

Place: Raymond High School Media Center

Call to Order: 7:00 p.m.

Members Present: Bill Cantwell, Chairman; Peter Buckingham, Vice Chairman; Steve Naoum, Secretary; Frank Bourque, Alternate Selectmen's Representative; Maurice Titcomb; Jonathan Wood; Gretchen Gott.

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

Pledge of Allegiance

Approval of Minutes

MOTION: Jonathan Wood made a motion to approve the minutes of 08/02/07 as presented. Steve Naoum seconded. The motion passed with a vote of 4-0-2, with Frank Bourque and Maurice Titcomb abstaining. Gretchen Gott had not yet arrived at the meeting to participate in this vote.

Master Plan Meeting

Jack Munn of Southern New Hampshire Planning Commission addressed the Planning Board with his objectives for the evening.

Jonathan Wood stated that there is not enough structure with the Master Plan Topic Groups, and the groups are falling apart. Mr. Wood stated the groups were also concerned with what the deliverables were supposed to be. He also stated that as a result, people are losing interest. Mr. Munn stated he is not surprised to hear this. Mr. Munn stated he would provide staff members for each of the topic group meetings, in an effort to keep people on target and to help people see their objectives. Mr. Munn stated the schedule may need to be extended to ensure the success of the Topic Groups.

Community Development Director Creveling stated that the groups did receive guidance paperwork, however this just opened up several more areas of questioning. He stated the groups need facilitation. Mr. Creveling also stated that due to the work load at the office, the Planning, Land Use and Zoning group, which was supposed to be headed by Robert Price, has not had the opportunity to even gather yet. Mr. Creveling asked the Board for suggestions on a replacement as Mr. Price no longer has the time to devote.

The Planning Board agreed that sending facilitators to the topic group meetings to assist in their work and to facilitate their meetings was the best path to take.

Mr. Munn reviewed the draft copy of the Existing Land Use Study with the Planning Board. The Board discussed changes and gave their comments on what they would like to see changed, added or deleted from the chapter. In the midst of this discussion, Gretchen Gott arrived at the meeting.

Mr. Munn next reviewed the draft copy of the Natural Resources Chapter with the Planning Board. The Board, as they did with the Existing Land Use Chapter, discussed changes and gave their comments on what they would like to see changed, added or deleted from the chapter. It was determined that a draft copy of this chapter should also be sent to the Conservation Commission for their review and comment.

There was a brief discussion on Groundwater Protection. Mr. Munn asked if the Planning Board would like to add to the area covered by the Groundwater Protection District, or if they were comfortable with the area currently covered. Jonathan Wood addressed other areas in the Town, specifically mentioning one near the Deerfield line on Route 107, and another under the Aggregate Industries property. Mr. Munn stated that riparian buffers (vegetated areas alongside rivers and streams) could be another item that the Planning Board may wish to address.

The next item addressed was Economic Development. Mr. Munn asked that the Planning Board invite the Raymond Business and Economic Development Committee (RBEDC) to the next Master Plan meeting on September 27. Mr. Munn asked if a list of businesses existed. Peter Buckingham stated he was unaware of such a list. Mr. Munn stated that a survey of the existing businesses in the community would be a good thing to have. The Board also discussed various topics to help prepare for the creation of a draft of the Economic Development Chapter, which will be presented at a future meeting.

Community Development Director Creveling addressed the Master Plan Survey. The survey has been finalized, and is with the Recreation Department to be printed. The Survey will likely be sent out September 10. He stated the reminder postcards will need to be sent during the third week of September. Mr. Munn stated the \$3,000 in CTAP funding that the Town applied for has been approved. Community Development Director Creveling stated the deadline for returning the survey is October 1.

Frank Bourque inquired about applying for grant funding to help offset the cost of the Master Plan, as was referred to within the SNHPC Proposal. Mr. Munn addressed this by stating he would investigate grant application options.

Chairman Cantwell polled the Board at the request of Frank Bourque to see if the Board would or would not like Community Development Director Creveling to request permission from the Board of Selectmen to apply for the remaining \$12,000 in CTAP funding to help offset the cost of the Master Plan.

POLL RESULTS:

Gretchen Gott – Yes

Steve Naoum – Yes

Peter Buckingham – Yes

Jonathan Wood – Yes

Maurice Titcomb – Yes

Frank Bourque – Yes

Bill Cantwell – Yes

Other Business

Community Development Director Creveling stated that Doug Benoit of Arista Development, LLC (representing the recently approved Walgreens Site Plan) contacted him to make a request. Mr. Creveling stated at the Planning Board meeting of August 16, the project was conditionally approved. One of the conditions imposed by the Planning Board read as follows:

*Applicant must contribute \$12,500 toward an escrow account for future traffic control signalization of the intersection of Route 27 and Route 156; to be paid within 30 days of the date of approval, August 16, 2007, in consideration of the traffic contribution of this site plan. **Failure to present payment will result in plan approval revocation;***

Mr. Creveling stated the applicant has requested the Planning Board amend their approval for both site plans to state that they be able to pay the \$12,500 before obtaining a building permit, as they will not have funding within the allotted time frame.

MOTION: At the request of the applicant, Jonathan Wood made a motion to amend the Walgreens Site Plan conditions of approval located on Raymond Tax Map 29, Lot 25, Section 6b to read as follows:

*Applicant must contribute \$12,500 toward an escrow account for future traffic control signalization of the intersection of Route 27 and Route 156; to be paid on or before the issuance of a building permit, in consideration of the traffic contribution of this site plan. **Failure to present payment will result in plan approval revocation;***

Peter Buckingham seconded. The motion passed with a vote of 4-0-3, with Frank Bourque, Maurice Titcomb and Gretchen Gott abstaining.

MOTION: At the request of the applicant, Jonathan Wood made a motion to amend the Auto-Parts Store Site Plan conditions of approval located on Raymond Tax Map 29, Lot 25-1, Section 6b to read as follows:

*Applicant must contribute \$12,500 toward an escrow account for future traffic control signalization of the intersection of Route 27 and Route 156; to be paid on or before the issuance of a building permit, in consideration of the traffic contribution of this site plan. **Failure to present payment will result in plan approval revocation;***

Peter Buckingham seconded. The motion passed with a vote of 4-0-3, with Frank Bourque, Maurice Titcomb and Gretchen Gott abstaining.

Steve Naoum requested that, during an upcoming Planning Board workshop meeting, site walks be discussed, as well as how the minutes are recorded. Chairman Cantwell stated the meeting on September 13, already scheduled as a work session, will begin at 6:30.

Gretchen Gott asked if Frank Bourque planned on attending all Master Plan meetings, as it appears to be this way thus far. Mr. Bourque responded by saying that he agreed to take the Thibeault case, as Bob Carlberg was uncomfortable with it. Having said that, Mr. Bourque stated all other meetings will have either Bob or himself assuming their seat, depending on the availability of the person that night.

Adjournment

MOTION: Frank Bourque made a motion to adjourn. Jonathan Wood seconded. The motion passed with a unanimous vote of 7-0-0. Meeting adjourned at 9:20 p.m.

Respectfully submitted,

Robert Price
Planning Technician