

Place: Raymond High School Media Center

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.

Staff Present: Ernest Creveling, Community Development Director; Robert Price, Planning Technician.

Pledge of Allegiance

Other Business I – Review of Master Plan Survey Questions

The Planning Board reviewed a second draft of the Master Plan Community Survey and discussed changes they would like to see made before the Survey is distributed. Community Development Director Creveling took note of the Board's changes and stated he would submit them to the UNH Survey Center so the changes could be made.

Review of Lamprey River Elementary School Parking Proposal

The Planning Board did not take any action on this proposal, only asking questions and offering their comments.

Steve Naoum stated due to the fact that his wife is a member of the School Board, he is going to recuse himself from this discussion.

Community Development Director Creveling Stated this proposal was brought before the Technical Review Committee for comments before coming to the Planning Board for additional comments.

Brad Mezquita of Appledore Engineering described the proposal to the Board. He stated this proposal is an effort to help control the parking situation at the school. In addition, there is a transformer that currently sits in a problem area when the area floods. This transformer will be relocated and raised as a part of this proposal. Additionally, the current one-way drive will be expanded and converted into a two-way access.

Gretchen Gott asked where the high-water mark was located at the school during the April 2007 flooding. Mike Shore, Acting Superintendent of Schools stated the water came right up to the doors. However, the water stayed out of the building.

The Planning Board members took turns asking technical questions about the proposal, which Mr. Mezquita answered for them.

The Board concluded this plan was a reasonable solution and concluded that it will help solve a pressing problem.

Chairman Cantwell thanked Appledore Engineering and the members of the School Board who were in attendance.

Steve Naoum returned to his seat for the remainder of the meeting.

Public Hearings – Black Dog Realty Subdivision

Continued from 07/05/07 - An application has been submitted for a Subdivision by Black Dog Realty, LLC to subdivide a lot consisting of 3.6714 acres into two lots; one consisting of 2.9633 acres and the other consisting of .7081 acres. The property is shown on Raymond Tax Map 28-2, Lot 21; NH Route 27.

Mark Phillips of Black Dog Realty stated his surveyor has not yet arrived, and he would like to wait until his surveyor arrives before proceeding with his application. The Planning Board agreed to table this discussion until after the other public hearing scheduled for tonight's meeting.

Walgreens & Auto Parts Store Subdivision & Site Plan

Continued from 07/05/07 – An application for a one-lot subdivision has been submitted by Arista Development, LLC. The applicant proposes to subdivide one commercial lot into two commercial lots. The property is shown on Raymond Tax Map 29, Lot 25; NH Routes 27 and 156.

Continued from 07/05/07 – An application for Site Plan Review has been submitted by Arista Development, LLC to construct a 15,000 sq. ft. Pharmacy. The property is shown on Raymond Tax Map 29, Lot 25; NH Routes 27 and 156.

Continued from 07/05/07 – An application for Site Plan Review has been submitted by Arista Development, LLC to construct a 7,000 sq. ft. Auto Parts Retail Store. The property is shown on Raymond Tax Map 29, proposed Lot 25-1; NH Routes 27 and 156.

Doug Benoit of Arista Development, LLC introduced the project team, and recapped the last meeting. He stated there was a discussion about fencing that was left unfinished, and he would like to have that resolved.

Chairman Cantwell polled the Board as to whether they would prefer a board-on-board fence or a stockade fence.

POLL RESULTS

Gretchen Gott – Stockade fence; due to the fact that it is a better sound barrier, which the abutter is looking for.

Steve Naoum – Board-on-board

Peter Buckingham – Board-on-board

Jonathan Wood – Board-on-board

Bob Carlberg – Board-on-board

Bill Cantwell - Board-on-board

Mr. Benoit stated the deal with the Auto Parts store is still not complete, and therefore he can not reveal their identity at this time. However, he stated that they will have operating hours of 8:00 a.m. to 8:00 p.m. seven days a week depending on sales.

Mr. Benoit stated Walgreens will be open 8:00 a.m. to 10:00 p.m. Monday through Saturday, and 9:00 a.m. to 10:00 p.m. on Sunday. The Pharmacy hours will be 8:00 a.m. to 10:00 p.m. on weekdays, and 9:00 a.m. to 6:00 p.m. on weekends. Walgreens will have one large truck delivery per week. They also get 8 or 9 daily vendor trucks, and a daily UPS truck.

Mr. Benoit stated in regards to the question about narcotics, Walgreens has a strict policy that works well, however due to security reasons, they would not like to give this information to the public. Community Development Director Creveling stated he spoke with one of Walgreens' attorneys this week. He stated their attorney would have no problem meeting with Police Chief Salois and discussing the details privately.

