

Raymond Planning Board Minutes

February 12, 2009

Approved 02/26/09

Place: Raymond High School; Media Center

Call to Order: 8:11 p.m.

Members Present: Bill Cantwell, Chairman; Peter Buckingham, Vice Chairman; Frank Bourque, Selectmen's Ex-Officio; Carolyn Matthews; Gretchen Gott, Jonathan Wood, 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 – Waldoborough, LLC Lot Line Adjustment

Continued from 01/29/2008; Application #2008-024 – An application for a Lot Line Adjustment has been submitted by Jones & Beach Engineers, Inc. on behalf of Waldoborough, LLC. The proposal is to adjust the lot line between Raymond Tax Map 22, Lot 15 and Map 21, Lot 69; Gile & Scribner Roads.

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

Chairman Cantwell read a letter from Sharon Somers, the Board's Legal Counsel, in regards to this application. A copy of this letter is attached to the original set of minutes on file at the Town Clerk's Office.

Steve Bibeau of Jones & Beach Engineers, Inc. stated the proposal is simply a Lot Line Adjustment. He outlined the area of the current lot line that separates Map 22, Lot 15 and Map 21, Lot 69. He explained that lot line will be moved, giving additional acreage (approximately 19.3 acres) to Lot 69, as well as frontage on Gile Road. He noted that Lot 69 carries a 20' easement and a 50' right-of-way to Green Road.

Jonathan Wood asked if the applicant would be willing to delineate the commercial zoning line from the residential zoning line through the placement of iron pins. Mr. Galloway stated the zoning line runs through a wetland. Mr. Bibeau noted there is currently a barbed-wire fence running along that zoning line. After some discussion, the applicant agreed to mark the line at 200' intervals, except within the wetland.

Jonathan Wood requested that the Board be polled as to the addition of a Condition of Approval reading as follows:

- Iron pins shall be placed at 200' intervals, except within the wetland, delineating the Commercial Zone from the Residential Zone.

POLL RESULTS

**Raymond Planning Board Minutes
February 12, 2009**

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

Jonathan Wood requested that the Board be polled as to the addition of a Condition of Approval reading as follows:

- The following note shall be placed on the final plan and mylar: The applicant and his assigns acknowledge that all activities on the two lots (Map 22, Lot 15 and Map 21, Lot 69) will fully comply with NH RSA 155:E.

POLL RESULTS

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

PUBLIC COMMENT

There was no public comment.

MOTION: Jonathan Wood made a motion to approve application #2008-024 for Waldoborough, LLC for a Lot Line Adjustment for property shown on Raymond Tax Map 21, Lot 69, and Map 22, Lot 15, 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 12, 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. Iron pins shall be placed at 200’ intervals, except within the wetland, delineating the Commercial Zone from the Residential Zone.
 - b. The following note shall be placed on the final plan and mylar: The applicant and his assigns acknowledge that all activities on the two lots (Map 22, Lot 15 and Map 21, Lot 69) will fully comply with NH RSA 155:E.

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

Approval of Minutes

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

MOTION: Jonathan Wood made a motion to approve the minutes of 01/22/09 as amended. Carolyn Matthews seconded. The motion passed with a vote of 5-0-2, with Frank Bourque and Glenn Caron abstaining.

MOTION: Carolyn Matthews made a motion to approve the minutes of 01/29/09 as amended. Jonathan Wood seconded. The motion passed with a vote of 5-0-2, with Frank Bourque and Glenn Caron abstaining.

Other Business

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

Carolyn Matthews reviewed the Master Plan schedule. She noted that the Board essentially has 1 week to review the entire document. She questioned if this timing was realistic enough to allow a meeting on March 5, or if that March 5 meeting should be rescheduled to allow the Board sufficient time to review the entire Plan. Bill Cantwell stated this issue should be brought up again on February 26 to see where people stand. Gretchen Gott stated she is concerned with changing the date of the March 5 meeting because that is the last meeting before a new Board is assembled as a result of the Election.

Raymond Planning Board Minutes
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Community Development Director Cartier-Creveling stated the Town applied for a \$15,000 grant from the Rockingham Economic Development Corporation, but did not get approved.

Adjournment

MOTION: Frank Bourque made a motion to adjourn. Jonathan Wood seconded. The motion passed with a unanimous vote of 7-0-0. The meeting adjourned at 8:38 p.m.

Respectfully Submitted,

Robert Price
Planning Technician