

Raymond Planning Board Minutes

April 01, 2010

Approved 04/15/2010

Place: Raymond High School; Media Center

Call to Order: 7:00 p.m.

Members Present: Jonathan Wood, Chairman; Carolyn Matthews, Vice Chairman; Doug Vogel, Secretary; Bill Hoitt, Selectmen's Ex officio; Gretchen Gott; Jim Kent; Bill Cantwell.

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

Pledge of Allegiance

Approval of Minutes

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

MOTION: Mr. Cantwell made a motion, seconded by Ms. Matthews, to approve the minutes of March 18, 2010 as drafted. The motion carried with a unanimous vote of 7-0-0.

MOTION: Ms. Matthews made a motion, seconded by Mr. Vogel, to approve the minutes of March 25, 2010. The motion carried with a vote of 6-0-1, with Mr. Cantwell abstaining.

Public Hearings – Excavation Sites

Continued from 01/21/2010 - The Raymond Planning Board will discuss a possible extension of the excavation permit for Candia South Branch Brook, LLC, issued for property located on Raymond Tax Map 38, Lot 34; NH Route 27.

Continued from 01/21/2010 - The Raymond Planning Board will discuss a possible extension of the excavation permit for Waldoborough, LLC, issued for property located on Raymond Tax Map 22, Lot 15; Scribner & Gile Roads.

Continued from 01/21/2010 - The Raymond Planning Board will discuss a possible extension of the excavation permit for Raymond Sand & Gravel, LLC, issued for property located on Raymond Tax Map 37, Lot 10; NH Route 27.

Members Sitting for these Hearings: Jonathan Wood; Carolyn Matthews; Doug Vogel; Bill Hoitt; Gretchen Gott; Bill Cantwell; Jim Kent.

Mr. Cartier Creveling explained that when these hearings were continued to tonight from January 21, 2010, it was assumed that the new Excavation Regulations would be complete and adopted. As this is not yet the case, they will need to be continued one more time. He stated that May 20, 2010 would be a realistic date for a continuation. He noted he spoke with Legal Counsel, who assured him that a review of the Excavation Regulations could be completed in time to make this schedule work.

Ms. Gott expressed concern that the legal notice does not accurately reflect what the Board is discussing and contemplating. Mr. Cartier Creveling stated he is asking the Board to continue the hearings to May 20, and extend each operator's permission to operate under the conditions of the permits which expired in June 2009.

Mr. Vogel questioned the need for a site walk of the Waldoborough, LLC site at this time.

MOTION: Mr. Vogel made a motion, seconded by Mr. Cantwell, to cancel the site walk scheduled for April 10, 2010 on the Waldoborough, LLC property, located on Map 22, Lot 15. The motion failed by a vote of 0-6-1, with Mr. Vogel abstaining.

MOTION: Ms. Matthews made a motion, seconded by Mr. Cantwell, to continue the public hearings for Candia South Branch Brook, LLC (Map 38, Lot 34), Waldoborough, LLC (Map 22, Lot 15) and Raymond Sand & Gravel, LLC (Map 37, Lot 10) to May 20, 2010 at 7:00 p.m. at Raymond High School, allowing each of the aforementioned property owners to continue operating under the Planning Board Notice of Decision issued October 22, 2009. The motion carried with a vote of 6-1-0, with Ms. Gott opposed.

Public Hearing – I.C. Reed Site Plan

Continued from 01/07/2010; Application #2008-022 – An application for Site Plan Review has been submitted by Jones and Beach Engineers, Inc. on behalf of I.C. Reed & Sons, Inc. to renovate an existing building for office space, and construct an associated parking area. The applicant was granted a variance for this use on January 10, 2007 by the Zoning Board of Adjustment. The property is shown on Raymond Tax Map 28-2, Lot 54; 9 Evans Drive.

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

Mr. Price explained that, upon receipt of new plans, staff noted extensive changes had been made, and it was decided that the safest thing to do would be to issue a new notice.

Ms. Gott asked when the riverbank was armored by the applicant. Mr. Cartier Creveling explained that the Planning Board requested the applicant go before the Technical Review Committee in the fall. The TRC discussed the situation with the applicant, and granted permission at that time (Note: The TRC meeting took place on September 16, 2009).

