

Place: Raymond High School; Media Center
Call to Order: 7:00 p.m.

Members Present: Jonathan Wood, Chair; Moe Titcomb, Secretary; Bill Hoitt, Board of Selectmen Ex-officio; Doug Vogel; Gretchen Gott; Jim Kent; Don Hedman, Alternate; Jason Pelletier, Alternate.

Members Absent: Bill Cantwell

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

Pledge of Allegiance

Mr. Wood announced that Alternate Jason Pelletier would be seated for the duration of the meeting.

Work Session – Zoning Impact of Mottolo Water Line

Members Sitting for this Discussion: Jonathan Wood; Moe Titcomb; Bill Hoitt; Doug Vogel; Jim Kent; Gretchen Gott; Jason Pelletier.

The Planning Board continued its work on rezoning possibilities along Route 102. Mr. Cartier Creveling noted he obtained three proposals from three firms regarding a study of Route 102, the ability to develop the large, vacant parcels there, and the potential impact on this part of the Town. He noted each proposal came back with a price of \$20,000 - \$25,000. He asked the Board to review each proposal, and come back at the next meeting to discuss them.

Ms. Gott suggested inviting the Exit 5 Special Advisory Committee and the Raymond Business & Economic Development Council to the next meeting to discuss these studies, as both groups requested the Planning Board not do anything to change zoning in the area this past fall.

Other Business

Members Sitting for this Discussion: Jonathan Wood; Moe Titcomb; Bill Hoitt; Doug Vogel; Jim Kent; Gretchen Gott; Jason Pelletier.

PALMER GAS REQUEST

Mr. Cartier Creveling explained that Palmer Gas, which currently has a facility located on Route 27 close by to the split of Routes 27 and 107, will be submitting an application for expansion of that facility in the near future. He added he was contacted this week by Palmer Gas with a request to store six to eight 30,000 gallon propane tanks on the adjacent property, which they now own and which will be the subject of the application. He stated the reason for the request is because Palmer Gas is currently having tanks fabricated but, because they are so large, they have been asked to pick them up by the manufacturer, but Palmer Gas currently does not have a place to store them.

Mr. Wood disclosed that he did an appraisal of the Palmer Gas facility in Atkinson, and also did an appraisal of property they own in Salem. He stated this will not bias his decision-making, and added he would again disclose this information when the application comes before the Board for approval.

Ms. Gott stated seeking temporary storage of the tanks assumes an approval from the Planning Board. Mr. Cartier Creveling stated they are taking that chance, but they understand if an approval is not issued, then the tanks will need to be removed.

Mr. Kent stated since they own the property, he is not sure anything would prohibit this action, but he appreciates that the Board is being informed. Mr. Vogel agreed, adding since the tanks will be empty, he does not see where an approval from the Planning Board would be necessary to simply store the tanks for a short time.

Ms. Gott stated she is concerned that abutters were not notified of this request, and is concerned that a precedent will be set.

Mr. Kent stated the tanks will certainly be visible to abutters. He asked if the Town has prepared a response to concerned individuals who ask about their presence. Mr. Cartier Creveling stated his reply would be that the tanks are empty and are being stored there temporarily as they prepare and go through a site plan review process with the Planning Board.

Mr. Wood polled the Board to determine if the tanks could be stored on the site for a time not to exceed six months.

POLL RESULTS

Mr. Kent – Six months or less.

Ms. Gott – No

Mr. Hoitt – Yes

Mr. Titcomb – Yes

Mr. Vogel – Yes

Mr. Pelletier – Yes

Mr. Wood – Yes

MISCELLANEOUS

Mr. Cartier Creveling reviewed a presentation he gave to the Comprehensive Economic Development Strategy (CEDS) Steering Committee this week regarding the water line extension along Route 102, and the subsequent potential impact if no zoning change is made by the Planning Board.

The Board heard reports from its members serving on other boards and committees.

Adjournment

MOTION: Mr. Hoitt made a motion, seconded by Mr. Vogel, to adjourn. The motion carried with a unanimous vote of 7-0-0. The meeting adjourned at approximately 8:45 p.m.

Respectfully submitted,

Robert Price
Planning Technician