

**Place:** Town Hall; Conference Room

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

**Members Present:** Ernest Creveling, Community Development Director; Dennis McCarthy, Public Works Director; Kevin Pratt, Fire Chief.

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

### **Pledge of Allegiance**

### **Public Hearings – Al Martin Subdivision**

*Application #2007-023 – An application for a two-lot commercial subdivision has been submitted by Albert & Gail Martin to subdivide the existing 4.0498 acre lot into one vacant lot of 2.0473 acres, and the remaining 2.0025 acres remaining serving the pre-existing non-conforming single-family home. The property is shown on Raymond Tax Map 11, Lot 5; Chester Road.*

Community Development Director Creveling reviewed the Zoning Determination, a copy of which is available in the Community Development Department Office.

Craig Walsh of RSL Layout & Design presented the Plans. He stated the proposed lot is shown with “worst-case scenario” setbacks in case the Zoning Board of Adjustment (ZBA) ever grants an approval for a residential use for the lot.

Public Works Director McCarthy asked about the status of a State driveway permit. Mr. Walsh stated right now it is still pending, however in a recent meeting they indicated they were likely to grant it.

Community Development Director Creveling asked about the status of the ZBA approval Mr. Walsh referred to earlier. Mr. Walsh stated they intend to apply to the ZBA after receiving approval for the driveway and subdivision. Community Development Director Creveling stated he would like to see the Impact Fee note that currently appears on the plan be changed to read something like “if a variance is granted, then this impact fee shall apply.”

### **PUBLIC COMMENT**

There was no public comment.

**MOTION:** Public Works Director McCarthy made a motion to forward this application to the Planning Board with the caveat that the Impact Note be clarified to state that an impact fee only applies in the event the lot is granted residential use by the ZBA. Fire Chief Pratt seconded. The motion passed with a unanimous vote of 3-0-0.

**Avalanche Towing & Recovery Minor Site Review**

*Application #2007-024 - An application for Site Plan Review has been submitted by Avalanche Towing & Recovery to establish a 60' x 60' towing company storage/holding yard. The property is shown on Raymond Tax Map 38, Lot 34; NH Route 27.*

Community Development Director Creveling reviewed the Zoning Determination, a copy of which is available in the Community Development Department Office.

James Wilson of Avalanche Towing explained the plans. He is looking for a 60 x 60 chain link fenced-in yard to store cars that he tows for multiple police departments. He stated that in the future, he would like to add a light for security purposes, but is not seeking that at this time.

Public Works Director McCarthy asked if there will be any type of occupancy. Mr. Wilson responded that there would be no on-site occupancy of any kind.

Community Development Director Creveling asked if the area would be visible from the road. Mr. Wilson stated there is a slight tree line, however during the fall and winter it would likely be visible coming from the west.

Public Works Director McCarthy asked if this site was located on top of the area that Ron Severino (property owner) had filled a couple years previously. Mr. Wilson stated yes it is.

Public Works Director McCarthy asked if he would be leasing the property. Mr. Wilson stated yes, he would be getting a month-by-month lease.

**PUBLIC COMMENT**

John Vetne, a resident of Clearwater Estates representing the Clearwater Estates Condominium Association Board of Directors, stated he is concerned with the visibility. He asked the TRC to please recommend some form of screening so the appearance of the Clearwater Estates area is not damaged. Mr. Vetne also stated he perceives that towing cars for Police Departments has the potential of being a 24-hour operation. Mr. Vetne requested that any backup signals on equipment be turned off or otherwise disabled in late hours.

Mr. Wilson responded by stating none of his trucks are equipped with backup alarms. However, if the DOT requires him to install the alarms, he has no problem installing switches to disable the alarms to appease the abutter's concerns.

Mr. Vetne requested that there be evergreen screening rather than the chain-link fencing slats. Mr. Wilson stated he will look into it.

Mr. Vetne asked about fluid leaking from vehicles involved in accidents. Mr. Wilson stated what little fluid remains after leaving the scene of the accident is contained. Fire

Chief Pratt stated the Fire Department cleans the majority of fluids before the vehicle is towed away.

MOTION: Public Works Director McCarthy made a motion to approve the minor site plan of Avalanche Towing and Recovery subject to the following conditions:

1. The applicant shall attempt to soften the appearance of his site;
2. The applicant shall maintain his site in accordance with Best Management Practices; and
3. The applicant has agreed to install backup-alarm switches in the event his trucks are required to have the alarms installed.

Fire Chief Pratt seconded. The motion passed with a unanimous vote of 3-0-0.

**JJ Living Trust Subdivision**

*Application #2007-025 - A subdivision application has been submitted by Prudential Verani Realty on behalf of The JJ Living Trust to subdivide one new lot of 2.36 acres, annex 12.079 acres of land to Aggregate Industries and annex 515 sq. ft. of land to the State of New Hampshire for additional road right-of-way for NH Route 102 with the remaining 3.275 acres serving the existing two-family building. The properties are shown on Raymond Tax Map 5, Lot 94, Map 5, Lot 95, and Map 10, Lot 3; Chester Road.*

Community Development Director Creveling reviewed the Zoning Determination, a copy of which is available in the Community Development Department Office.

Tim Bernier of Tim Bernier Inc. presented the plans. He stated the proposal is to take the land of JJ Living Trust, and subdivide it into three lots. The 12 acre lot will be annexed to the land of Aggregate Industries. There will also be an annexation to the State for the right-of-way. Mr. Bernier stated that the State has requested Aggregate Industries to plan on a future deceleration lane, and this annexation can go toward that. There will be two remaining lots; one to be sold as a house lot and the other containing the existing house.

Public Works Director McCarthy requested that Mr. Bernier show the existing lot without any proposed changes on sheet one, rather than sheet three in order to make things less confusing.

Public Works Director McCarthy suggested that the applicant obtain something in writing from the Department of Transportation to show that they are in agreement with the receipt of land for the right-of-way.

The Technical Review Committee determined that the notice shall be reworked for the Planning Board meeting to outline the first Lot Line Adjustment, then the Subdivision, and then the second Lot Line Adjustment, as a means to help avoid confusion with the project.

Community Development Director Creveling stated an impact fee note using the Town's standard language needs to be added to the plan.

**PUBLIC COMMENT**

Darlene Moran, an abutter, asked if the house that currently sits on the JJ Living Trust property will be torn down. Tom Duffy, agent representing the JJ Living Trust stated it would not be torn down, but it would be renovated and restored.

Ms. Moran asked how this subdivision affects her on Ventura Drive. Public Works Director McCarthy stated it has nothing to do with Ventura Drive. Mr. Duffy explained that because Aggregate Industries is getting part of the benefit of this subdivision in that they are obtaining land, all of Aggregate's abutters need to receive notification.

**MOTION:** Public Works Director McCarthy made a motion to forward this application to the Planning Board with the recommendation that the procedural end be cleared up so the notice reads clearly, and to ensure the process flows as smoothly as possible. Fire Chief Pratt seconded. The motion passed with a unanimous vote of 3-0-0.

**Approval of Minutes**

**MOTION:** Public Works Director McCarthy made a motion to approve the minutes of 08/21/07 as presented. Fire Chief Pratt seconded. The motion passed with a unanimous vote of 3-0-0.

**Adjournment**

**MOTION:** Public Works Director McCarthy made a motion to adjourn. Fire Chief Pratt seconded. The motion passed with a unanimous vote of 3-0-0. Meeting adjourned at 10:04 a.m.

Respectfully Submitted,

Robert Price,  
Planning Technician