

**Raymond Planning Board Minutes**

**July 08, 2010**

**Approved 07/22/2010**

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

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

**Members Present:** Carolyn Matthews, Vice Chairman; Doug Vogel, Secretary; Bill Hoitt, Board of Selectmen Ex-officio; Jim Kent; Bill Cantwell.

*Gretchen Gott was excused from this meeting.*

**Staff Present:** Ernest Cartier Creveling; Community Development Director; Richard Mailhot, Code Enforcement Officer; Robert Price, Planning Technician.

**Pledge of Allegiance**

**Approval of Minutes**

Members Sitting for Approval of Minutes: Carolyn Matthews; Doug Vogel; Bill Hoitt; Bill Cantwell; Jim Kent.

**MOTION:** Mr. Cantwell made a motion, seconded by Mr. Kent, to approve the minutes of June 24, 2010 as amended. The motion carried with a vote of 3-0-2, with Mr. Hoitt and Mr. Vogel abstaining.

**Public Hearing – JCR Construction Co., Inc. Site Plan Amendment**

Application #2008-003: A request has been received from JCR Construction Co., Inc. to amend their site plan, originally approved by the Raymond Planning Board on May 07, 2009. The applicant seeks to change the construction type of an unheated vehicular storage building from a fabric building to a stick-built building. Additionally, the applicant seeks to add an office space to the proposed building, which was not shown on the original approved plan. The property is shown on Raymond Tax Map 33, Lot 90; 181 Route 27.

Members Sitting for this Hearing: Carolyn Matthews; Doug Vogel; Bill Hoitt; Bill Cantwell; Jim Kent.

Applicant/Agents Present: Joe Reed and Matt Reed of JCR Construction Co., Inc.

Abutters/Public Present: Terrie & Timothy Dolan; Susan Shepherd & Billie Jo Quintal.

Mr. Cartier Creveling explained that the applicant received approval on May 07, 2009 to construct a fabric building. He added that the applicant has requested that the type of building be changed to a stick-built building. He noted the building will be placed on a slab, and remains in the same footprint as the originally approved fabric structure, with exception for a proposed 30' x 67' commercial office space addition, which was not shown on the original plan.

Mr. Cartier Creveling noted that the applicant will be going to the Zoning Board of Adjustment on July 14 for a request to not install the required sprinkler system in the vehicular storage portion of the building. He added that a letter from Fire Chief Kevin Pratt has been received regarding the variance application, and the change to a stick-built structure. He also noted that one of the original conditions of approval of the 2009 approval stated that a cistern would be required if the building-type ever changed from fabric to stick-built. Prior to reading the letter

from Mr. Pratt, Mr. Cartier Creveling noted that Mr. Pratt feels the office space should contain a sprinkler, and noted that Mr. Pratt proposes that a fire wall be constructed to separate the office space and storage area.

Mr. Cartier Creveling read Mr. Pratt's letter into the record at this time. A copy of this letter is attached to the original set of minutes on file with the Town Clerk.

At this time, Mr. Vogel asked several process questions regarding what is involved in amending a site plan, to which members of the Board and Staff responded.

Mr. Reed offered no additional comments regarding the proposal, stating that Mr. Cartier Creveling's explanation was sufficient.

Mr. Cantwell asked the intention to handle the fire suppression issue. Mr. Cartier Creveling re-noted the original condition of approval requiring that, with the change to a stick-built building, a cistern shall be installed.

Ms. Matthews suggested that the applicant discuss the cistern requirement further with Mr. Pratt, adding that the Planning Board must live by the conditions placed on the original approval, so they are obligated to require the cistern until an alternative is offered. Mr. Reed replied that he does not have a problem installing a cistern.

Mr. Cartier Creveling noted that Mr. Pratt is requesting the cistern due to the change in building type, per the original conditional approval. He suggested the Planning Board continue this hearing until after the Zoning Board of Adjustment meeting scheduled for July 14 in an effort to settle any issues with Mr. Pratt, if there are any, in an effort to finalize the plan.

Mr. Hoitt stated a cistern is a much better guarantee for fire protection than a dry hydrant, adding he can see why Mr. Pratt would want the cistern in this case.

Mr. Kent stated he is curious about the utilities that will be needed to serve the office space, which was not shown on the original approved plan. He requested additional information. Mr. Mailhot stated these items are not in the Planning Board's purview, as they are traditionally handled at the building design level. He explained these items are traditionally not handled at the Planning Board level as this is too early in the process for information to be accurate.

Mr. Kent stated he knows he's seen this information before on other plans. Mr. Mailhot stated the difference is in some cases, sites are so small that these details need to be engineered in advance to ensure everything works. In this case, the site is large enough to accommodate the office space without need of prior engineering to make sure.

Mr. Reed stated if the office space is going to cause a problem, he can drop that idea. He added as far as storage goes, the storage area will not have any vehicles in it 75% of the time.

