

Raymond Planning Board Minutes

February 26, 2009

Approved 03/19/09

Place: Raymond High School; Media Center

Call to Order: 7:00 p.m.

Members Present: Bill Cantwell, Chairman; Peter Buckingham, Vice Chairman; Gretchen Gott, Carolyn Matthews, Jonathan Wood, Jim Kent, Alternate.

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

Pledge of Allegiance

Chairman Cantwell announced Alternate Jim Kent will be seated for the duration of the meeting.

Approval of Minutes

MOTION: Jonathan Wood made a motion to approve the minutes of February 5, 2009 as drafted. Jim Kent seconded. The motion passed with a unanimous vote of 6-0-0.

MOTION: Carolyn Matthews made a motion to approve the minutes of February 12, 2009 as drafted. Jonathan Wood seconded. The motion passed with a vote of 5-0-1, with Jim Kent abstaining.

Public Hearing – Gibbs Oil Site Plan

Continued from 01/29/08; Application #2008-012: An application for Site Plan Review has been received from Ayoub Engineering, Inc. on behalf of Gibbs Oil Limited Partnership to raze an existing gas station and convenience store, and build a redesigned and relocated gas station and convenience store. The property is shown on Raymond Tax Map 28-2, Lot 15; NH Route 27.

Members Sitting for this Hearing: Bill Cantwell, Peter Buckingham, Jonathan Wood, Carolyn Matthews, Gretchen Gott, Jim Kent.

Community Development Director Cartier-Creveling announced the applicant has requested a continuance, and have granted the Board an extension to the 65-day clock.

MOTION: Jonathan Wood made a motion to continue this hearing to March 26, 2009, per the applicant's request, at 7:00 p.m. at Raymond High School. Carolyn Matthews seconded. The motion passed with a unanimous vote of 6-0-0.

Public Hearing - JCR Construction Site Plan

Continued from 02/05/09; 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.

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Members Sitting for this Hearing: Bill Cantwell, Peter Buckingham, Jonathan Wood, Carolyn Matthews, Gretchen Gott, Jim Kent.

Community Development Director Cartier-Creveling stated at the last Planning Board meeting, the Board was advised by Altus Engineering to not accept the plan as complete, and send the application back to the Technical Review Committee for review, because the plans have changed significantly since the applicant was last before them. The TRC met with the applicant on February 11, 2009, and the plan can now be considered complete for review.

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 6-0-0.

Mr. Cartier-Creveling stated the applicant received a variance in July 2006 for excavation and soil processing & removal activities. Code Enforcement Officer Richard Mailhot noticed the extent of what was removed, and required the applicant to either come before the Planning Board for site plan review, or obtain an excavation permit. The applicant chose to come forward with a site plan. As a result, this current plan will meet the original intention of the variance. The work that was completed will be considered in association with the site plan.

Gretchen Gott asked what level of work determines the need for an excavation permit. Mr. Cartier-Creveling replied if it can be shown that the excavation is incidental or otherwise required for the site plan, an excavation permit is not needed. Mr. Cartier-Creveling cited the example of the Walgreens/Advance Auto Parts sites located on Map 29, Lots 25 and 25-1.

Joe Coronati of Jones & Beach Engineers, Inc. reviewed the plan with the Board. He noted the building being proposed will have no utilities inside – no water, no sewer, and no electric. He noted the structure is simply a place to store their trucks and machinery, keeping them out of the elements when not in use.

Mr. Coronati noted drainage detention ponds have been designed as a part of the site plan to help eliminate some of the drainage problems that have been occurring on the site. He also noted a dry hydrant will be installed that will be closer than the existing fire pond. Lastly, he presented a lighting plan to the TRC that has been specifically designed with new light fixtures that are dark-sky compliant.

Jonathan Wood stated there is a detention pond showing on the plan in an area that is currently wooded. He noted there is also an area, as one travels east on Route 27, where rock riprap is currently quite prominent, where trees will be removed. He asked how this area will be visually buffered. Mr. Coronati replied there is not much that can be done. A detention pond was recommended by Altus Engineering, and was required by DES. Mr. Wood suggested planting some evergreens that will not grow tall, on the top of the riprap.

Gretchen Gott asked how many vehicles JCR has in their fleet. Mr. Coronati replied he is uncertain. Ms. Gott followed by asking how many vehicles will be left outside the new building. Mr. Coronati replied he is unsure, but he noted that the site sits higher than the road, so anything they leave outside will be out of view, if stored in the back of the site.

Carolyn Matthews asked if any consideration has been given to the fact that a more permanent structure could be built to replace the proposed structure, and if so, will the drainage plan still be adequate. Mr. Coronati stated someday there will likely be a more permanent structure, but any change will come before the Planning Board.

Jim Kent asked what will happen with the stockpile of gravel on the site. Mr. Coronati stated some of it will be used on the site, but the rest will have to be removed.

