

**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; Dennis McCarthy, Public Works Director; Paul Hammond, Deputy Fire Chief.

**Also present:** Robert Price, Planning Technician; Bette Patterson, Administrative Assistant.

## **Public Hearings**

### **McKinley Condo Conversion**

An application for a Condominium Conversion has been submitted by Ryan McKinley and Susanne Vaughn for property shown on Raymond Tax Map 33, Lot 17; Long Hill Road, upon which exists a detached single-family dwelling and a manufactured home. Condominium conversions are deemed to be subdivisions under NH RSA 672:14, and are regulated by the Planning Board as permitted under NH RSA 674:35.

Roscoe Blaisdell of Blaisdell Survey, LLC presented the plan. Mr. Blaisdell touched on the following points:

- The lot is 4.5 acres
- There are 2 existing buildings on the site
- We are trying to get each building on its own lot. This is the purpose of the Condo Conversion.
- There is a need for a well easement. We only have a verbal “OK” at this time.
- The State will be reviewing the condo documents.

Code Enforcement Officer Mailhot stated you are not creating lots, you are only creating usable area for each building. Residential buildings with use of the land. Subdivision Approval and Condo Documents are needed.

Community Development Director Creveling stated he would like to see the Condo Documents reviewed by Legal Counsel.

### **ABUTTER COMMENTS**

Paula Patterson stated if they are given this condo thing, what is to stop them from building a lot of condos?

Community Development Director Creveling stated this plan is only for the two existing structures. The only thing happening here is changing the type of ownership.

MOTION: Code Enforcement Officer Mailhot made a motion that the condo docs be reviewed by counsel and then schedule this for Planning Board. Paul Hammond seconded. Voted unanimously in the affirmative.

### **Approval of Minutes**

MOTION: Code Enforcement Officer Mailhot made a motion to approve the minutes of 3/27/07 as amended. Kevin Pratt seconded. Voted unanimously in the affirmative.

*Public Works Director McCarthy joined the meeting at this time.*

### **Fordway Brook**

A Design Review discussion with Fordway Brook Development, LLC regarding a 13-lot Conservation Subdivision on 28 acres. In a design review phase (section 3.2 of the Raymond Subdivision Regulations), the Technical Review Committee 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, LLC presented the plan. Mr. Blaisdell stated a Conventional Subdivision could be done with a retaining wall on the steep areas. It would be 50 feet high. With a bulldozer this can happen. This is only to show that a Conventional Subdivision can be done.

Public Works Director McCarthy stated he had an issue with the way the lot is coming off into the main road. He is also concerned with sight distance.

Mr. Blaisdell stated the road will be built with an 8% grade.

There was some discussion about the applicant obtaining a gravel permit.

There was some discussion about the items that need to be addressed by the applicant:

- Road profile
- Road at 90 degrees
- Sight distance should be 300 feet each way
- Need a waiver for road length

Mr. Blaisdell now presented the Conservation Subdivision plan. He showed a road with minimal cuts, and stated a right-of-way access will be shown on the plan.

Fire Chief Pratt discussed a cistern with the applicant.

Community Development Director Creveling stated the right-of-way issue needs to be resolved before Planning Board review occurs. He recommended going through the

Conservation Criteria from the Zoning Ordinance in writing, stating that other applicants have done this and it has worked quite well.

Code Enforcement Officer Mailhot stated a variance will be needed for the driveways. He also stated that parallel drives should not be put in.

**Adjournment**

MOTION: Code Enforcement Officer Mailhot made a motion to adjourn. Public Works Director McCarthy seconded. Voted in the affirmative. MEETING ADJOURNED AT 10:30 A.M.

Respectfully submitted,

Robert Price  
Planning Technician