

Raymond Planning Board Minutes
February 05, 2009

Draft

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

Members Present: Bill Cantwell, Chairman; Peter Buckingham, Vice Chairman; Frank Bourque, Selectmen's Ex-Officio; Carolyn Matthews; Gretchen Gott, Jonathan Wood, Jim Kent, Alternate; Glenn Caron, Alternate.

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

Pledge of Allegiance

Chairman Cantwell announced Alternate Glenn Caron will be seated for the duration of the meeting.

Public Hearing – JCR Construction Site Plan

Application #2008-003 – An application for site plan review has been submitted by Jones & Beach Engineers, Inc. on behalf of JCR Construction Co., Inc. to construct a 200' x 86' unheated vehicular storage building. The properties are shown on Raymond Tax Map 33, Lots 90 & 109; NH State Route 27.

Members Sitting for this Hearing: Bill Cantwell, Peter Buckingham, Frank Bourque, Jonathan Wood, Gretchen Gott, Carolyn Matthews, Glenn Caron.

Community Development Director Cartier-Creveling stated the current plan has changed significantly from the plan originally seen by the Technical Review Committee several months ago. It is the recommendation of Altus Engineering, the Town's peer review engineer, that the TRC review the plan again prior to the Planning Board beginning their review process; specifically suggesting the Fire Department provide input regarding the fire protection on site.

MOTION: Jonathan Wood made a motion to not accept the plan as complete, and to continue the public hearing for Application #2008-003 to the Technical Review Committee meeting of February 11, 2009 at 1:00 p.m. at Torrent Hall, in order to complete the application for acceptance by the Planning Board, and lastly to continue this public hearing to the Planning Board meeting of February 26, 2009 at 7:00 p.m. at Raymond High School. Frank Bourque seconded. The motion passed with a vote of 6-0-1, with Peter Buckingham abstaining.

Public Hearing – Presidential Realty Trust Lot Line Adjustment

Application #2008-023 – An application for a Lot Line Adjustment has been submitted by Jones & Beach Engineers, Inc. on behalf of Presidential Realty Trust. The proposal is to adjust the lot line between Raymond Tax Map 29, Lots 7 and 8; Freetown Road.

Members Sitting for this Hearing: Bill Cantwell, Peter Buckingham, Frank Bourque, Jonathan Wood, Gretchen Gott, Carolyn Matthews, Glenn Caron.

Raymond Planning Board Minutes
February 05, 2009

Draft

Community Development Director Cartier-Creveling stated the application can be considered complete for review purposes.

MOTION: Jonathan Wood made a motion to accept the application as complete for review purposes. Peter Buckingham seconded. The motion passed with a unanimous vote of 7-0-0.

Community Development Director Cartier-Creveling read the Zoning Determination into the record. A copy of the Zoning Determination is on file in the Community Development Department offices.

Mr. Cartier-Creveling noted that the cross easements which were recorded at the Registry have a typo – one of the lots being references is not correct. This error will be corrected with affidavits.

Jonathan Wood asked why the plan being presented is not as-built, that is to say that it does not reflect the current site conditions following the completion of the car wash, which was approved during the summer of 2008. Joe Coronati, of Jones and Beach Engineers, Inc. replied that an as-built of both sites would not be completed until the snow has melted.

Glenn Caron asked if the applicant could provide an updated plan as a condition of approval. Community Development Director Cartier-Creveling replied that provision of a new plan can be a condition of approval.

Frank Bourque stated currently there is one owner for both the car wash site and the Dunkin' Donuts site. Therefore, if this lot line adjustment is going to occur, then the separation of the land should be complete with cross easements granted to both parcels. This way, the easement will stand on both parcels once the car wash lot is sold.

Jim Kent stated the easements also erroneously reference a road called Route 107A in some places where in other places they reference Route 107. This needs to be corrected. Mr. Coronati responded this can also be corrected through affidavit. Community Development Director Cartier-Creveling stated he will verify with Public Works Director Dennis McCarthy that there is no road called "107A."

Jonathan Wood requested a poll of the Board be taken to see if a condition of approval should or should not be added that states:

- The final plans and mylar for this lot line adjustment shall include the as-built conditions for both lots.

POLL RESULTS

Gretchen Gott – Yes

Carolyn Matthews – Yes

Peter Buckingham – Yes

Jonathan Wood – Yes

Raymond Planning Board Minutes
February 05, 2009

Draft

Frank Bourque – Yes
Glenn Caron – Yes
Bill Cantwell – Yes

Frank Bourque requested a poll of the Board be taken to see if a condition of approval should or should not be added that states:

- A permanent reciprocal access easement shall be created to benefit and burden both parcels.

POLL RESULTS

Gretchen Gott – Yes
Carolyn Matthews – Yes
Peter Buckingham – Yes
Jonathan Wood – Yes
Frank Bourque – Yes
Glenn Caron – Yes
Bill Cantwell – Yes

PUBLIC COMMENT

There was no public comment.

