

## Raymond Planning Board Minutes

June 24, 2010

Approved 07/08/2010

**Place:** Raymond High School; Media Center

**Call to Order:** 7:00 p.m.

**Members Present:** Jonathan Wood, Chairman; Carolyn Matthews, Vice Chairman; Gretchen Gott; Jim Kent; Bill Cantwell.

**Staff Present:** Ernest Cartier Creveling; Community Development Director; Robert Price, Planning Technician.

### Pledge of Allegiance

### Work Session – Meeting with Other Boards and Commissions

*Meeting with Conservation Commission, Historic District Commission, Zoning Board of Adjustment, Raymond Business and Economic Development Council and Exit 5 Special Advisory Committee.*

Members Sitting for this Discussion: Jonathan Wood; Carolyn Matthews; Jim Kent; Bill Cantwell; Gretchen Gott.

### Those in Attendance:

- *Tim Louis, Raymond Business & Economic Development Council*
- *Peter Buckingham, Raymond Business & Economic Development Council*
- *Lee Weldy, Raymond Business & Economic Development Council*
- *Diane Naoum, Raymond Business & Economic Development Council*
- *Marilyn Semple, Conservation Commission*
- *Barbara Edgar, Conservation Commission*
- *Sharon Weldy, Zoning Board of Adjustment*
- *Charles White, Zoning Board of Adjustment*
- *Joyce Wood, Zoning Board of Adjustment/Historic District Commission*
- *Craig Jewett, Exit 5 Special Advisory Committee*
- *Elmer Pease, property owner (Map 22, Lot 9; located at intersection of Old Manchester and Scribner Roads, site of "Granite Meadows" conditionally approved development)*
- *Christopher Rose, Town Manager*

Mr. Wood first reviewed each of the Planning Board's zoning amendments that were on the 2010 Town Warrant. Each amendment, despite passage or failure, was explained as to its purpose and what it would have or does accomplish. Members of the other Boards in attendance asked questions or requested clarification on the amendments, which were responded to by the Planning Board.

Next, members from the attending Boards offered quick summaries of projects they are working on, have interest in, or outlined areas they preferred to see the Planning Board do additional work:

- **EXIT 5:** Reports from consultants were encouraging. Sewer is achievable; however the path will be difficult. The common thread is that density is needed to make it pay off, and the easiest way to create density is through housing. Mr. Jewett added that Exit 5 can't work in a vacuum; that they need to reach out and work with those at Exit 4 to

make it work. Some ideas to help are to look at infill development or mixed use development. Many challenges at Exit 5 involve water, so revived interest and work on the Pooled Mitigation Plan has begun.

- RBEDC: 2010 goals should be achieved by December.
- ZBA: Would like Planning Board to focus on the impact fee issue by cleaning up the language in the Ordinance on how impact fees apply, and in which circumstances they apply. It was noted the ZBA had two difficult cases in the recent past centered on this very issue.
- CONS. COM: Their biggest project was working on a Riparian Buffers Ordinance with Southern NH Planning Commission. (The Ordinance was sent to the Planning Board for the first time on June 10, and is scheduled for an update on August 12. Cons. Com. members were invited to attend the August 12 meeting).
- HISTORIC DISTRICT: Interested in the Planning Board's work on a Village District Ordinance. They feel it is important to have an Ordinance in place prior to sewer being available in order to help preserve the character of the downtown area. Additionally, it was noted that, if an Ordinance is in place, the Town could adopt a tax credit provision that would defer increases in tax bills for a period of time as an incentive to rehabilitate historic buildings.
- SCHOOL BOARD: It was noted that the schools currently have extra capacity available, so an increase in children could be accommodated as the plans for sewer and additional housing move forward.

The Planning Board thanked everyone for attending the meeting. Mr. Jewett stated he would like to see additional meetings such as this in the future so people can collaborate, as it will benefit the Town.

