

**Raymond Planning Board Minutes  
August 11, 2011**

**Approved 09/22/2011**

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

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

**Members Present:** Jonathan Wood, Chair; Bill Cantwell, Vice Chair; Jim Kent; Gretchen Gott; Jason Pelletier, Alternate; Don Hedman, Alternate.

**Members Absent:** Bill Hoitt; Moe Titcomb; Doug Vogel.

**Staff Present:** Ernest Cartier Creveling, Community Development Director.

*There was no RCTV Coverage of this meeting.*

*Mr. Wood announced that Alternates Don Hedman and Jason Pelletier would be seated for the duration of the meeting.*

**Approval of Minutes**

*Members Sitting for this Discussion: Jonathan Wood; Bill Cantwell; Gretchen Gott; Jim Kent; Don Hedman; Jason Pelletier.*

**Minutes of July 14, 2011**

***A motion was made by Jim Kent and seconded by Gretchen Gott to send the minutes back to Robert to have him watch the video and add detail, such as polls taken and detailed discussion regarding important C3 zoning topics that were discussed and debated during the course of the work session. The vote was unanimous.***

**Minutes of August 4, 2011**

It was noted that vote counts on the motion to approve minutes of July 7, 2011, as amended and the vote to table the July 14, 2011 minutes to the next meeting should be reviewed by Robert to ensure that they are correct.

Bill Cantwell noted that he did not both make and second the motion to adjourn in the August 4<sup>th</sup> meeting minutes.

***A motion was made by Gretchen Gott and seconded by Jim Kent to send the minutes back to Robert to have him watch the video and add detail, such as polls taken and detailed discussion regarding important C3 zoning topics that were discussed and debated during the course of the work session. The vote was unanimous.***

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

*Members Sitting for this Discussion: Jonathan Wood; Bill Cantwell; Gretchen Gott; Jim Kent; Don Hedman; Jason Pelletier.*

Jonathan Wood recognized Craig Jewett, President of Jewett Construction Company, Inc. Craig thanked the Planning Board for the work they did on his last in-town project, Jewett Square. He encouraged the Board to visit the site to look at the rain garden drainage system that was built. He said that he was initially not a fan of the whole idea, but that, after seeing how well it functions, has changed his mind

and encouraged the Board to look at that type of technique with other projects, as well. He also complemented town staff and Altus engineering for their availability and willingness to work with him. The Board briefly discussed doing post development tours on completed projects. No tours were scheduled.

Mr. Jewett moved on to comment on the C3 rezoning proposal that the Board is currently preparing for next year's town warrant. He stated that he likes what he has read, but was concerned that taking the existing C1 zoning that's out there now, particularly at the meeting point of Routes 107 and 102, and changing it to the more restrictive C3 zone, it will limit uses that that particular area has the capacity to handle. He shared with the Board that he has a purchase and sales agreement on property fronting both 107 and 102 in that very area and that changing the zoning will affect the plans he has for that property. He urged the Board to leave all of the land in that area that is currently zoned C1 as C1.

There was general discussion, with Jim Kent pointing out that it will be important to ensure that all of the folks in that area have a chance to comment on a proposal like that. Jonathan Wood and others pointed out that there is yet ample opportunity for public participation and comment.

There was discussion about whether that land should be reexamined as to some of the uses that making it C3 would take away. One of the strongest points was that this area is not in the area where traffic volume has, or is expected to cause difficulties. Another point was that by amending the proposal by leaving existing C1, the Planning Board would not be introducing anything that's not there already. Further discussion ensued, with Chairman Wood calling for a poll:

***Shall we leave land that is currently within the presently proposed boundaries of C3 that is currently zoned C1 remain as C1?***

Don Hedman – yes      Jonathan Wood – yes      Bill Cantwell – yes      Jason Pelletier – yes  
Gretchen Gott – yes      Jim Kent – yes

Mr. Jewett thanked the Board.

