

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 and Engineering Review Consultant Eric Weinrieb.

Public Hearings – Slawinski/Bear Paw Homes Minor Subdivision

An application for a minor subdivision has been submitted by Bear Paw Homes to subdivide a lot consisting of approximately 45,031 square feet into two buildable lots; one consisting of approximately 25,006 square feet, and the other consisting of approximately 20,020 square feet. The property is shown on Raymond Tax Map 18-3, Lot 33; Katie Lane.

Richard Ladd of RSL Layout & Design presented the plan which includes the following:

- Subdivide Lot 33 into two lots.
- Existing manufactured home to be removed after the first new home is located.
- Each lot will have one pre-site built home.
- State Subdivision approval has been received.
- Distance to hydrant – 715 feet.
- Town water to be supplied to each lot.

Public comment:

Lorraine Menard questioned the road frontage and the lot sizes.

Richard Ladd stated that there was a boundary line agreement done. The lots are conforming.

Lorraine Menard asked if the cement pad would be removed. She stated that she is concerned about possible contamination in the soil.

Community Development Director Creveling stated that it's not known to us to be contaminated.

Public Works Director McCarthy stated the water line may have to be increased. It's a two inch line now and we need to look at that to see what the flow is.

MOTION: Kevin Pratt made a motion to move the application to the Planning Board for review. The note on the zoning determination needs to be incorporated into any motion the Planning Board makes. The applicant must demonstrate adequacy of existing water system. Richard Mailhot seconded. Voted unanimously in the affirmative.

An application for Site Plan Review has been submitted from Thom Dionne and Daniel Marston requesting permission to locate an 8-unit Business Condominium Complex. The property is shown on Raymond Tax Map 17, Lot 38; Route 107 and Batchelder Road.

Reuben Hull, Civil Design, presented the plan to the TRC:

- 6 units
- 2 access points – this reduced amount of fill on Old Fremont Road

- Storm Water Management is now underground.

Eric Weinrieb commented that this is a much better layout. The grades need to be adjusted on some of the pavement. Pavement needs to be added to the front of the building. He recommended that a "Road Closed" sign be installed on Old Fremont road. The silt fence needs to be relocated. The storm water management plan is good but a maintenance plan is needed for it. The water system should have a gate valve and service to the building so the line can be flushed.

Fire Chief Pratt stated the water line should be six inches because of the sprinklers.

Code Enforcement Officer Mailhot stated that the snow storage area should not be near the propane tanks or, as an alternative, bollards would have to be installed around it. The drain overflow seems to go out into the State right of way. The overhead utilities will require a waiver. He suggested that some plantings be done on the back wall of the building.

Eric Weinrieb stated that the plan could be approved as is and if they get the beautification permit they could eliminate the retaining wall.

Reuben Hull stated that his clients want to get rid of the retaining walls.

Public Works Director McCarthy discussed the possibility of installing a hatchet head on the road end. The plan will also have to have a note that the road remains a Class 6 and the applicant will have to sign a hold harmless agreement.

Code Enforcement Officer Mailhot stated that a light industrial use is not acceptable for C1 Zoning. Parking standards and dumpster location should be looked at.

MOTION: Dennis McCarthy made a motion to continue to March 13, 2007 TRC meeting. Kevin Pratt seconded. Voted unanimously in the affirmative.

Approval of Minutes

MOTION: Richard Mailhot made a motion to accept the minutes of 02/06 as presented. Dennis McCarthy seconded. Voted unanimously in the affirmative.

Adjournment

MOTION: Richard Mailhot made a motion to adjourn. Kevin Pratt seconded. MEETING ADJOURNED AT 10:40 A.M.

Respectfully submitted,

Bette Patterson
Administrative Assistant