

Place: Safety Complex; Torrent Hall

Call to Order: 9:02 a.m.

Members Present: Richard Mailhot, Code Enforcement Officer & Acting Chairman; 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 – Old Manchester Road Subdivision

An application for a one-lot Subdivision has been submitted by PD Associates, LLC to subdivide one Industrial lot located in the Sewer Overlay District into two lots; one lot consisting of 8.812 acres and the other consisting of 4.347 acres. The property is shown on Raymond Tax Map 22, Lot 48; Old Manchester Road.

Acting Chairman Mailhot requested Public Works Director McCarthy to read his Zoning Determination into the record. A copy of the Zoning Determination is on file in the Community Development Department Office.

Elmer Pease of PD Associates, LLC stated that due to the fact the hydrology of the lot and surrounding area has changed so significantly, he had a hydrological study of the parcel conducted. This study is currently being finalized. The report will show the majority of the wetlands that were classified as wetlands will be classified as non-wetlands. Note 14 on the plans dated June 18, 2007 references this. Mr. Pease stated the seasonal high water table has dropped below the area which the New Hampshire Department of Environmental Services and Army Corps of Engineers considers under wetlands requirements. Public Works Director McCarthy asked if wetlands are also designated due to soil types and vegetation as well as the water table. Mr. Pease responded that those items Mr. McCarthy mentioned are the three criteria which must be met. All three of these criteria, not any of the three must be met in order to classify an area as a wetland. Acting Chairman Mailhot stated the Town of Raymond still classifies the area as wetlands. The Town of Raymond Zoning Ordinance considers standing or existing water as a wetland.

Acting Chairman Mailhot stated there was a previous hydrological report done for the property by Pike Industries. Mr. Mailhot estimated the report was completed approximately 15 years ago. This study was completed before the beaver pond was created behind the lot.

Matt Peterson of Woodland Design presented the plans. Mr. Peterson noted he will look into the discrepancy in the acreage on the plans, as was brought up on Code Enforcement Officer Mailhot's Zoning Determination. Mr. Peterson stated this subdivision was created using some of the site design concepts that were completed for the parcel.

Acting Chairman Mailhot requested Mr. Peterson to outline the proposed smaller lot, and outline the area within that lot which would be wet. Mr. Peterson did this, and stated the belief is the wet area would disappear, leaving a developable pad with access to Industrial Drive. Acting Chairman Mailhot asked for clarification of the term 'disappear.' Mr. Peterson stated it would not be classified as a wetland.

Deputy Fire Chief Hammond asked if the watershed that comes off the ramp and goes into the first pond will still have the ability to drain through like it currently does. Mr. Pease stated there is not an open connection between wetlands. The connection is subsurface gravel. Deputy Fire Chief Hammond stated he just wanted to make sure a blockage was not being created.

PUBLIC COMMENT:

There was no public comment.

MOTION: Public Works Director McCarthy made a motion to continue this hearing to August 21, 2007 at 9:00 a.m. to allow the applicant time to finalize their hydrological study. Fire Chief Pratt seconded. The motion passed with a unanimous vote of 4-0-0.

Verizon Wireless Amended Site Plan

An application for Site Plan Review has been submitted by Verizon Wireless to amend an approved wireless communications site plan to add temporary wireless communications equipment. The property is shown on Raymond Tax Map 28-4, Lot 7; Main Street.

Public Works Director McCarthy read the Zoning Determination. A copy of the Zoning Determination is on file in the Community Development Department Office.

Linda Connell, attorney representing Verizon Wireless stated this is step one of a two step process of amending the site plan. This step is to allow the temporary installation of a Cellular on Wheels (COW). The COW was initially installed during the Town's April 2007 flooding emergency with the Town's permission due to the fact that the Town was suffering from a lack of telephone coverage period. Ms. Connell stated the second step is to have a permanent installation. The overall goal is to leave the COW in place while permanent equipment plans are worked out. This is not a proposal to add any additional height to the existing cell tower.

Ms. Connell stated as part of the proposal, we would like to expand the compound area to make room for an equipment shelter. The goal of the Town is to not have the equipment shelter visible from Route 101.

Ms. Connell stated they would like to have between six months to one year to allow the COW to remain on-site while plans and negotiations are finalized, as well as research completed. These activities include a Title search and an Environmental Site Review. Acting Chairman Mailhot stated perhaps the TRC could get a progress report in six months. Public Works Director McCarthy stated he has no objections to approving this for one year, however he would like to know how Mr. Ed Moulton, the property owner

feels about their presence on the site even on a temporary basis. Mr. Moulton, who was in attendance, stated he has no objections with what has been and will be taking place.

Fire Chief Pratt asked what the elevation above Main Street was. Public Works Director McCarthy stated it would be about 20 feet above Main Street.

Fire Chief Pratt asked if there would be any fire protection within the building. Ms. Connell stated there would be a wired alarm in the building.

Fire Chief Pratt asked if there was a generator there currently. Ms. Connell stated Verizon Wireless does not have a generator there currently, but would have one in their equipment shelter when it is completed.

PUBLIC COMMENT:

Joe Welch, an abutter, asked for clarification on what was occurring. Public Works Director McCarthy clarified the actions for Mr. Welch.

