

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

**Members Present:** Chairman John Page, Vice Chairman Bill Cantwell, Peter Buckingham, Jonathan Wood, Gretchen Gott and Selectmen's Representative Robert Carlberg.

**Alternate Members Present:** Maurice Titcomb and Alternate Selectmen's Representative Frank Bourque.

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

### **Pledge of Allegiance**

**Chairman Page announced that Alternate Maurice Titcomb would be serving on the Board for this evening's meeting.**

### **Approval of Minutes**

MOTION: Jonathan Wood made a motion to approve the minutes of March 29<sup>th</sup>, 2007 as amended. Gretchen Gott seconded. Peter Buckingham abstained. Voted unanimously in the affirmative by the remaining members of the board.

### **Public Hearings**

An application for an 11-lot Conservation Subdivision known as "Lamprey Falls" has been submitted by REI Development Company, LLC. The property is shown on Raymond Tax Map 44, Lot 13, Critchett Road. *This public hearing will be limited to the following:*

- i. Review and acceptance of the yield plan*
- ii. Introduction of the subdivision proposal, and*
- iii. Review and consideration of a waiver for road length*

Community Development Director Creveling stated the TRC recommends that the Planning Board accept the plan as complete for review.

MOTION: Gretchen Gott made a motion to accept the application as complete for purposes of review. Robert Carlberg seconded. Voted unanimously in the affirmative.

Allan Clark and Lee Tessier of REI Development and Steve Bibeau of RSL Layout & Design met with the board to present the proposed yield plan.

Allan Clark presented a yield plan to the board showing a conventional subdivision. The lot lines would extend to the river's edge and each individual lot owner would have use of their property all the way to the river. Creating a

Conservation Subdivision would allow all the property along the river to be protected by the Homeowner's Association. REI will make a contribution to the Homeowner's Association to start a fund for the placement of a recreation area on the common land. There will be an Access easement for the recreation area. Each lot has individual wells and septic. The road is proposed to be public.

Allan Clark of REI reviewed each of the conservation subdivision criteria with the Planning Board. A copy of this document is on file in the Planning Board office and available for inspection during regular office hours.

MOTION: Jonathan Wood made a motion that the Raymond Planning Board hold a Site Walk on Tuesday, April 10<sup>th</sup>, 2007 beginning at 7:30 a.m. Board members will meet at the site located on Critchett Road, Map 44, Lot 13. The site is proposed for an 11-lot Conservation Subdivision to be known as "Lamprey Falls." Gretchen Gott seconded. Voted unanimously in the affirmative.

MOTION: Jonathan Wood made a motion to continue this hearing to Thursday, April 12, 2007 at 7:00 p.m. in the Raymond High School Media Center. Bill Cantwell seconded. Voted unanimously in the affirmative.

**Work Session**

Establishment of 2007 Goals for the Year. The Board discussed the following:

- Master Plan Project
- Zoning Changes – Conservation Subdivision Section
- Site Plan Regulations Update

**Other Business**

- Planning Board Procedures

**Adjournment**

MOTION: Gretchen Gott made a motion to adjourn. Bill Cantwell seconded. Voted unanimously in the affirmative. Meeting adjourned at 10:05 p.m.

Respectfully submitted,

Bette Patterson  
Administrative Assistant