Chairman Cantwell polled the Board as to whether or not Chief Salois or his assign should review the Walgreens' narcotics policy and report to the Board in the form of a letter.

POLL RESULTS

Gretchen Gott – Yes

Steve Naoum – Yes

Peter Buckingham – Yes

Jonathan Wood – Yes

Bob Carlberg – Yes

Bill Cantwell - Yes

Steve Naoum asked that the engineers outline how the tractor trailers will make deliveries on the site. Karl Dubay of MHF Engineers showed Mr. Naoum how truck traffic would flow through the site.

At the request of Mr. Carlberg, Chairman Cantwell read a letter from Tom & JR Jacobs, abutters to the project, into the record. The letter reads as follows:

July 13, 2007

*Re: Arista Development, LLC Proposed Development
Route 27 and Route 156, Raymond, NH*

Dear Planning Board Members:

I am writing to express my concern about possible adverse impacts to my property at 58 Route 27 which may be created by the above subject proposed development.

Specifically, I would like to obtain some assurance that the large amount of stormwater runoff that they are proposing to infiltrate into the ground (which will then flow to my property – which abuts to the south and is approximately twenty feet lower) will not alter the surface water level of the wetland on my property or, in any way, adversely affect my use of the property.

While I concur that their drainage study appears to show that the surface runoff that will leave their site and flow into my site through the two existing Rt. 27 culverts will not increase, their design appears to mitigate the increase in runoff caused by the proposed roofs and paving by a combination of detaining and infiltrating the excess in a subsurface detentions structure.

Their calculation for this structure (UGS-1) (for the 50-year) shows that with an infiltration rate of 1.0 inches per hour, approximately 12,000 cubic feet of the site runoff will be infiltrated into the ground (it is noted as “discarded”). I also do not believe that this water is included in their Summary Worksheet as part of the post development “volume.”

I believe that this infiltrated runoff will flow under Route 27 and to my property – possibly raising water levels in the wetland on my parcel. Naturally, I am concerned and am asking the Board – before to approve this project - to have the Town’s review engineer assess this and provide assurances to me that I will not be adversely affected.

Thank you for your consideration of this matter.

*Sincerely,
Tom & JR Jacobs
Freetown Yankee Food Corp.*

Mr. Benoit stated it was mentioned during the site walk that the house on the site was not considered historic, as it is not on the State’s Historic Register. The home at one time belonged to Mr. Thompson (an abutter)’s family. Mr. Thompson stated he would like to have the opportunity to go through the house and take some things before it is destroyed. Mr. Benoit stated they have no problem with this request so long as it does not slow down their progress.

Steve Naoum asked how long the home has been vacant. John Mills, property owner stated it has been vacant since February 2006. Mr. Mills also gave an update on the condition of the building.

Community Development Director Creveling stated we are still awaiting comments from Altus in regards to your response letter, and also Norway Plains needs to comment on your revisions to the Traffic Study.

Mr. Dubay covered the review letter from Altus Engineering, Inc. and addressed their concerns with the Board.

Mr. Benoit stated Eric Eby, their Traffic Engineer is in attendance this evening, and will present to the Board if they wish. The Board agreed to wait before hearing anything more about the traffic during this meeting due to the fact that they just received a new traffic report tonight, and had not yet had the opportunity to review it.

PUBLIC COMMENT

There was no public comment.

WAIVERS

The Board agreed unanimously to address each waiver request.

WAIVER FOR PERPENDICULAR LOT LINES TO R.O.W.

MOTION: Jonathan Wood made a motion to grant the requested waiver from the Subdivision Regulations Article IV Section 4.4 "Lot lines for newly proposed lots shall be perpendicular to the right-of-way." Steve Naoum seconded. The motion passed with a vote of 5-0-1 with Gretchen Gott abstaining.

WAIVER FOR PARKING AREA SETBACKS

MOTION: Jonathan Wood made a motion to grant the requested waiver from the Site Plan Regulations Article VII Section 6.2 "Parking areas shall be set back no closer than 10 feet from street or lot line." Bob Carlberg seconded. The motion passed with a unanimous vote of 6-0-0.

WAIVER FOR LOADING AREAS WITHIN 50 FT. OF ABUTTING PROPERTY LINE

MOTION: Jonathan Wood made a motion to grant the requested waiver from the Site Plan Regulations Article VII Section 8.2 "Loading areas shall not be permitted within 50 feet of an abutting property line." Bob Carlberg seconded. The motion passed with a unanimous vote of 6-0-0.