MOTION: Public Works Director McCarthy made a motion that the location be accepted, on a temporary basis, of a Cellular on Wheels for a maximum period of one year, before which time it is anticipated that there will be a permanent installation of some sort. Additionally, the TRC would like a progress report in six months. Finally, this application should be forwarded to the Planning Board meeting of August 16, 2007 at 7:00 p.m. to receive their comments and approval. Fire Chief Pratt seconded. The motion passed with a unanimous vote of 4-0-0.

New Life Church Site Plan

An application for Site Plan Review has been submitted by New Life Assembly of God to consolidate lots 63 and 64, and then construct a 3,390 square foot addition. The property is shown on Raymond Tax Map 41, Lots 63 and 64; NH Route 156/Nottingham Road.

Eric Mitchell of Eric Mitchell and Associates presented the plans. The project is located on Route 156. Mr. Mitchell stated the proposal is to combine the existing parsonage which is on Lot 63 with the existing church building on lot 64. Mr. Mitchell stated this would be done via Lot Consolidation, so there is only one lot rather than two. The second piece is to put a 3,390 square foot addition onto the existing sanctuary, which is 3,376 square feet. Mr. Mitchell stated there will not be a kitchen facility. The two lots, when consolidated, will be 7.7 acres. Mr. Mitchell stated they are proposing 127 parking spaces. There have been some discussions on phasing the project, allowing 71 parking spaces now, and an additional 56 spaces at a later time, when needed. Mr. Mitchell stated they have requested a waiver for plan scale. Each building will be on its own septic and well.

Acting Chairman Mailhot stated there is actually 13,500 square feet, and the parking spaces required for this type of project is one space per one hundred square feet. Mr. Mailhot asked for an explanation as to how the applicant can propose 71 spaces. Mr.

Mitchell responded that they had used the actual square footage of the sanctuary, which is where the church actually is. Mr. Mailhot stated that is not how these types of things are anticipated. Mr. Mitchell did some quick math, and stated that taking the total square footage of the building, there would be a requirement of approximately 146 parking spaces. Mr. Mitchell stated they could make provisions for parking at full build-out, but only construct a certain amount of parking for what is required. Mr. Mailhot stated there are a number of different ways the applicant can proceed with what best fits the church.

Public Works Director McCarthy stated he is a little concerned with the driveway layout. Mr. McCarthy stated he was concerned with the wiggle area in one driveway that he believes may cause a traffic conflict. Mr. Mitchell stated the intent is to allow room for people who are just coming to drop people off to be able to stack on-site. If the driveway were to come straight out to the road, the stacking area would be shortened. Public Works Director McCarthy stated he was thinking that the driveway could be straightened out alongside the parsonage. Mr. Mitchell responded that the only problem with that is the driveway for the parsonage comes to the front of the building. Public Works Director McCarthy stated he sees this as a little cumbersome.

Acting Chairman Mailhot stated there is a discrepancy on the plans. On sheet 4, a temporary trailer is shown that was to be removed. On sheet 7, the trailer is still shown. Mr. Mitchell stated this trailer will be removed, and he will make the adjustment on the plans to reflect that.

Public Works Director McCarthy asked about landscaping. Mr. Mitchell stated the only formal proposal is the landscape the island in the middle. Public Works Director McCarthy stated the Planning Board may seek a more intensive tree-scape than what you have proposed.

Public Works Director McCarthy stated there is a stone wall on site, and traditionally, the Planning Board has looked to maintain them in some manner. Mr. Mitchell stated we looked at the stone wall, and there is not much of the original wall remaining. Mr. Mitchell stated we can discuss the wall with the church to see what they would like to do.

PUBLIC COMMENT:

Judith Frizzle, an abutter asked how this project affects her. An employee of Whitcher Builders who is working on the project stated this proposal has no impact on Ms. Frizzle. Public Works Director McCarthy stated the driveway, despite being in the same location, is a more substantial driveway than what currently exists. Ms. Frizzle stated there is a lot of traffic there anyway, and I have not had a problem with that.

MOTION: Public Works Director McCarthy made a motion to forward this application to the Planning Board meeting of August 16, 2007 at 7:00 p.m. with the recommendation that parking is re-reviewed by the Planning Board because it will likely be revised from what was seen by the Technical Review Committee. Fire Chief Pratt seconded. The motion passed with a unanimous vote of 4-0-0.

Approval of Minutes

MOTION: Fire Chief Pratt made a motion to approve the minutes of 07-03-07 as presented. Public Works Director McCarthy seconded. The motion passed with a unanimous vote of 4-0-0.

MOTION: Public Works Director McCarthy made a motion to approve the minutes of 07-10-07 as presented. Fire Chief Pratt seconded. The motion passed with a unanimous vote of 4-0-0.

Other Business

Public Works Director McCarthy stated Acting Superintendent Mike Shore spoke with him this morning. The Lamprey River Elementary School has been working on their parking situation, and they have come up with a “Step 1” plan. The Technical Review Committee discussed how to get them on the Planning Board Agenda as soon as possible, and it was determined they could fit on the August 2 meeting.

Adjournment

MOTION: Public Works Director McCarthy made a motion to adjourn. Fire Chief Pratt seconded. The motion passed on a unanimous vote of 4-0-0. Meeting adjourned at 10:32 a.m.

Respectfully Submitted,

Robert Price
Planning Technician