**Old Business – Request from Elmer Pease to Import Fill**

*Members Sitting for this Discussion: Jonathan Wood; Carolyn Matthews; Jim Kent; Bill Cantwell; Gretchen Gott (recused in the midst of the discussion).*

Mr. Cartier Creveling explained an opportunity has arisen for Mr. Pease to accept free structural fill from a site in Candia. He stated Mr. Pease is coming before the Board tonight to seek the Board's permission to accept the fill. He added that the area in need of fill on Mr. Pease's site is approximately one acre in size and is not wet.

Ms. Gott stated she is not comfortable discussing this without the benefit of a noticed public hearing.

**MOTION:** Ms. Gott made a motion, seconded by Mr. Kent for discussion, that the Planning Board not continue this discussion without benefit of a noticed public hearing. **DISCUSSION:** Mr. Pease stated his concern is that he needs to have an answer as soon as possible. He explained the fill will be placed out of sight, and will be trucked in over a period of six weeks. Trucks will travel from Exit 3 to Exit 4, enter the site, and leave via Exit 4 again. Mr. Cartier

## Raymond Planning Board Minutes

June 24, 2010

Approved 07/08/2010

Creveling added that the applicant has an approved site plan, and is willing to bond the road. He added that fill would have been imported in conjunction with the site plan, however the applicant is seeking permission to do it early because of the unique opportunity. Mr. Cantwell stated he has no issue with the request. Ms. Matthews stated she feels the Board has no leg to stand on to not allow the fill to be imported. She added this seems like a small enough issue that staff could handle it. Ms. Gott stated she does not believe this should be discussed, adding that if the Board feels this is part of the site plan, then the Board should have no further discussion. VOTE ON THE MOTION: The motion failed with a vote of 1-4-0, with Ms. Gott voting in favor of the motion.

*At this time, Ms. Gott recused herself from the discussion, and stepped down.*

MOTION: Ms. Matthews made a motion, seconded by Mr. Cantwell, that the Planning Board has no objection to Mr. Pease importing fill in accordance with his letter dated June 24, 2010. The motion carried with a unanimous vote of 4-0-0.

*At this time, Ms. Gott returned to her seat for the duration of the meeting.*

### Approval of Minutes

Members Sitting for this Discussion: Jonathan Wood; Carolyn Matthews; Jim Kent; Bill Cantwell; Gretchen Gott.

MOTION: Ms. Matthews made a motion, seconded by Mr. Cantwell, to approve the minutes of May 20, 2010 as amended. The motion carried with a unanimous vote of 5-0-0.

MOTION: Mr. Cantwell made a motion, seconded by Ms. Matthews, to approve the minutes of June 10, 2010 as amended. The motion carried with a unanimous vote of 5-0-0.

MOTION: Mr. Cantwell made a motion, seconded by Mr. Kent, to approve the minutes of June 17, 2010 as amended. The motion carried with a unanimous vote of 5-0-0.

### Other Business

Members Sitting for this Discussion: Jonathan Wood; Carolyn Matthews; Jim Kent; Bill Cantwell; Gretchen Gott.

Mr. Cartier Creveling stated that staff has reviewed the economic revitalization zone applications from Southern NH Planning Commission. He stated revisions are needed, and a meeting has been set for next week with Jack Munn of SNHPC to finalize the applications.

Mr. Cartier Creveling noted that the Technical Review Committee reviewed a draft Sourcewater Protection Plan from SNHPC on June 23. The plan will be revised and brought before the Planning Board on August 12.

Mr. Price noted that the Declaration of Revocation of the Royal Oaks Estates subdivision and site plan approvals has been recorded and the approvals are officially revoked. It has been recorded at the Rockingham County Registry of Deeds as Book 5118, Page 0297.

### Adjournment

MOTION: Mr. Cantwell made a motion, seconded by Mr. Kent, to adjourn. The motion carried with a unanimous vote of 5-0-0. The meeting adjourned at 8:52 p.m.

Respectfully submitted,

Robert Price  
Planning Technician