

**Place:** Raymond High School Media Center  
**Call to Order:** 7:00 p.m.

**Members Present:** Vice Chairman Frank Bourque, Selectmen's Representative Greg Bemis, Robert Carlberg, Bill Cantwell, Jonathan Wood and Peter Buckingham.

**Alternate Members Present:** Gretchen Gott and Maurice Titcomb

**Planning Staff:** Community Development Director Ernest Creveling, Code Enforcement Officer Richard Mailhot, Robert Price, Planner Technician and Bette Patterson Administrative Assistant

### **Pledge of Allegiance**

Acting Chairman Bourque announced that Alternate Gretchen Gott would be serving for the remainder of the meeting.

### **Approval of Minutes**

MOTION: Bill Cantwell made a motion to approve the site walk minutes of 01/07/07 as presented. Peter Buckingham seconded. Frank Bourque, Robert Carlberg and Greg Bemis abstained. The remaining members voted in favor of the motion.

MOTION: Robert Carlberg made a motion to approve the minutes of 01/04/07 as amended. Peter Buckingham seconded. Gretchen Gott abstained. The remaining members voted in favor of the motion.

MOTION: Gretchen Gott made a motion to approve the minutes of 01/11/07 as amended. Bill Cantwell seconded. Voted unanimously in the affirmative.

### **Public Hearings**

**Design Review discussion with Fordway Brook Development, LLC Continued from 01/04/07** – 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.

Roscoe Blaisdell of Blaisdell Survey and Shane Carter, property owner discussed a conceptual plan to develop a conservation subdivision on 28 acres located on Lane Road.

Mr. Blaisdell stated that there is one less lot with a common driveway. He described the site walk that the Planning Board went on. He stated he feels its not as steep as it seems on paper and that each lot is buildable.

There was a discussion on how to access the homes. Mr. Blaisdell stated that the buildings could be constructed on the front of the lots which provides enough room for the driveway access.

Code Enforcement Officer Mailhot stated that if the homes were going in the front then the each of the homes in the subdivision may require a special permit. He explained the process for obtaining one.

Acting Chairman Bourque stated that the steep slopes are a real concern to the Planning Board.

Abutter Donald Thompson stated that the right of way provides egress to his property. There is no set width at this time.

Code Enforcement Officer Mailhot suggested that maybe the applicant and abutter should discuss a better access to the abutter's property.

Acting Chairman Bourque stated that the Planning Board has no intention of ignoring the right-of-way.

Gretchen Gott stated her concern with counting the right of way in the conservation open space calculation.

Acting Chairman Bourque stated the yield plan should come through without a lot of waivers.

Jonathan Wood stated the application for subdivision would not be complete without the detail on addressing the right-of-way.

The applicant will be submitting an application to the TRC.

#### **Arthur Woolf – Site Plan Review**

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. This application appeared before the Technical Review Committee for Minor Site Review (as authorized by the Raymond Planning Board per vote on July 13, 2006). The Planning Board is requested to review traffic safety issues, as specified by the Raymond Zoning Board of Adjustment on December 13, 2006. The property is shown on Raymond Tax Map 27-2, Lot 58, Main Street.

Community Development Director Creveling gave the following report from the TRC:

#### **Recommendation:**

1. The application is complete for review.
2. The TRC has reviewed this application as a Minor Site Plan, but has forwarded it to the Planning Board for Site Plan Review as a condition of the ZBA's variance to require review by the Planning Board of traffic issues.
3. The applicant has filed a request for a waiver from engineering requirements, specifically for drainage and design, as there is proposed to be very minor site work that will not affect drainage on the site. The TRC recommends granting the waiver request.
4. 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. See Attachment 1 for Recommended Conditions of Approval.

MOTION: Greg Bemis made a motion to accept this application for review. Bill Cantwell seconded. Voted unanimously in the affirmative.

Steve Bibeau of RSL Layout & Design and Arthur Woolf presented the plan. There was a variance issued on January 10<sup>th</sup> 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.

There was a discussion regarding the abutter's property and if it was properly screened.

Steve Bibeau commented that if the abutter is not here to complain than the Board should not be concerned about the buffer.

#### Waiver Request

The Board reviewed the waiver criteria and made the following motion:

MOTION: Jonathan Wood made a motion to grant a waiver for the requirement of engineering review and drainage study. Robert Carlberg seconded. Voted unanimously in the affirmative.

MOTION: Robert Carlberg made a motion to approve a Site Plan for Arthur Woolf to operate a Used Motor Vehicle dealership for property shown on Map 27-2, Lot 58 on the Raymond Tax Map, Main Street.