Mr. Cartier Creveling asked that the hearing be continued so it remains opened. The new notice will take effect for the next hearing.

MOTION: Mr. Vogel made a motion, seconded by Mr. Cantwell, to continue the public hearing for Application #2008-022 to April 15, 2010 at 7:00 p.m. at Raymond High School. The motion carried with a unanimous vote of 7-0-0.

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 continued its work on the Excavation Regulations. On the topic of the optional section regarding a hearing panel, Board members offered the following comments:

- Ms. Matthews felt it may be something that could be considered for the Rules of Procedure, but not for the Excavation Regulations alone.

- Ms. Gott stated this would add a layer that is not necessary. She is not comfortable with the idea that people other than the Technical Review Committee members could sit on the panel.
- Mr. Hoitt stated he is not entirely opposed to the idea, but he is concerned that adding another stop to a hearing panel could cause a lengthy delay in the process.
- Mr. Cantwell stated he agrees with Ms. Matthews that the Rules of Procedure would be a better place for the hearing panel option.

Mr. Wood polled the Board at the request of Mr. Cantwell to see if the hearing panel section should or should not be placed within the Earth Excavation Regulations:

POLL RESULTS

Mr. Kent – No

Mr. Vogel – No

Ms. Gott – No

Ms. Matthews – No

Mr. Hoitt – No

Mr. Wood – No

Mr. Cantwell – No

As a result of the poll, the Board agreed to delete the hearing panel section from the Earth Excavation Regulations.

The Board had a lengthy discussion regarding hours of operation, and when certain activities should be allowed to start on site. Mr. Cantwell proposed allowing a 6:45 a.m. startup time to allow machinery to idle and warm up, with nothing else being allowed until 7:00 a.m. He proposed this change because he felt machinery would be louder if it needed to start and run full throttle right away.

Mr. Wood polled the Board to determine if a 15-minute warmup period should or should not be allowed prior to 7:00 a.m.

POLL RESULTS

Mr. Kent – No

Mr. Vogel – Yes

Ms. Gott – No

Ms. Matthews – No

Mr. Hoitt – Yes

Mr. Wood – No

Mr. Cantwell – Yes

As a result of the poll, the hours of operation will remain unchanged.

Next, the Board moved to the issue of re-vegetation of sites, and the current proposal of requiring 48" of gravel topped by 6" of loam. The discussion revolved around removing a specific number requirement for gravel and loam depth, and replacing that with non-specific language that dictates sufficient drainage material and topsoil that is capable of maintaining vegetation be utilized.

Mr. Wood polled the Board to see if the Board would like to stay with the specific numbers (48" of gravel, 6" of loam) or non-specific language (dictating sufficient drainage material and topsoil that is capable of maintaining vegetation be utilized).

POLL RESULTS

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Mr. Kent – Abstain

Ms. Gott – Abstain

Mr. Hoitt – Abstain

Mr. Cantwell – Non-specific language

Mr. Vogel – Non-specific language

Ms. Matthews – Non-specific language

Mr. Wood – Non-specific language

As a result of the poll, the Board agreed that specific numbers should be replaced with non-specific language dictating that sufficient drainage material and topsoil that is capable of maintaining vegetation shall be utilized.

The Board had a brief discussion on setback distances. It was agreed that different sets of distances should be used for blasting excavations and non-blasting excavations.

The Board made additional minor revisions to the Regulations, including but not limited to spelling and reference revisions.

Appointment of Planning Board Members to CIP Committee

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

Mr. Cantwell thanked the Board for delaying this discussion so he could be present. He stated while he is interested, he has no objection if Ms. Matthews, who had previously expressed interest, served in his place this year.

MOTION: Mr. Cantwell made a motion, seconded by Mr. Hoitt, to appoint Ms. Matthews and Mr. Vogel to the CIP Committee as Planning Board representatives for the 2010-2011 year. The motion carried with a vote of 5-0-2, with Ms. Matthews and Mr. Vogel abstaining.

Other Business

No other business was discussed.

Adjournment

MOTION: Mr. Hoitt made a motion, seconded by Mr. Vogel, to adjourn. The motion carried with a unanimous vote of 7-0-0. The meeting adjourned at 9:53 p.m.

Respectfully submitted,

Robert Price
Planning Technician