**PUBLIC COMMENT**

Mr. Cartier Creveling read a letter written by Brian Carpentier into the record. A copy of this letter is attached to the original set of minutes on file with the Town Clerk.

Timothy Dolan stated JCR Construction has always been a great neighbor to him, adding that the author of the letter clear-cut his own property. He requested that the Board not punish JCR Construction for Mr. Carpentier's actions, adding that JCR has done everything they are supposed to do.

Mr. Cantwell stated he is not sure why this needed to come back before the Board. He noted the original approval said if the building type changes, then a cistern would be needed. It was decided ahead of time what needed to be done. Mr. Cartier Creveling stated it was brought before the Board because a few weeks ago, the Board decided they wanted the applicant to come in.

Mr. Cartier Creveling stated if the Board feels comfortable that they do not need to see this proposal any longer, then they can continue the hearing to the Technical Review Committee.

Ms. Matthews polled the Board to determine if the hearing should be continued to the Technical Review Committee, allowing the TRC to wrap up the plan.

**POLL RESULTS**

Jim Kent – Yes

Doug Vogel – Yes

Bill Hoitt – Yes

Carolyn Matthews - Yes

Bill Cantwell – yes

Mr. Cartier Creveling asked if the Board agreed with the original condition of approval requiring a cistern to be installed. Members agreed.

Mr. Kent stated if in discussions at the TRC level another alternative is brought forth, then the Planning Board needs to be made aware of that alternative.

MOTION: Mr. Cantwell made a motion, seconded by Mr. Kent, to continue the public hearing for Application #2008-003 to the Technical Review Committee meeting of Wednesday July 14, 2010 at 10:00 a.m. at Torrent Hall. The motion carried with a vote of 4-1-0, with Mr. Vogel opposed.

**Work Session – Mottolo Water Line Zoning Discussion**

Members Sitting for this Discussion: Carolyn Matthews; Doug Vogel; Bill Hoitt; Bill Cantwell; Jim Kent.

The Planning Board discussed ideas for the creation of an Ordinance in accordance with the passage of Article 3 at the March 2010 Town Meeting.

Mr. Cartier Creveling asked if the Planning Board would prefer to look at zoning in general, or rather as an overlay zone in regards to this issue.

Mr. Cantwell stated he feels that working on an overlay now would allow the Board sufficient time to work on a better solution.

Mr. Hoitt stated he would rather see a water line installed prior to steps being taken to limit growth resulting from installation of the water line.

Mr. Vogel stated the Master Plan needs to be considered, adding he does not believe zoning should automatically change upon installation of and connection to a water line. He stated he would like to remove language from the Zoning Ordinance that allows for this to occur. He added he would like to review the amount of Zone E land and change some to be Zone C.2.

Mr. Mailhot stated the Board should establish a unified goal and allow staff to take that goal and work on something to achieve it, rather than delete and change the Zoning Ordinance piecemeal.

Joyce Wood, speaking as a citizen, stated she assumes a water line would not be constructed in another part of Town without the proper planning having been done to accommodate it. In this case, there is an emergency situation and proper planning has not been considered. The passage of Article 3 allows the Board time to address that concern.

Mr. Kent stated he would like to see an existing conditions zoning map, and a worst-case built-out map if current zoning conditions remain in place. Mr. Cartier Creveling stated he agreed this would help the Board get a better understanding of the situation, and stated staff would work on these maps to present in the future.

The Board agreed that another work session on this topic should be held on August 05, 2010.

**Work Session – CIP Discussion**

*Members Sitting for this Discussion: Carolyn Matthews; Doug Vogel; Bill Hoitt; Bill Cantwell; Jim Kent.*

Ms. Matthews stated the CIP Committee has asked the Planning Board to take a stance on a couple of items. The first being will the Board commit to annual, small-scale reviews of the master Plan.

Mr. Cartier Creveling stated most of the statistics are available through public sources, and should be easy to update. He noted if the Board tries to undertake the entire plan each year, then it will be impossible. He stressed that defined edits in a defined time need to be considered.

Mr. Vogel stated he feels staff could do the small updates and that way the Board would not have to go back to Southern NH Planning Commission in 2014 to spend a large sum for a large-scale update.

It was agreed that small-scale reviews could be undertaken by the Board on an annual basis.

The Board also agreed that there would have to be cuts in the CIP, or it would likely be voted down as a whole again next year.

**Other Business**

Mr. Cartier Creveling noted that economic revitalization zone applications, which were prepared by SNHPC, are being revised and cleaned up, and then will be sent to the Raymond Business and Economic Development Council and then to the Board of Selectmen.

**Adjournment**

MOTION: Mr. Cantwell made a motion, seconded by Mr. Vogel, to adjourn. The motion carried with a unanimous vote of 5-0-0. The meeting adjourned at 9:43 p.m.

Respectfully submitted,

Robert Price  
Planning Technician