#### The following conditions shall apply:

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.
  - 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 Site Plan Regulations including, but not limited to application fees, costs of special studies and legal review, shall be paid by the applicant prior to the commencement of any work on the site (CONDITION PRECEDENT);
  - c. A Performance Guarantee Agreement shall be executed between the Town of Raymond and the Applicant (CONDITION PRECEDENT);
2. The following items must be completed within 12 months of the approval of this project by the Raymond Planning Board to constitute "active and substantial development or building" pursuant to (RSA 674:39):

- a. The driveway apron must be paved, parking spaces and display area must be constructed and delineated clearly, and the stop sign and proposed business sign shall be installed as shown on the site plan.
3. The following items must be completed to constitute "substantial completion of the improvements" pursuant to (RSA 674:39):
  - a. Same as condition 2(a) above.
4. This approval is subject to the following waivers as granted by the Raymond Planning Board on February 1, 2007:
  - a. Waiver for engineering review and drainage study.
5. The Raymond Zoning Board of Adjustment granted a Use Variance to allow the applicant to receive a Used Motor Vehicle Dealers License subject to the following conditions:
  - a. Display area shall be limited to an area no larger than 25' x 25'.
  - b. The display area shall be located at the front northwest corner of the lot to the extent possible to the western most point of the driveway.
  - c. No more than two vehicles shall be on display at any one time.
  - d. The Planning Board is requested to review traffic safety issues during Site Plan Review.

**PD Associates, LLC - Conceptual Site Plan prepared for Raymond Ambulance**

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.

Community Development Director Creveling stated that this conceptual plan has been presented to the TRC.

Elmer Pease of PD Associates, LLC explained to the Planning Board that this plan is for Town owned property located adjacent to the existing Safety Complex. Raymond Ambulance would be leasing the property. There is very little wetland on the site. There is a ditch line that could be reconfigured but it would not have to be mitigated.

There was a discussion on what type of buffering there should be between the ambulance site and the residence that abuts it.

Mr. Pease showed the Board two options for access. Option 1 shows the only access would be on to Scribner Road. Option 2 shows an access on to both Scribner Road and Cider Ferry Road. Mr. Pease stated that Option 1 is his preferred access route.

Acting Chairman Bourque polled the Board as follows:

Do you favor Option 1 or Option 2?

Jonathan Wood	1	Greg Bemis	1	Peter Buckingham	1
Bill Cantwell	1	Gretchen Gott	1	Frank Bourque	1
Robert Carlberg	1				

Mr. Pease thanked the Board for their input and advised them that a formal application and plan will be submitted soon.

**PD Associates, LLC - Conceptual Site Plan for 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.

Elmer Pease of PD Associates, LLC explained to the Planning Board that this plan is for property located across from the Granite Meadows proposed development. The proposed gas station will be the only one allowed on the street and will be located as close to Exit 4 as possible. The main entrance is across from the main entrance to Granite Meadows. The two entrances will be facing each other and a signal light will most likely be needed. Mr. Pease stated that he would not object to setting up a fund for a traffic signal at Industrial Drive. The fund would have no time constraint.

Mike Quintal, a resident, stated that he hopes the Planning Board takes a look at the gas station because of the proximity to the river and aquifer.

Acting Chairman Bourque stated that the Planning Board intends to carefully review any impact on the site

Mr. Pease stated that as a result of the November 30<sup>th</sup> Planning Board Meeting, discussions regarding traffic concerns were initiated with School Board member Christine Vogel and the Administration at the Lamprey River Elementary School.

Mr. Pease authorized Rob Woodland, traffic engineer for the Exit 4 area to work with the school board and administration. Mr. Woodland has been assisting in the expansion and design of the elementary school parking area to improve the general flow of traffic on school property. This should help alleviate traffic impacts at the elementary school and the surrounding area of Old Manchester Road.

Mr. Woodland showed the Planning Board two configurations that he has designed for the elementary school.

**Other Business**

Acting Chairman Bourque read a letter from Peter Cleaves requesting answers to questions regarding the Royal Oak Project. Community Development Director Creveling stated he would work on getting the answers for Mr. Cleaves. The Planning Board requested that the answers be available by March 15th.

**Adjournment**

MOTION: Robert Carlberg made a motion to adjourn. Peter Buckingham seconded. Voted unanimously in the affirmative. MEETING ADJOURNED AT 9:30 P.M.

Respectfully submitted,

Bette Patterson  
Administrative Assistant