Jim Kent stated he feels the buffering on the site is sparse in both the rear and front, and needs to be improved. Mr. Coronati replied the front of the property is zoned commercially. The proposed lighting will have no impact on Route 27, and will have a greatly reduced impact on the neighboring residential properties. The applicant is not proposing any additional buffering because the site has a large number of trees on it currently, whereas many commercial properties do not have many trees.

Mr. Coronati noted the applicant has spoken with abutter Brian Carpentier about adding buffering on Mr. Carpentier's property, but no agreement has yet been reached. Jim Kent stated he would like to ensure that discussions between the abutter and the applicant continue, adding that he feels this would be a suitable condition of approval.

WAIVER REQUEST: Waiver from Site Plan Review Regulations, Article VI, Paragraphs 1 & 2 (Plan Scale), and Paragraph 10 (Vicinity Map Scale).

Community Development Director Cartier-Creveling stated the Technical Review Committee voted to recommend to the Planning Board that this waiver be granted.

A. The granting of the waiver WILL/WILL NOT be detrimental to the public safety, health, or welfare or injurious to other adjacent property:

Jim Kent: Will Not

Gretchen Gott: Will Not

Carolyn Matthews: Will Not

Peter Buckingham: Will Not

Jonathan Wood: Will Not

Bill Cantwell: Will Not

B. The conditions upon which the request for a waiver is based ARE/ARE NOT unique to the property for which the waiver is sought, and are not applicable generally to other property:

Jim Kent: Are
Gretchen Gott: Are Not
Carolyn Matthews: Are
Peter Buckingham: Are
Jonathan Wood: Are
Bill Cantwell: Are

C. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner WOULD/WOULD NOT result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out:

Jim Kent: Would
Gretchen Gott: Would
Carolyn Matthews: Would
Peter Buckingham: Would
Jonathan Wood: Would
Bill Cantwell: Would

D. The waiver WILL/WILL NOT, in any manner, vary the provisions of the Zoning Ordinance, Master Plan or Official Zoning Map:

Jim Kent: Will Not
Gretchen Gott: Will Not
Carolyn Matthews: Will Not
Peter Buckingham: Will Not
Jonathan Wood: Will Not
Bill Cantwell: Will Not

MOTION: Gretchen Gott made a motion to grant the requested waiver from Site Plan Review Regulations, Article VI, Paragraphs 1 & 2 (Plan Scale), and Paragraph 10 (Vicinity Map Scale). Jonathan Wood seconded. The motion passed with a unanimous vote of 6-0-0.

The Board agreed to discuss the waiver request regarding grading at a later date, following a site walk. Bill Cantwell asked why a waiver would be needed. Mr. Coronati stated it stemmed from a comment on the Altus Engineering review. Mr. Cartier-Creveling explained the Site Plan Review Regulations require maximum grading be 5% for parking areas and access drives.

Gretchen Gott stated it will be nice to have an updated site plan for this property. She stated she feels it is very important that the Board walk this site, adding she does not want to discuss the project any further without having the chance to see the site. The Board engaged in a brief discussion regarding scheduling of a site walk. The consensus was that a site walk should be scheduled at the next Board meeting following the election so any new Board members could partake in the scheduling and the walk itself.

Community Development Director Cartier-Creveling stated that the Board will need to continue this hearing to a date certain for the sole purpose of scheduling a site walk, and then continue the hearing again that night.

MOTION: Carolyn Matthews made a motion to continue this hearing to March 19, 2009 at 7:00 p.m. at Raymond High School. The purpose of that meeting will be to schedule a site walk with the applicant, and to continue the hearing. Jonathan Wood seconded. The motion passed with a unanimous vote of 6-0-0.

Other Business

The Board discussed the possibility of canceling the March 5, 2009 Master Plan meeting because more time is needed to review the draft of the Plan. Some members had difficulty canceling the meeting because it would be the last chance for the current Board to meet and discuss the Plan. The solution reached was that any members who are either not running for re-election or not re-elected would still attend Master Plan meetings and provide their input. The Board agreed to cancel the March 5 Master Plan meeting to allow more time to review the Plan.

Planning Technician Price informed the Planning Board that the Zoning Board of Adjustment would like to meet with the Planning Board to discuss any zoning amendments that get passed at Town Meeting. The Board agreed to schedule such a meeting following the formation of the new Board.

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

Carolyn Matthews thanked Peter Buckingham for his long service to the Planning Board. Ms. Matthews also offered her thanks to Bill Cantwell in the event he is not re-elected.

Peter Buckingham thanked the Planning Board and the citizens of the Town of Raymond for giving him the opportunity to serve and further his knowledge about the Town.

Bill Cantwell also thanked the Planning Board and the citizens of the Town for giving him the opportunity to serve on the Board.

Adjournment

MOTION: Jonathan Wood made a motion to adjourn. Peter Buckingham seconded. The motion passed with a unanimous vote of 6-0-0. The meeting adjourned at 8:35 p.m.

Respectfully Submitted,

Robert Price
Planning Technician