

## **Raymond Planning Board Minutes**

**March 19, 2009**

**Approved 04/09/09**

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

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

**Members Present:** Bill Cantwell; Gretchen Gott; Carolyn Matthews; Jonathan Wood; Jim Kent; Doug Vogel; Bill Hoitt, Selectmen's Ex-Officio.

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

### **Pledge of Allegiance**

### **Election of Officers**

Bill Cantwell asked members to declare which position, if any, they are interested in. Jonathan Wood stated he is interested in the position of Chairman. Carolyn Matthews stated she is interested in the position of Vice Chairman. Bill Cantwell stated he is interested in the position of Chairman. Gretchen Gott stated she is interested in the position of Chairman.

Members declaring interest in certain positions next outlined their reasons for their interest, as well as identifying things they would like to change going forward.

The Planning Board next entered into a debate on whether or not to seat Alternate Jim Kent for the election of officers. After much discussion, Chairman Cantwell polled the Board to see if Alternate Jim Kent should or should not be seated in the currently vacant seat for the election of officers.

### **POLL RESULTS**

Gretchen Gott – Yes

Bill Hoitt – Yes

Jonathan Wood – Yes

Doug Vogel – Yes

Carolyn Matthews - Yes

Bill Cantwell - Yes

As a result of the poll, Alternate Jim Kent will be seated for the election of officers.

### *CHAIRMAN*

Carolyn Matthews nominated Jonathan Wood for the position of Chairman. Jim Kent seconded the nomination.

Bill Hoitt nominated Bill Cantwell for the position of Chairman. Doug Vogel seconded the nomination.

Jonathan Wood nominated Gretchen Gott for the position of Chairman. Carolyn Matthews seconded the nomination. After consideration, Ms. Gott respectfully declined the nomination, removing herself from consideration for the position of Chairman.

Bill Cantwell polled the Board to see who was in favor of Jonathan Wood becoming Chairman.

**POLL RESULTS**

Jim Kent - Yes  
Gretchen Gott – Yes  
Bill Hoitt – No  
Jonathan Wood – Yes  
Doug Vogel – Yes  
Carolyn Matthews - Yes  
Bill Cantwell - No

As a result of the poll, Jonathan Wood was elected Chairman. At this time, Bill Cantwell congratulated and turned control of the meeting over to Mr. Wood.

*VICE CHAIRMAN*

Bill Cantwell nominated Carolyn Matthews for the position of Vice Chairman. Doug Vogel seconded.

Jonathan Wood polled the Board to see who was in favor of Carolyn Matthews becoming Vice Chairman.

**POLL RESULTS**

Jim Kent - Yes  
Gretchen Gott – Yes  
Bill Hoitt – Yes  
Jonathan Wood – Yes  
Doug Vogel – Yes  
Carolyn Matthews - Yes  
Bill Cantwell - Yes

As a result of the poll, Carolyn Matthews was elected Vice Chairman.

*SECRETARY*

Carolyn Matthews asked if Jim Kent could be nominated for Secretary. Bill Cantwell responded no, because he is not a regular member of the Board as yet.

**MOTION:** Bill Cantwell made a motion to table this discussion until after the vacant seat was filled through an appointment. Bill Hoitt seconded. The motion passed with a vote of 6-0-1, with Jim Kent abstaining.

*APPOINTMENT OF MEMBER TO FILL VACANT SEAT*

Jonathan Wood asked if anyone in attendance at the meeting wished to seek the vacant seat. No one stepped forward.

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Jonathan Wood asked if Alternate Jim Kent was interested in being appointed to the vacant seat on the Board. Mr. Kent replied yes.

MOTION: Bill Cantwell made a motion to appoint Jim Kent to fill the seat vacated by Steve Naoum. Mr. Kent's term will expire in March 2010, at which point the remaining one year on Mr. Naoum's term shall go up for election. Carolyn Matthews seconded. The motion passed with a unanimous vote of 7-0-0.

### SECRETARY

Bill Cantwell nominated Jim Kent for the position of Secretary. Carolyn Matthews seconded the nomination.

Jonathan Wood polled the Board to see who was in favor of Jim Kent being named Secretary.

### POLL RESULTS

Jim Kent - No

Gretchen Gott – Yes

Bill Hoitt – Yes

Jonathan Wood – Yes

Doug Vogel – Yes

Carolyn Matthews - Yes

Bill Cantwell - Yes

As a result of the Poll, Jim Kent was elected Secretary.

### Approval of Minutes

MOTION: Bill Cantwell made a motion to approve the minutes of February 19, 2009 as drafted. Gretchen Gott seconded. The motion passed with a vote of 4-0-3, with Bill Hoitt, Doug Vogel and Carolyn Matthews abstaining.

MOTION: Carolyn Matthews made a motion to approve the minutes of February 26, 2009 as amended. Bill Cantwell seconded. The motion passed with a vote of 5-0-2, with Bill Hoitt and Doug Vogel abstaining.

### Public Hearings – JCR Construction

*Continued from 02/26/2009; 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. \*\*NOTE\*\* The sole purpose of this hearing is to schedule a site walk, and then continue the hearing.*

MOTION: Bill Cantwell made a motion to hold a site walk on the JCR Construction property, Map 33, Lots 90 & 109, on March 21, 2009 at 1:00 p.m. Board members will meet at the site, and the public is invited to attend. Carolyn Matthews seconded. The motion passed with a unanimous vote of 7-0-0.

