

**Place:** Raymond High School; Media Center  
**Call to Order:** 7:45 p.m.

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

**Members Absent:** Jonathan Wood.

**Staff Present:** Robert Price, Planning Technician.

**Work Session – Zoning for Route 102 Water Line**

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

The Planning Board continued its work on a zoning amendment for the Route 102 area due to the installation of Town water service.

Ms. Gott expressed a desire to see an amendment proposing the elimination of the automatic density increase with the connection to the Town water system.

The Board expressed much concern with the idea of having the minimum lot size at only 20,000 square feet. A number of polls were taken, and the Board compromised on 30,000 square feet as a minimum lot size.

The Board also agreed with a comment from Mr. Cartier Creveling and chose a minimum of ten lots for a subdivision to be allowed.

Mr. Cantwell stated he feels the Board needs to place more focus on promotion of commercial development in this area, as opposed to spending too much time worrying how to control residential development. He feels focusing on residential development control will cause the amendment to fail.

A concern was raised by the Board that the setback and buffering requirements for the west side of Route 102 and East side of 102 can't be similar, as there is far less space on the east side. A suggestion was made to split requirements into an east and west side, and have them reflected in the dimensional requirements table separately.

It was pointed out in paragraph 3b that the word "use" should read "zone."

The Board opted to cancel the July 21, 2011 meeting to allow staff additional time to incorporate revisions made by the Board to the proposed amendment. The next meeting to discuss this topic will be August 04, 2011. At this meeting, the Board will determine the next date to invite the public back for input.

**Other Business**

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

The Board heard reports from its members serving on other boards or commissions.

**Adjournment**

MOTION: Mr. Vogel made a motion, seconded by Mr. Titcomb, to adjourn. The motion carried with a unanimous vote of 7-0-0. The meeting adjourned at approximately 9:42 p.m.

Respectfully submitted,

Robert Price  
Planning Technician