

**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;

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

**Public Hearings**

An application for Site Plan Review has been submitted by Palmer Gas Company, Inc. to amend their site plan for a fuel depot, which was approved by the Raymond Planning Board on December 21, 2006. The applicant proposes to add additional bulk propane storage tank(s). The property is shown on Raymond Tax Map 38, Lots 7 and 8; NH Route 27.

Holly Clark of Ambit Engineering reviewed the proposal as follows:

- Original Plan approved by the Planning Board on 12/21/06
- This is an amended plan to utilize the third tank pad as shown on the original plan and to add a fourth tank.
- Water supply for fire protection is a cistern system. The water comes from the Lamprey River.
- Additional tank will not have any impact on the approved fire suppression system.

Code Enforcement Officer Mailhot asked if the fire engineer that designed the suppression system has reviewed the plan with the additional tanks.

Ms. Clark replied that they have not, however, they can have him review it if that's what the board would like.

Fire Chief Pratt stated he would like to see a system with at least 1,000 gal/minute capacity at a minimum.

Fire Chief Pratt stated that we need to see a final fire suppression plan as well.

Community Development Director Creveling stated the fire engineering people need to give us a statement about the suppression system that the design is sufficient to cover the additional tank.

Code Enforcement Officer Mailhot asked why there is the need to install the additional tanks.

Bill Ermer of Palmer Gas explained that there was a shortage this past winter. A lot of people were scrambling for propane. It made sense to move forward with the extra tanks since we are doing construction anyway. The additional tanks give us a week's worth of supply instead of a three day supply.

Abutter comments:

John Vetne, representing Clearwater Estates Board of Directors stated that the plan is dated 7-2006 and shows a mean high water line. The US Geological survey has changed and makes a difference if there is a spill. There is a new study being done on the water levels. Stormwater management flood levels have changed. There are new high water marks. The town should have some representation of where the observed high water mark was on April 16<sup>th</sup>.

Daniel Hart, a resident of Clearwater Estates stated he has a background in fire protection. He strongly objects to saying adding two tanks doesn't effect the fire suppression system. He asked if the term "blary" every came up. This is what occurs if a fire happens. If there is a leak in one tank and it goes to the other tank it will make the other tank explode. You separate the tanks to help this problem. The water guns are not much help if you have a fire. There should be an automatic system on each tank. It's much safer to have one large tank than four small ones.

Kevin Grace, 2 Red Sox Lane, asked for a description of the operation.

Mr. Ermer explained the operation as approved by the Planning Board.

Holly Clark stated they are waiting for the Alteration of Terrain permit. They have received a driveway permit and wetland permit. The flood hazard zone is shown on the plan and there is not a problem with encroaching water.

The following items were requested by the TRC:

- Note on the plan showing the observed high water mark for April 16, 2007.
- Submit a small scale plan showing a visual representation of the high water mark for April 16, 2007 in relation to the tanks on the property.
- Statement from the SFC fire engineer that the fire suppression system is sufficient to cover the additional tanks.
- Palmer Gas to provide a copy of the contracts with specifications for the installation of the tanks.

MOTION: Code Enforcement Officer Mailhot made a motion to continue this hearing to the TRC meeting of Tuesday, June 5, 2007 at 9:00 a.m. Fire Chief Pratt seconded. Voted unanimously in the affirmative.

### **Walgreens**

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.

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.

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.

Karl Dubay, PE of MHF Design Consultants, Inc. requested that all three of the above referenced cases be presented together because they directly relate to one another. The TRC Committee agreed.

Mr. Dubay reviewed the proposal as follows:

- Proposal is for the Subdivision of existing lot into two parcels with cross easements.
- Proposed to locate a Walgreens Pharmacy and Auto Parts Retail Store
- Location is at the corner of Route 156 and Route 27
- Zone C-1
- Only residential lot is located to the rear of the site.
- Jones & Beach is the surveyor of record.
- Arista Development, LLC is the Architect/Developer of the property
- Eric Eby, PE of Greenman Pedersen, Inc. Traffic Engineer
- Site will have Town Water and on site septic systems
- The sites will be connected via a driveway
- Parking has 24 foot aisles. Meets the regulations for dimensional criteria.
- Lighting is being addressed.
- An 8 foot stockade fence will be installed along the rear of the property line.
- Landscaping is being updated.
- Low septic use for both facilities.
- Two waivers needed – Angle of new lot line and loading area too close to adjacent lot line.
- Walgreens building is less than 30 feet high.
- Both buildings will have sprinkler systems.
- All utilities including propane will be underground.
- Dumpsters will be fully enclosed

Eric Eby, PE of Greenman Pedersen, Inc. Traffic Engineer made the following traffic comments:

- Submitted copy of traffic study.
- 86 parking spaces are shown for the total site
- Roadway improvements – redesigning the driveway.
- DOT conceptually agrees with the suggested configurations.
- There will be no auto repair on the site.

Community Development Director Creveling stated that for the purposes of this plan for parking calculations, the pharmacy should be considered high volume and the auto store medium volume.

Code Enforcement Officer Mailhot stated that the snow storage areas need to be identified.

Fire Chief Pratt stated that a knox box is required and asked if hydrants were proposed for the site.

Mr. Dubay stated there are places to put hydrants, however, this is an item that we need to discuss further with the Fire Chief and water department.

Abutter comment:

Donald Thompson representing the north abutter, raised his concern for the increase in traffic on Rt. 156. He was also concerned about the reflection of headlights onto the abutting rear property and the opening hours for the auto store. He had another concern regarding the speaker at the drive up pharmacy window and the noise from air conditioning units. He stated he would also like to make sure the dumpster is screened properly.

Mr. Dubay stated that Walgreens has a compactor for trash which limits dumpster use. There are no loading docks to cause noise. The angle of the driveway, combined with the dense buffer of trees and fencing, should make it so headlights are not reflected into the abutting residential property.

Community Development Director Creveling read a letter from abutter Charlena Thompson outlining her concerns that a proper buffer be installed.

Code Enforcement Officer Mailhot advised the applicant that they need to make application for Town water as soon as possible.

MOTION: Code Enforcement Officer Mailhot made a motion to forward this hearing to the Planning Board for review on July 5<sup>th</sup>, 2007 at 7:00 p.m. in the Media Center at Raymond High School. Fire Chief Pratt seconded. Voted unanimously in the affirmative.

### **Approval of Minutes**

MOTION: Code Enforcement Officer Mailhot made a motion to approve the minutes of May 8, 2007 as amended. Fire Chief Pratt seconded. Voted in the affirmative.

MOTION: Code Enforcement Officer Mailhot made a motion to approve the minutes of May 15, 2007 as presented. Fire Chief Pratt seconded. 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 10:40 A.M.

Respectfully submitted,

Bette Patterson  
Administrative Assistant