

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

Members Present: Jonathan Wood, Chair; Moe Titcomb, Secretary; Doug Vogel; Gretchen Gott; Jim Kent; Don Hedman, Alternate; Jason Pelletier, Alternate.

Members Absent: Bill Cantwell; Bill Hoitt.

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

Pledge of Allegiance

Mr. Wood announced that Alternate Don Hedman would be seated for the duration of the meeting. Lee Weldy, Alternate Selectmen Ex-officio was not present to sit for Bill Hoitt.

Approval of Minutes

Members Sitting for Approval of Minutes: Jonathan Wood; Moe Titcomb; Doug Vogel; Jim Kent; Gretchen Gott; Don Hedman.

MOTION: Mr. Titcomb made a motion, seconded by Mr. Kent, to approve the minutes of April 07, 2011 as amended. The motion carried with a unanimous vote of 6-0-0.

MOTION: Mr. Vogel made a motion, seconded by Mr. Kent, to approve the minutes of April 14, 2011 as drafted. The motion carried with a unanimous vote of 6-0-0.

Work Session – TFMoran Proposal for Route 102

Members Sitting for this Discussion: Jonathan Wood; Moe Titcomb; Doug Vogel; Jim Kent; Gretchen Gott; Don Hedman.

Jerry Coogan of TFMoran, Inc. and Bill Moore of Fay, Spofford and Thorndike were in attendance to discuss their joint proposal to conduct a corridor study of Route 102. A copy of their proposal is attached to the original set of minutes on file with the Town Clerk.

Ms. Gott disclosed that she has worked closely with Mr. Coogan, as he formerly worked as a Planning Consultant for the Town of Raymond. She added that this would not bias her decision-making.

The Planning Board thanked Mr. Coogan and Mr. Moore for their time, and noted another Work Session with Southern NH Planning Commission and also with Appledore Engineering will be held on May 05, 2011 to discuss their proposals.

Old Business – Pond Road Relocation

Members Sitting for this Discussion: Jonathan Wood; Moe Titcomb; Doug Vogel; Jim Kent; Gretchen Gott; Don Hedman.

Mr. Cartier Creveling stated after the public hearing on March 24, 2011, staff researched the issue with the paper street and Map 29-3, Lot 9. He stated it was confirmed that half of the area should go back to Lot 9, and the remainder is to be retained by the Town. As a result of this, the surveyor was asked to

amend the plan to add this change, which was done. He stated the Board now needs to revise its motion to include Lot 9. Once this is complete, the issue can be forwarded to the Board of Selectmen.

MOTION: Mr. Kent made a motion, seconded by Mr. Vogel, that the Planning Board:

1. In accordance with RSA 674:40 (I)(b), approve the location of Pond Road as represented on the plan entitled " Right of Way Relocation and Lot Line Adjustment Plat", dated November 01, 2010, with a revision date of April 15, 2011;
2. Approve the associated lot line adjustment between the relocated roadway and the following lots, Lot 9, 10, 11, 12 and 13 of Tax Map 29-3 as shown on the above referenced plan;
3. Recommend that the Selectmen hold a public hearing pursuant to RSA 41:14-a and approve the conveyance of portions of Lot 14 to Lots 9, 10,11, 12 and 13 as shown on the above referenced plan;
4. Recommend that the Selectmen approve the issuance of release deeds of the paper street as shown on the above referenced plan to Lots 9, 10, 11, 12 and 13;
5. Approve the lot line adjustment as shown on the above referenced plan between Lots 10 and 11.

All subject to the following conditions:

- a. That the Selectmen vote to release the paper street as described above;
- b. That the Selectmen vote to convey portions of Lot 14 as described above.

The motion carried with a unanimous vote of 6-0-0.

Non-Public Session under RSA 91-A:3(II)(d)

Mr. Hedman noted he must recuse from the Non-Public Session, and stepped down from the Board. Mr. Pelletier sat in place of Mr. Hedman.

MOTION: Mr. Titcomb made a motion, seconded by Mr. Kent, that the Planning Board enter Non-Public Session under RSA 91-A:3(II)(d).

In accordance with RSA 91-A:3(I)(b), the Planning Board polled each member individually regarding this motion. The results were as follows:

POLL RESULTS

Question: Should the Planning Board enter Non-Public Session under RSA 91-A:3(II)(d), as motioned and seconded?

Mr. Kent – Yes

Ms. Gott – Yes

Mr. Titcomb – Yes

Mr. Vogel – Yes

Mr. Pelletier - Yes

Mr. Wood – Yes

As a result of the poll, the motion carried with a unanimous vote of 6-0-0, and the Planning Board went into Non-Public Session.

Upon exiting Non-Public Session, the following motion was made:

MOTION: Ms. Gott made a motion, seconded by Mr. Kent, to seal the minutes of the Non-Public Session entered into by the Planning Board on April 28, 2011 under RSA 91-A:3(II)(d), until the circumstances surrounding the discussion no longer apply, per a vote of the Planning Board. The motion carried with a unanimous vote of 6-0-0.

At this time, Mr. Pelletier stepped down and Mr. Hedman returned to his seat.

Other Business – Fraser Subdivision

Members Sitting for this Discussion: Jonathan Wood; Moe Titcomb; Doug Vogel; Jim Kent; Gretchen Gott; Don Hedman.

Mr. Wood informed the Board that the Town of Raymond has been sued over the Planning Board's decision regarding Application #2011-005, rendered on March 24, 2011.

Work Session – Zoning Impact of Mottolo Water Line

Members Sitting for this Discussion: Jonathan Wood; Moe Titcomb; Doug Vogel; Jim Kent; Gretchen Gott; Don Hedman.

Mr. Wood asked the Board to fill out a chart which was distributed this evening, and bring it back to the next meeting so it can be discussed. Mr. Wood stated the reason for this exercise is to determine what the Board has consensus on in terms of potential uses, and where disagreement lies.

Other Business

Members Sitting for this Discussion: Jonathan Wood; Moe Titcomb; Doug Vogel; Jim Kent; Gretchen Gott; Don Hedman.

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

Ms. Gott requested that people line up their anticipated summer schedules and notify others of times they may not be available, in an effort to avoid quorum issues. Mr. Wood requested that Board members notify Town staff if they will be unavailable.

Adjournment

MOTION: Mr. Vogel made a motion, seconded by Mr. Titcomb, to adjourn. The motion carried with a unanimous vote of 6-0-0. The meeting adjourned at approximately 8:48 p.m.

Respectfully submitted,

Robert Price
Planning Technician