

**Place:** Torrent Hall, Safety Complex

**Call to Order:** 9:00 a.m.

**Members Present:** Ernest Creveling, Community Development Director; Kevin Pratt, Fire Chief; Richard Mailhot, Code Enforcement Officer; Dennis McCarthy, Public Works Director; David Salois, Police Chief.

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

### **Public Hearings**

An application has been submitted for Site Plan Review by PD Associates, LLC for 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.

Elmer Pease of PD Associates, LLC, Engineer Matt Peterson and Rob Woodland of Woodland Design presented the proposal to the TRC.

Elmer Pease reviewed the history of this application as follows:

- Application submitted in June, 2006
- Variance for height for residential units and hotel granted in July, 2006.
- Special Exception for residential use granted in July, 2006.
- Currently has verbal agreement with a national retailer. (Plans are not available at this time.)

Changes to original plan include:

- No vehicle connection between the retail and the residential condominium units. A walkway is provided.
- Two entrances to the residential site.
- Scribner Road will be raised.
- A signal light will be installed at the retail entrance.

Matt Peterson, Engineer, reviewed the following aspects of the plan:

- Reconstruction of Scribner Road – Raising it up due to recent flooding conditions.
- Sidewalk will be tied to the retail section.
- Parking has been added for both retail and residential.. Total for retail – 159. Exceeds the regulations.
- The retail rear buffer has been enhanced.
- Drainage report has been sent to Altus Engineering for peer review.
- Radius around the buildings have been increased.

Elmer Pease stated that his wetland scientist, Mark West has requested that the term “bank” in reference to the wetland mitigation, not be used. It should be referred to as a “pool”. He stated Mr. West had identified three locations for restoration. Mr. West has also identified a culvert that is causing some of the backup of water on Scribner Road. There is a possibility that that culvert could be replaced with a larger one and Mr. Pease indicated he would be willing to cover that expense.

Rob Woodland stated the signal light will operate with little or no delay. DOT has signed off completely and the light will be entirely under the jurisdiction of the Town of Raymond. The developer is paying for the light. Opticom units will be installed on the light as well.

Police Chief Salois asked if raising the road would force water back into the police department.

Mr. Peterson stated the water would still flow into our site.

Mr. Pease stated that raising the road will only keep the road out of the water and it really will not help his own property. He stated part of the restoration along the Lamprey River may create more water storage area.

Code Enforcement Officer Mailhot stated that he has a concern about increasing the culvert as Mr. West recommended. Changing the culvert would open up more water flow and he wasn't sure that was appropriate. This currently serves as a flood storage area and is important to the community.

After a discussion regarding the significant changes that a larger sized culvert may have, it was agreed that this would not benefit the Town.

The following is a list of actions that are required for this application:

- Board of Selectmen need to abandon the Town's right to the road.
- Lots need to be consolidated.
- Requires a Special Permit for Zone G land.
- Site Plan approval
- Water availability letter needs to be updated.
- The project is subject to municipal sewer availability.
- Condominium documents are to be reviewed by Town Counsel.
- New waiver for plan scale to be submitted.
- Approval of re-subdivision for lease holders.

MOTION: Fire Chief Pratt made a motion to forward this application to the Planning Board for review on May 31, 2007. Code Enforcement Officer Mailhot seconded. Voted unanimously in the affirmative.

**Approval of Minutes**

MOTION: Fire Chief Pratt made a motion to table approval of the May 8<sup>th</sup> minutes until the next TRC meeting. Code Enforcement Officer Mailhot seconded. Chief Salois abstained. Voted in the affirmative.

**Adjournment**

MOTION: Code Enforcement Officer Mailhot made a motion to adjourn. Chief Pratt seconded. Voted in the affirmative. MEETING ADJOURNED AT 10:45 A.M.

Respectfully submitted,

Bette Patterson  
Administrative Assistant