

**Place:** Torrent Hall, Safety Complex

**Call to Order:** 9:05 a.m.

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

**Others Present:** Robert Price, Planning Technician

### **Pledge of Allegiance**

### **Public Hearings**

#### **Palmer Gas Company – Amended Site Plan**

*Continued from 5/22/07 – 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 covered the outstanding issues from the previous meeting. The first was the fire suppression system. Ms. Clark presented a letter from SFC. This letter was sent to Fire Chief Pratt. The letter states that the fire suppression system could adequately handle the four tanks. The system could provide up to 1,500 gallons/minute, which is above the 1,000 gallons/minute the Fire Chief had requested.

Ms. Clark stated there was a question about the high-water level. We submitted a cross-section that shows the high-water levels in relation to the tank locations. The cross-section shows that we are proposing a grade that is well above the approximate flood levels that occurred last month. The fire suppression tank is able to be underwater, as it is designed for such.

Ms. Clark stated they are still awaiting the Alteration of Terrain Permit from the State. The State has asked for locations of the Shoreland Protection lines, and we have provided that to them.

Public Works Director McCarthy asked if the State required them to show the locations of every tree in the area. Ms. Clark stated yes, they are now requiring this.

Ms. Clark stated the next concern was engineered plans for the propane support system. We have submitted those plans as well.

Community Development Director Creveling noted that the engineered plans are lacking an engineer stamp, and they need to be stamped.

Ms. Clark reiterated that the fire suppression system is adequate to meet the needs to the entire site.

Code Enforcement Officer Mailhot stated that the minutes from the last meeting state Fire Chief Pratt asked to see a Fire Suppression Plan. Do we have that?

Public Works Director McCarthy stated there is a Fire Protection Plan within the plans they submitted.

#### PUBLIC COMMENT

There was no public comment.

MOTION: Code Enforcement Officer Mailhot made a motion that the Plan of Palmer Gas with the addition of the previously anticipated third tank and also a fourth tank be forwarded to the Planning Board for review. Public Works Director McCarthy seconded. Voted unanimously in the affirmative.

#### **Black Dog Realty Subdivision**

*An application has been submitted for a Minor 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.*

Craig Walsh of RSL Layout & Design presented the Plan. One of the lots will have frontage on NH Route 27, and the remaining lot will have frontage on Juanita Avenue.

Community Development Director Creveling asked if the plans Mr. Walsh just handed out were different from the ones that were submitted with the application. Mr. Walsh stated yes, there are some minor changes. Community Development Director Creveling noted that there were no updates shown in the revision box, and suggested that in the future, Mr. Walsh make note of any revisions.

Mr. Walsh stated the second sheet shows the topography, and a proposed layout of what could fit on the site, but not what will be on the site.

Mr. Walsh stated the site is zones C.1, and has 15 foot setbacks all around, except for the wetlands, where there is a building setback of 25 feet.

Code Enforcement Officer Mailhot stated in my Zoning Determination, I put a caveat in the Summary that reads as follows:

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.

Code Enforcement Officer Mailhot stated we are creating a lot that will be difficult to use. I want to make sure the Planning Board is comfortable with the proposed use of the lot, and not simply that it has the frontage.

Richie Ladd of RSL Layout & Design stated that was prompted by the State. They wanted to see what the proposed use might be to determine the issuance of a driveway permit.

Code Enforcement Officer Mailhot stated the words “proposed building” need to be removed. If you want to show it merely as a demonstration then it should be marked as such. This is misleading, as if through plan approval, that proposed building would also be approved as shown.

Code Enforcement Officer Mailhot asked if the applicant proposes to keep the existing duplex. Richie Ladd stated yes, and I have submitted a letter stating such.

Code Enforcement Officer Mailhot asked if Mr. Ladd had gone forward with a septic design on the duplex lot. Mr. Ladd stated it was already approved. Code Enforcement Officer Mailhot stated that the design will have to be re-done because the numbers are all different now.

Community Development Director Creveling asked if this affects the previously approved duplex site plan. Code Enforcement Officer Mailhot stated to him it does.

#### PUBLIC COMMENT

Someone representing Raymond United Methodist asked about a low-spot in the driveway. Public Works Director McCarthy stated that the plan before was to shim the low-spot out with asphalt.

**MOTION:** Code Enforcement Officer Mailhot made a motion that the plan prepared for Black Dog Realty be forwarded to the Planning Board with the following conditions:

- The previously approved duplex site plan must be amended to show the new lot configuration;
- The already approved septic design for that same duplex be amended with the State of NH to show the new lot configuration;
- The applicant must provide, on a conceptual basis only, a site plan that could fit on the property to demonstrate the property’s ability to be used considering its unique configuration and short frontage and acreage.

Public Works Director McCarthy seconded. Voted unanimously in the affirmative.

**Approval of Minutes**

MOTION: Fire Chief Pratt made a motion to approve the minutes of 05/22/07 as amended. Code Enforcement Officer Mailhot seconded. Public Works Director McCarthy abstained. The remaining members voted in favor of the motion. MOTION PASSED.

MOTION: Public Works Director McCarthy made a motion to approve the minutes of 05/23/07 as amended. Fire Chief Pratt seconded. Voted unanimously in the affirmative.

**Adjournment**

Public Works Director McCarthy made a motion to adjourn. Code Enforcement Officer Mailhot seconded. Voted unanimously in the affirmative. Meeting adjourned at 10:03 a.m.

Respectfully Submitted,

Robert Price  
Planning Technician