

Place: Raymond High School; Teacher's Lounge

Call to Order: 6:30 p.m.

Members Present: Bill Cantwell, Chairman; Peter Buckingham, Vice Chairman; Steve Naoum, Secretary; Bob Carlberg, Selectmen's Representative; Gretchen Gott; Jonathan Wood.

Planning Staff: Ernest Creveling, Community Development Director; Richard Mailhot, Code Enforcement Officer; Robert Price, Planning Technician.

Others Present: Sharon Somers, Town Counsel.

Pledge of Allegiance

Public Hearings - Granite Meadows

Continued from 06/21/07 – An application from PD Associates, LLC, and authorized by Owner, Community Development Finance Authority, has been submitted for Site Plan Review and a Special Permit to impact wetlands for the project known as "Granite Meadows" which involves development within the Sewer Overlay District as represented on the original Site Plan Application submitted on June 26, 2006. The property is shown on Raymond Tax Map 22, Lot 9; the southwest corner of Old Manchester Road and Scribner Road.

On Thursday, July 27, 2006, the Raymond Planning Board made a determination that the project has the potential for regional impact and is subject to the notice requirements set forth in N.H. RSA 36:56 and 36:57. The Planning Board determined that the Towns of Nottingham, Chester, Candia, Fremont, Deerfield and Epping as well as the Southern New Hampshire Planning Commission are potentially affected municipalities.

Elmer Pease of PD Associates went over the Altus Engineering Review letter again. He identified the items on the letter which had been completed since the June 21 meeting. The review letter is on file in the Community Development Department office.

Specific questions that were raised were:

- Item 2 – Bonding. This item was discussed in greater detail later.
- Item 16 – Walkway. Gretchen Gott asked who will be maintaining the walkway. Mr. Pease responded that the Town will maintain it because it is in the Town's right-of-way.
- Item 20 – Runoff. This item was discussed in greater detail later.
- Items 24 & 25 – Lighting. Chairman Cantwell stated that there appears to be a lighting gap on sheet 23. Mr. Pease stated he would add the lights.
- Item 31 – Curbing. This item was discussed in greater detail later.

Item 2 – Bonding. Mr. Pease stated this is done prior to the issuance of a Building Permit. Community Development Director Creveling stated this is traditionally how bonding has been handled.

Code Enforcement Officer Mailhot stated on-site work is done with the posting of an inspection escrow. Off-site work is done with the posting of an inspection escrow and the bond amount. The building permit will look for the issuance of a bond for on-site work that's not completed as well.

Jonathan Wood stated that the conditions of approval need to incorporate the phasing in regards to the bonding.

Grading. Mr. Pease stated he would also like to address grading. Mr. Pease stated he does not want to add any more retaining walls as they add a significant cost. He asked that the Planning Board consider that.

Item 20 – Runoff. Mr. Pease stated this is the issue of the drainage swale. Putting in a swale will force the cutting of more trees. Jonathan Wood stated the trees, roots, undergrowth and brush would act as a filtration. Secondly, there isn't that much of a hill that the water is coming off of. Mr. Wood stated that he would prefer to see the trees remain. Mr. Pease stated we designed it this way because it works and it also preserves the trees. Steve Naoum stated one of his biggest concerns is buffering. Community Development Director Creveling stated this is the preference of the Planning Board on which design is the preferred option.

Chairman Cantwell polled the Board on whether to keep the trees, or put in a swale:

POLL RESULTS:

Bob Carlberg – No swale

Peter Buckingham – No swale

Steve Naoum – No swale

Jonathan Wood – No swale; mark the trees so they are not accidentally cut down

Gretchen Gott - No swale

Bill Cantwell – No swale

As a result of the poll, the Planning Board's preference is that there is not a swale.

Gretchen Gott stated she was concerned that the site would be too bright using the 0.6 minimum standard for footcandles. Mr. Pease stated the areas out near the property lines will be quite dim. Mr. Pease compared the brightness in the areas on the property lines to the effect of a lit match.

Gretchen Gott asked about the hours of operation. Community Development Director Creveling stated he is unsure that the Planning Board can dictate the hours of operation. Town Counsel Somers stated the State Liquor Commission (for the restaurant) and the Sign Ordinance will help to lay a framework for what the hours of operation can be.