The Planning Board then proceeded with reviewing the changes it had asked for at the last work session. Community Development Director Ernest Cartier-Creveling summarized the changes that had been made:

- Section 01 (b) – The Planning Board had expressed concern that this statement was the only allusion to circulation and mandatory access to abutting lots. In the discussion, Creveling had pointed out that the Board has that ability through its Site Plan Review Regulations and provided the following notations in support of that:
  - **Article V – Submission Requirements, Section 5.002 (03)** in Site Plan Review Regulations staff will be bringing to you soon states, “Proposed streets, driveways, parking spaces and sidewalks with indication of direction of travel for streets and drives, and inside radii of all curves. The width of streets, driveways and sidewalks, as well as the total number of parking spaces, and points for future right-of-way and/or street access to abutting parcels to accommodate the continuation of future development.”

- **Article VI – Review Standards, Section 6.001 (06) states,** “Traffic circulations, pedestrian access, parking and loading facilities, and emergency and fire access shall be designed and located to ensure safety on the site. It is the policy of the Planning Board to require interconnectivity of adjacent or abutting parcels and parking areas.”
- Section 02 DISTRICT BOUNDARIES – Creveling explained that since the east and west sides of the C3 district are slightly different, and because the Planning Board had already set a table of uses that delineates them separately, he thought it would be clearer to have sub-categories labeled as C3-E for the east side and C3-W for the west side, so the language was added.
- Section 03 (b) & (c) were changed to reflect the desire of the Board to allow more flexibility of development. The following language was added:
  - *The setbacks within Section 03(b) shall be reduced by 50% within 500 feet of a property line abutting New Hampshire Route 102 within C-3W and for the entirety of C-3E.*

Discussion ensued. Gretchen Gott stated that she was opposed to reducing buffers and expressed concern that there were not more specifics about the height of the fencing the Board is requiring. There was also discussion about enforcing and maintaining the buffers between residential/commercial uses and it was proposed that no-cut zones be established and reflected on the plans and in property deeds.

A poll was taken:

***Should the Board add that no-cut zones be established and reflected on the plans and in property deeds?***

Don Hedman – yes      Jonathan Wood – yes      Bill Cantwell – yes      Jason Pelletier – yes

Gretchen Gott – yes      Jim Kent – yes

- **New Draft Definitions**
  - The Board agreed on a definition for GASOLINE STATION AND CONVENIENCE CENTER that reads: **GASOLINE STATION AND CONVENIENCE CENTER: A gasoline station and convenience store, which may also include within the principal use, a fast food restaurant, operated and maintained as an integrated development.**
- **Other Proposed Amendments**
  - 5.101 MINIMUM LOT SIZE REQUIREMENTS table:

ZONE	MINIMUM SQUARE FEET	NOTES
C.3 Non-residential	21,780	March 2012
C.3 SFD Residential	65,340	March 2012
C.3 Duplex Residential	65,340	March 2012
C.3 MFD Residential	217,800 (5 acres)	March 2012

The Board initially settled on 30,000 square feet for Single Family Dwelling lots within the C3 District, but subsequently changed it the 1.5 acres, or 65,340 square feet. Gretchen stated that

the Board should consider 2 acres for duplex development. The point was made by Bill Cantwell that, because there will be public water, the lot size should more than suffice, as the minimum lot size in Zone A with water is 45,000 square feet.

A poll was taken:

***Should the minimum lot size for duplex development be increased to a minimum of 2 acres within the C3 District?***

Don Hedman – no      Jonathan Wood – no      Bill Cantwell – no      Jason Pelletier – no

Gretchen Gott – yes      Jim Kent – yes

- Notes to Table **5.103 SETBACKS** - **Note 10** had been added to ensure that the setbacks stated in this table were superseded by the provisions for the in Article III, Sections 03 (b) & (c) that read:
  - *The setbacks within Section 03(b) shall be reduced by 50% within 500 feet of a property line abutting New Hampshire Route 102 within C-3W and for the entirety of C-3E.*

Jim Kent asked if there would be “sidebar” notes in the draft that is presented to the public. Discussion ensued and it was decided that clean copies would be provided. If anyone wants to look at the minutes of the work sessions that got the Planning Board to this point, they could. Chairman Jonathan Wood also stated that the Board could explain during the upcoming public hearings.

***A motion was made by Bill Cantwell and seconded by Jason Pelletier to adjourn. The vote was unanimous.***

Respectfully Submitted:

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Ernest M. Cartier-Creveling  
Community Development Director