Bill Lorigen of Moeser and Associates Architects offered an explanation to the abutter's concern with sound levels. Mr. Lorigen explained what the sound levels would be from the roof units. He equated the noise to that of a dishwasher.

Steve Naoum requested a specific decibel level at the property line that the roof units would make. Mr. Lorigen stated he would have that for the next meeting.

MOTION: Jonathan Wood made a motion to continue this hearing to August 16, 2007 at 7:00 p.m. Bob Carlberg seconded. The motion passed with a unanimous vote of 6-0-0.

Black Dog Realty Subdivision

Continued from 07/05/07 - An application has been submitted for a Subdivision by Black Dog Realty, LLC to subdivide a lot consisting of 3.6714 acres into two lots; one consisting of 2.9633 acres and the other consisting of .7081 acres. The property is shown on Raymond Tax Map 28-2, Lot 21; NH Route 27.

Richie Ladd of RSL Layout & Design stated that nothing has changed since the last meeting. There was a site walk that was held on July 15.

Jonathan Wood read the Zoning Determination summary into the record, which reads as follows:

Both the proposed lots meet the dimensional requirements of the Zoning Ordinance. The extremely small size of this lot with its rather unique shape, while meeting the strict letter of the dimensional requirements, begs for a condition of approval requiring the submission of a commercial site plan, as a part and parcel of the subdivision approval process, so as to not have the size and shape factors of the proposed lot become the very hardship basis for a variance request in the future.

MOTION: Jonathan Wood made a motion to approve the Subdivision Application #2007-010 for Tax Map 28-2, Lot 21, owned by Brett P. Berube and Theresa M. Fraser, subject to the following conditions:

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. The following are conditions precedent:
 - a. Applicant must receive all required local, state and federal permitting for the project;
 - b. **FOR SUBDIVISION APPROVAL:** All fees authorized to be charged to applicant pursuant to subdivision and site plan review regulations including, but not limited to, application fees, costs of special studies and legal review, shall be paid by the applicant **prior to signing the Mylar;**
 - c. Deeds, easements, conservation easements, condominium documents maintenance agreements, and any other legal documentation pertinent to this development shall be reviewed and approved by Town Counsel, and where applicable, the Board of Selectmen pursuant to RSA 41:14-a;
 - d. A Performance Guarantee Agreement shall be executed between the Town of Raymond and the Applicant within 30 days of the plan approval date; August 2, 2007. **Failure to execute the required agreement will result in plan approval revocation.**
 - e. The previously approved duplex site plan for Tax Map 28-2, Lot 21 must be amended to reflect the new lot configuration.
 - f. The already approved septic design for the duplex must be amended with the State of New Hampshire to reflect the new lot configuration.

2. The following items must be completed within twelve (12) months of Planning Board approval of this project to constitute “active and substantial development or building” pursuant to (RSA 674:39):
 - a. Property pins placed to delineate new lot.
3. The following items must be completed to constitute “substantial completion of the improvements” pursuant to (RSA 674:39):
 - a. N/A – no improvements proposed at this time.
4. Other Conditions Imposed by the Planning Board:
 - a. The Planning Board accepts the conceptual site plan as an acceptable use, as presented.

Peter Buckingham seconded for discussion. **DISCUSSION:** Steve Naoum stated the Auto Parts facility next door is located about 5 feet from the property line. He asked if a fence or some sort of barrier would need to be installed, or if the applicant would need to relocate their building from what they proposed. Mr. Ladd stated they may have to relocate the building when and if that plan is built. **VOTE:** The motion passed with a unanimous vote of 6-0-0.

Other Business II

Peter Buckingham stated he is wondering why meetings are being held at the High School as opposed to the Middle School, especially in the summer months. Bob Carlberg stated Raymond Community TV will be coming before the Selectmen soon, and he will ask that this be addressed at that time. Gretchen Gott stated there is a nice, convenient setup currently in place at the High School, and from what we have been told, there is no place to have a similar setup at the Middle School. Bob Carlberg stated people are working on finding an area for RCTV to setup at the Middle School.

Jonathan Wood requested a date be established for a meeting between the Planning Board, Conservation Commission and Technical Review Committee. Planning Technician Price stated he has set a date of September 13 for this meeting to be held.

Adjournment

MOTION: Jonathan Wood made a motion to adjourn. Bob Carlberg seconded. The motion passed with a unanimous vote of 6-0-0. Meeting adjourned at 8:55 p.m.

Respectfully submitted,

Robert Price
Planning Technician