

**Raymond Planning Board Minutes**

**March 18, 2010**

**Approved 04/01/2010**

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

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

**Members Present:** Jonathan Wood; Carolyn Matthews; Jim Kent; Bill Hoitt; Gretchen Gott; Doug Vogel; Bill Cantwell.

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

**Pledge of Allegiance**

**Election of Officers**

*Members Sitting for this Discussion: Jonathan Wood; Carolyn Matthews; Jim Kent; Bill Hoitt; Bill Cantwell; Gretchen Gott; Doug Vogel.*

The Planning Board held its Election of Officers. First, nominations were accepted for the position of Chairman:

PERSON NOMINATED	NOMINATED BY	SECONDED BY
Gretchen Gott	Carolyn Matthews	Bill Hoitt
Jonathan Wood	Doug Vogel	Bill Cantwell

Next, the Board members asked questions of the candidates for Chairman. Some of the topics included:

- Meeting schedule (three or four meetings per month)
- Top priorities for the Board to accomplish in the coming year
- Increased communication & cooperation with other Boards and Committees in Town
- Ways to expedite application review timing
- Ways to improve enforcement issues
- How to make meetings more efficient

Upon the completion of this discussion, Ms. Matthews polled the Board to see who would be in favor of Gretchen Gott being elected as Chairman.

**MEMBERS VOTING FOR MS. GOTT**

Gretchen Gott  
Bill Hoitt  
Carolyn Matthews

Next, Ms. Matthews polled the Board to see who would be in favor of Jonathan Wood being elected as Chairman.

**MEMBERS VOTING FOR MR. WOOD**

Jonathan Wood  
Doug Vogel  
Bill Cantwell  
Carolyn Matthews

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Jim Kent

As a result of the poll, Mr. Wood was elected to serve as Chairman for the 2010-2011 year. Ms. Matthews turned the gavel over to Mr. Wood, and Mr. Wood assumed control of the meeting.

Mr. Wood took nominations for the position of Vice Chairman:

<b>PERSON NOMINATED</b>	<b>NOMINATED BY</b>	<b>SECONDED BY</b>
Carolyn Matthews	Bill Cantwell	Jim Kent

Hearing no other nominations, Mr. Wood polled the Board to see who would be in favor of electing Carolyn Matthews as Vice Chairman.

**MEMBERS VOTING FOR CAROLYN MATTHEWS**

Gretchen Gott  
Jim Kent  
Bill Hoitt  
Bill Cantwell  
Doug Vogel  
Jonathan Wood

Ms. Matthews abstained from the poll.

As a result of the poll, Carolyn Matthews was elected to serve as Vice Chairman for the 2010-2011 year.

Lastly, Mr. Wood accepted nominations for the position of Secretary:

<b>PERSON NOMINATED</b>	<b>NOMINATED BY</b>	<b>SECONDED BY</b>
Jim Kent	Bill Cantwell	Doug Vogel
Doug Vogel	Bill Cantwell	Carolyn Matthews

After nominations were accepted, Mr. Vogel stated he would be glad to accept the position if elected, but he stressed that the likelihood of his missing site walks is high. Mr. Kent offered to fill in for the site walks that Mr. Vogel could not attend.

Mr. Wood polled the Board to see who would be in favor of electing Jim Kent as Secretary.

**MEMEBRS VOTING FOR JIM KENT**

Doug Vogel  
Gretchen Gott

Mr. Wood next polled the Board to see who would be in favor of electing Doug Vogel as Secretary.

**MEMBERS VOTING FOR DOUG VOGEL**

Jim Kent

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Bill Hoitt  
Gretchen Gott  
Bill Cantwell  
Jonathan Wood  
Carolyn Matthews

Mr. Vogel abstained from this poll.

**Approval of Minutes**

*Members Sitting for Approval of Minutes: Jonathan Wood; Carolyn Matthews; Doug Vogel; Bill Hoitt; Gretchen Gott; Bill Cantwell; Jim Kent.*

Mr. Hoitt clarified for the record that he either misheard or otherwise misunderstood the poll question during the March 04, 2010 meeting regarding the validity of the variances granted to REI Development.

MOTION: Mr. Vogel made a motion, seconded by Mr. Hoitt, to approve the minutes of March 04, 2010 as drafted. The motion carried with a vote of 5-0-2, with Mr. Cantwell and Ms. Matthews abstaining.

**Work Session – Goals & Objectives for 2010-2011 year**

*Members Sitting for this Discussion: Jonathan Wood; Carolyn Matthews; Doug Vogel; Bill Hoitt; Gretchen Gott; Bill Cantwell; Jim Kent.*

The Board briefly identified a list of areas they would like to focus on over the coming year. These areas include:

- Workforce housing
- Better/increased interaction between the Technical Review Committee and Planning Board
- Improved identification of issues leading to zoning changes
- Base zoning changes upon the Master Plan
- Increased public education/outreach for zoning amendments
- Hold at least one regional meeting where surrounding Towns are invited
- Better schedule structure
- Be more firm on submissions from applicants in terms of deadlines
- Encourage business development at Exits 4 & 5
- Get a better handle on Altus' turnaround for peer reviews, and schedule continued hearings accordingly
- Take advantage of annual training offered by Legal Counsel
- Hold another site walk with the TRC to review completed projects
- Increased communication with other Boards & Committees
- Complete the update to the Site Plan Review Regulations
- Consider switching to different Legal Counsel
- Re-examine the relationship with Southern NH Planning Commission, and examine benefits of leaving SNHPC and joining with Rockingham Planning Commission

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It was agreed that this list should be discussed by the Board at its next work session meeting in April.

### **Work Session – Excavation Regulations**

*Members Sitting for this Discussion:* Jonathan Wood; Carolyn Matthews; Doug Vogel; Bill Hoitt; Gretchen Gott; Bill Cantwell; Jim Kent.

The Planning Board carried on with its work on revising the Excavation Regulations. The Board completed their first run through, and requested a clean version be re-distributed.

### **Work Session – Rules of Procedure**

*Members Sitting for this Discussion:* Jonathan Wood; Carolyn Matthews; Doug Vogel; Bill Hoitt; Gretchen Gott; Bill Cantwell; Jim Kent.

Due to time constraints, the Board agreed to table this discussion until its next work session in April.

### **Other Business**

Mr. Cartier Creveling noted that the Town is working with the Southern NH Planning Commission for the establishment of tax revitalization zones. He explained qualifying sites include a brownfield site, and another is an area where land is being underutilized. He stated that a case might be able to be made for underutilized land at Exit 5, but it is too early in the process to know for sure.

The Board heard reports from its members serving on other Boards and Committees.

### **Adjournment**

MOTION: Mr. Vogel made a motion, seconded by Mr. Hoitt, to adjourn. The motion carried with a unanimous vote of 7-0-0. The meeting adjourned at 10:12 p.m.

Respectfully submitted,

Robert Price  
Planning Technician