

Place: Town Hall; Conference Room

Call to Order: 9:10 a.m.

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

Others Present: Robert Price, Planning Technician

Pledge of Allegiance

Public Hearings – Old Manchester Road Subdivision

Application #2007-016; Continued from 08-21-07 - 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.

Elmer Pease of PD Associates stated the final report is still not yet completed, as the surveyors have not had a chance to go out yet, but this should be completed within the month. Community Development Director Creveling asked if Mr. Pease plans to submit revised plans to reflect what his wetland report will show. Mr. Pease stated he will submit a revised Existing Conditions plan before the next meeting.

Code Enforcement Officer Mailhot stated this will require a variance. He stated the Zoning Ordinance says the unnamed stream area exists. He appreciates the fact that Mr. Pease has information that will dispute the Ordinance, which would be a fantastic basis for a variance; however Mr. Mailhot can not get around the fact that the Zoning Ordinance identifies the area.

Mr. Pease stated for the purposes of the subdivision, he will only need to show buildable areas in each location. He stated for any future site plan, he will need to obtain a variance, as there will be parking areas that will encroach within 50 feet of the shoreland protection area.

Community Development Director Creveling stated once Mr. Pease can show the buildable areas, then the TRC can forward the application to the Planning Board. Code Enforcement Officer Mailhot stated that could also potentially change the Zoning Determination.

Code Enforcement Officer Mailhot asked when Mr. Pease would attempt to get his Dredge and Fill permits. Mr. Pease stated they are already in the process of obtaining them.

MOTION: Fire Chief Pratt made a motion to continue this hearing to October 16, 2007. Code Enforcement Officer Mailhot seconded. The motion passed with a unanimous vote of 4-0-0.

Approval of Minutes

The Technical Review Committee agreed to table the approval of both the 09/04/07 and 09/11/07 minutes until such time that Code Enforcement Officer Mailhot and Public Works Director McCarthy can be present.

Other Business

No other business was discussed.

Adjournment

MOTION: Fire Chief Pratt made a motion to adjourn. Code Enforcement Officer Mailhot seconded. The motion passed with a unanimous vote of 4-0-0. Meeting adjourned at 9:43 a.m.

Respectfully Submitted,

Robert Price,
Planning Technician