MOTION: Jonathan Wood made a motion to approve Application #2008-023 for Presidential Realty Trust for a Lot Line Adjustment for property shown on Raymond Tax Map 29, Lots 7 & 8, with the following conditions:

1. The conditions of approval designated as conditions precedent must be fulfilled within six (6) months, unless otherwise specified or this approval shall become null and void. The following are conditions precedent:
 - a. Applicant must receive all required local, state and federal permitting for the project;
 - b. All fees authorized to be charged to applicant pursuant to subdivision and site plan review regulations including, but not limited to, application fees, costs of special studies and legal review, shall be paid by the applicant **prior to signing the Mylar;**
 - c. Deeds, easements, conservation easements, condominium documents maintenance agreements, and any other legal documentation pertinent to this development shall be reviewed and approved by Town Counsel, and where applicable, the Board of Selectmen pursuant to RSA 41:14-a;
 - d. A Performance Guarantee Agreement shall be executed between the Town of Raymond and the Applicant within 30 days of the plan approval date of February 5, 2009. **Failure to execute the required agreement will result in plan approval revocation.**

2. The following items must be completed within twelve (12) months of Planning Board approval of this project to constitute “active and substantial development or building” pursuant to (RSA 674:39):
 - a. Placement of new property pins.
3. Other Conditions Imposed by the Planning Board:
 - a. The final plans and mylar for this lot line adjustment shall include the as-built conditions for both lots.
 - b. A permanent reciprocal access easement shall be created to benefit and burden both parcels.
 - c. Route 107 shall be properly named on both the plan and easements.

The motion was seconded by Glenn Caron. The motion passed with a unanimous vote of 7-0-0.

Public Hearing – Clematis Corporation Subdivision

Application #2007-030 – An application for a 16-lot subdivision has been submitted by Jones & Beach Engineers, Inc. on behalf of 12 & 20 Clematis Corporation. The applicant proposes to subdivide a lot of approximately 18.7 acres into 16 individual lots. The property is shown on Raymond Tax Map 29, Lot 58; Prescott Road.

Members Sitting for this Hearing: Bill Cantwell, Peter Buckingham, Frank Bourque, Jonathan Wood, Gretchen Gott, Carolyn Matthews, Glenn Caron.

Community Development Director Cartier-Creveling stated the application can be considered complete for review purposes.

MOTION: Frank Bourque made a motion to accept the application as complete for review purposes. Jonathan Wood seconded. The motion passed with a vote of 6-0-1, with Glenn Caron abstaining.

Community Development Director Cartier-Creveling read the Zoning Determination into the record. A copy of the Zoning Determination is on file in the Community Development Department office.

Jonathan Wood noted that the application was received by the Planning Department in 2007. He asked how this application is affected by the currently proposed Zoning Amendments. Mr. Cartier-Creveling replied he will check with Legal Counsel on this issue.

Joe Coronati of Jones & Beach Engineers, Inc. briefly outlined the plan for the Board. He noted they are bringing Town Water to the site. He added that all stormwater is being directed away from Prescott Road. He added that the road grade is over 5%, so they will need to seek a waiver for open-ditch drainage.

Gretchen Gott asked if the intention is to have the proposed roadway be a public road. Mr. Coronati replied that is the intention.

Gretchen Gott asked why this project was not designed as a conservation subdivision. Mr. Coronati replied he is unsure of the property owner's reasoning behind choosing a conventional subdivision approach.

Jonathan Wood asked if the intent is to subdivide the property and build afterward. Mr. Coronati replied he believes the intent is to gain subdivision approval and sell.

Jonathan Wood stated he has a number of concerns with the size and narrowness of the lots as well as with wetlands on the property. He proposed requiring residential site plans for proposed lots 58-1, 58-7, 58-8, 58-9, 58-10, 58-11 and 58-12.

Carolyn Matthews stated she has concerns with safety in regards to the number of driveways proposed to come out onto Prescott Road. She stated it may be a good idea to look into shared driveways. Frank Bourque stated he does not like the idea of shared driveways because they could cause problems between unfriendly neighbors. Jonathan Wood requested to hear from Public Works Director McCarthy regarding his opinion of shared driveways.

Gretchen Gott stated a site walk should be conducted on this site. Jonathan Wood requested that the road area be staked out prior to a walk taking place. Carolyn Matthews suggested walking the site in the spring, once the snow has melted and once some of Altus Engineering's concerns have been addressed. Mr. Coronati agreed.

Carolyn Matthews asked if the new lots will have access to the Rail-Trail that abuts the subdivision. Mr. Coronati replied that many times if a trail is located next to someone's house, it gets blocked off, and there is no real enforcement to ensure the trails remain open.

MOTION: Frank Bourque made a motion to continue this hearing to March 26, 2009 at 7:00 p.m. at Raymond High School. Jonathan Wood seconded. The motion passed with a unanimous vote of 7-0-0.

Other Business

Chairman Cantwell asked if the Board preferred to appoint a member to replace the recently-resigned Steve Naoum after the March election. Each of the Board members agreed that an appointment should occur following the election.

Gretchen Gott noted that a few Planning Board members, as well as Community Development Director Cartier-Creveling, will be filming an informational segment on the Planning Board's proposed zoning amendments which will air on community television.

Raymond Planning Board Minutes
February 05, 2009

Draft

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

Adjournment

MOTION: Jonathan Wood made a motion to adjourn. Bill Cantwell seconded. The motion passed with a unanimous vote of 7-0-0. The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Robert Price
Planning Technician