MOTION: Bill Cantwell made a motion to continue this hearing to April 16, 2009 at 7:00 p.m. at Raymond High School. Doug Vogel seconded. The motion passed with a unanimous vote of 7-0-0.

**Public Hearings – Al Martin Site Plan**

*Continued from 01/29/2009; Application #2008-017 - An application for Site Plan Review has been submitted by RSL Layout & Design/Jones & Beach Engineers, Inc. on behalf of Albert & Gail Martin. The applicant proposes to construct an antiques store and a used car facility. The property is shown on Raymond Tax Map 11, Lot 5; Chester Road. \*\*NOTE\*\* The applicant has requested a continuance.*

Gretchen Gott stated it seems this application is not complete at this point because the applicant has requested several continuances.

Community Development Director Cartier Creveling suggested allowing the continuance with the condition that the applicant pays for abutter re-notification.

Two members of the public requested the opportunity to speak. Jonathan Wood allowed them the opportunity to do so, as the public hearing is open.

**PUBLIC COMMENT**

Richard Flibotte stated he is not an abutter to this project, but lives nearby. He stated he has major concerns with this project. He stated Mr. Martin went before the residents of the Town with a request to rezone his property from residential to commercial so he could restore his antiques business after it was claimed by fire. Now, the proposal is to expand into a used car lot and restoration of his antiques business. Mr. Flibotte stated Mr. Martin's driveway has poor site distance and is dangerous. With an expanded use, more traffic will be generated in an already dangerous location. He stated he is totally opposed to this expansion of use.

Brian Campbell stated he is requesting that the Board deny the project due to safety concerns. He asked when misrepresentation comes into play with an application. Community Development Director Cartier Creveling stated it would come into play if there was a misrepresentation on the site plan being considered by the Planning Board. In this instance, everything being proposed is allowed in the C.1 – Commercial zone. Jonathan Wood stated no one made any revisions to Mr. Martin's petitioned warrant article during Deliberative Session, and at this point everything proposed is allowed.

Mr. Flibotte stated he would like the original editorial written by Mr. Martin taken into consideration when he appealed to change the zoning.

Carolyn Matthews noted that the warrant language is the key, not verbal representations.

Jim Kent suggested it might be best for Mr. Flibotte and Mr. Campbell to return to the next meeting and vocalize their displeasure to the applicant in person.

MOTION: Carolyn Matthews made a motion to continue this hearing to April 16, 2009 at 7:00 p.m. at Raymond High School. The applicant shall pay for the cost of re-notice of abutters. Bill Cantwell seconded. The motion passed with a unanimous vote of 7-0-0.

**Work Session – Rules of Procedure**

Community Development Director Cartier Creveling suggested that the Board each read through the document and bring comments back for a future discussion. This way, the new Board members can have a better opportunity to provide input.

**Other Business**

Jonathan Wood noted that the term for Gail Ernst, Citizen At Large member of the CIP Committee is coming to an end. The Planning Board needs to appoint a new member. Staff was directed to advertise for interested parties.

*APPOINTMENT OF PLANNING BOARD CIP REPRESENTATIVES*

MOTION: Gretchen Gott made a motion to appoint Bill Cantwell and Doug Vogel as Planning Board representatives to the CIP Committee. Carolyn Matthews seconded. The motion passed with a vote of 5-0-2, with Bill Cantwell and Doug Vogel abstaining.

*RESIGNATION OF GLENN CARON, ALTERNATE*

Jonathan Wood read a letter of resignation from Glenn Caron, Alternate, into the record.

MOTION: Bill Cantwell made a motion to accept Mr. Caron's letter of resignation, and to thank Mr. Caron for his service to the Board. Doug Vogel seconded. The motion passed with a unanimous vote of 7-0-0.

Jim Kent stated there is land in the Town of Auburn currently held by the Audubon Society that is in jeopardy of being developed. One of the Articles voted down at last week's Town Meeting would have enabled the Town of Raymond to contribute to a regional situation such as this.

Gretchen Gott stated a request should be sent to the Town of Auburn, with Southern NH Planning Commission being copied, stating the Town of Raymond requests to be notified of anything relating to the Audubon Society's land. Community Development Director Cartier Creveling stated the Auburn Planning Board will need to declare the project a Regional Impact, however we can send a request.

*MASTER PLAN*

Community Development Director Cartier Creveling reviewed a spreadsheet of notes he organized from the comments received from Board members on the Master Plan.

Several Board members voiced their displeasure with the Master Plan, expressing concern with several areas of the Plan. After a lengthy discussion regarding the flaws of the Plan, and how best to move forward, it was agreed to hold a work session on the

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March 26 and April 2 agendas regarding the Master Plan. The next regular meeting on April 9 will be a work session dealing only with Volume I of the plan.

The Planning Board agreed that they would like to hold a work session with the Zoning Board of Adjustment and Conservation Commission in the near future. The Board set April 23 as a tentative date, and asked both Boards be invited. Additionally, the Board requested that Code Enforcement Officer Richard Mailhot and Public Works Director Dennis McCarthy be invited to that work session.

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

**Adjournment**

MOTION: Bill Cantwell made a motion to adjourn. Jim Kent seconded. The motion passed with a unanimous vote of 7-0-0. The meeting adjourned at 9:35 p.m.

Respectfully Submitted,

Robert Price  
Planning Technician