarthy seconded. Voted unanimously in the affirmative. MEETING ADJOURNED AT 10:40 A.M.

Respectfully submitted,

Bette Patterson
Administrative Assistant