

Raymond Planning Board Minutes
October 20, 2011

Approved 12/01/2011

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 (arrived at 7:15 p.m.); Jim Kent; Gretchen Gott.

Members Absent: Bill Cantwell; Doug Vogel; Don Hedman.

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

Work Session – Zoning Amendment Ideas

Members Sitting for this Discussion: Jonathan Wood; Moe Titcomb; Bill Hoitt (arrived at 7:15 p.m.); Gretchen Gott; Jim Kent.

Mr. Cartier Creveling briefly reviewed a number of proposals for amending the zoning ordinance. These proposals were put together from a list of “housekeeping” items staff had developed.

Definition of Serviced by Town Water

- There was concern that the language of the amendment is not broad enough to cover areas that are supplied by Town water, but water service is administered by Pennichuck Water.
- It was suggested that a footnote be added & reviewed by Counsel which clarifies that the intent is for developers to expand the Raymond Town Water system as a part of their developments.

Water Line Area and Dimensional Reductions

- This amendment was okayed by the Board to be submitted to Legal Counsel for final review.

Definitions

- It was noted that this amendment may be able to be combined with the other definitions to form one warrant article.
- This amendment was okayed by the Board to be submitted to Legal Counsel for final review.

Water Map Clarification

- This amendment was okayed by the Board to be submitted to Legal Counsel for final review.

Raymond Historical Society

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- There was question if the proposed amendment language was truly better than the present wording.
- This amendment was okayed by the Board to be submitted to Legal Counsel for final review.

Boarding/Rooming House

- This amendment was okayed by the Board to be submitted to Legal Counsel for final review.

Work Session – Site Plan Review Regulations

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

Next, the Planning Board began review of a draft version of the Site Plan Review Regulations. The following comments/questions were discussed:

- The definitions of “major site plan” and “minor site plan” came into question as written. Mr. Cartier Creveling noted that these definitions currently exist. After some discussion about their pertinence, as the terms are not mentioned anywhere else within the Regulations, Mr. Cartier Creveling stated he would look into removing them entirely.
- The definition for “Master Plan” needs to be reviewed. The term may not be appropriately defined.
- The definition of “Wetlands” needs to be numbered.
- Sections 3.003.01 and 3.003.02 should be reversed.
- Verify consistency with TRC - the numbers in page 16, #1 and page 16, #4.
- Page 19 – Clean up Item 01. Only require a list of required permits. Also, change wording to not require a submittal to the TRC, just strictly as part of the application package.

The Board will continue working on the Site Plan Review Regulations at its next meeting.

Approval of Minutes

Members Sitting for Approval of Minutes: Jonathan Wood; Moe Titcomb; Bill Hoitt; Gretchen Gott; Jim Kent.

The Board agreed to table the Approval of the October 06, 2011 minutes until a future meeting.

Other Business

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

Mr. Cartier Creveling stated he attended the Conservation Commission meeting of October 19 to discuss the Pond Road re-platting. He noted the Conservation Commission made a recommendation to the Board of Selectmen to make the transfers.

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

Adjournment

MOTION: Mr. Hoitt made a motion, seconded by Mr. Titcomb, to adjourn. The motion carried with a unanimous vote of 5-0-0. The meeting adjourned at approximately 9:02 p.m.

Respectfully submitted,

Robert Price
Planning Technician