Jonathan Wood asked what happens when, for example, Nintendo releases a new console, and the store opens at 12:01 a.m. People will be lining up outside to get a hold of it.

Gretchen Gott stated the Town of Epping was unable to handle a 24-hour situation due to the affect it had on the Town services. Ms. Gott stated she has a concern with the impact this development will have on Raymond's services. Ms. Gott stated she believes there should at least be some suggestion on the hours of operation.

Steve Naoum stated restricting the hours of operation for a commercial business is putting a restriction on free trade, and that makes me nervous.

Town Counsel Somers stated the Planning Board needs to decide whether or not they want to get into this issue at all. If you do, then you need to have some sort of discussion or decision on whether or not a condition is reasonable.

Elmer Pease stated that the type of retail developments proposed for Granite Meadows do not have a 24-hour operation schedule. Creating any additional restrictions may scare businesses away. It is generally only during the Christmas season that businesses will remain open late.

Item 31 – Curbing. Elmer Pease stated this is the issue of the types of curbing to be used throughout the site. Mr. Pease stated there is granite curbing at the entrances, concrete along the front of the stores, and cape-cod throughout the parking lot. Gretchen Gott stated cape-cod bituminous is easily torn up. Mr. Pease stated cape-cod is the most cost effective, and it also carries the lowest replacement cost.

Code Enforcement Officer Mailhot stated the Planning Board may wish to require the applicant to post an extended maintenance bond if the Board chooses to go with the cape-cod.

Chairman Cantwell polled the Board on whether or not they would like to see the curbing design that is presented on the plans or something different:

POLL RESULTS:

Bob Carlberg – As noted

Peter Buckingham – As noted

Steve Naoum – As noted

Jonathan Wood – As noted; with an extended maintenance bond

Gretchen Gott – Something else; I have concerns with the cape-cod bituminous.

Bill Cantwell – As noted.

As a result of the poll, the applicant will design the site using what is currently depicted on the plan.

Town Counsel Somers reviewed the draft standard conditions of approval with the Planning Board, going through each condition and explaining what each condition meant. Ms. Somers stated during the past week, Code Enforcement Officer Mailhot, Community Development Director Creveling, myself and Henry Hyder, counsel for Mr. Pease have been working together to create these draft conditions the Board is looking at tonight.

Town Counsel Somers stated that there is a condition to specifically address the drainage issue. The Town's Review Engineer has not signed off yet, however this condition addresses this. There will be a compliance hearing in July to see how Eric Weinrieb's concerns have been addressed.

Dennis McCarthy, Public Works Director, entered the room at the request of Elmer Pease after Mr. McCarthy's meeting adjourned.

Jonathan Wood asked Dennis McCarthy, Public Works Director about the roadway sidewalk on Scribner Road. Mr. Wood asked if this striped area will be a maintenance issue to the Town. Mr. McCarthy stated striping is cheap enough to maintain. It will be up to the Selectmen if we will maintain the sidewalks in the area that we currently do not maintain. If the area on Scribner Road is just a striped area, the area will be plowed regularly as plows pass through. The maintenance of the sidewalk is not a big issue to Public Works. Mr. McCarthy stated he saw the area on the plan today, and he has no issue with it. The engineers addressed all issues Mr. McCarthy had to his satisfaction.

Mr. McCarthy left the meeting.

Code Enforcement Officer asked Mr. Pease to confirm whether or not he is still seeking a possibility of on-site septic. Mr. Pease stated he is no longer seeking it. Mr. Pease stated the on-site septic is not a part of these plans. However, if the retail wants to start operation before the residential portion, then we need to provide a state-approved septic system for them, at which point Mr. Pease needs to return to the Planning Board for an amended site plan.

Community Development Director Creveling reviewed a GANTT chart with the Planning Board that incorporated the Town's timing deadlines with the Brownfield cleanup project with Mr. Pease's timing deadlines for Granite Meadows. At this time, we are waiting for approval on the Remedial Action Plan from federal and state agencies.

Adjournment

MOTION: Jonathan Wood made a motion to adjourn. Bob Carlberg seconded. Voted unanimously in the affirmative. Meeting adjourned at 9:35 p.m.

Respectfully submitted,

Robert Price
Planning Technician