

Raymond Planning Board Minutes

June 10, 2010

Approved 06/24/2010

Place: Raymond High School; Media Center

Call to Order: 7:00 p.m.

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

Staff Present: Robert Price, Planning Technician.

Pledge of Allegiance

Work Session – Southern NH Planning Commission; Buffers Ordinance

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

Rachel Kelly of Southern NH Planning Commission detailed a Riparian Buffers Ordinance for the Planning Board. The Ordinance is the result of funding from the New Hampshire Estuaries Project, and the joint efforts of the Town of Raymond Conservation Commission, Southern NH Planning Commission and the Natural Resources Outreach Coalition.

Ms. Kelly went through a PowerPoint presentation with the Planning Board, a copy of which is attached to the original set of minutes on file in the Town Clerk's Office.

Ms. Gott asked for the definition of "riparian." Ms. Kelly replied the term "riparian" covers flowing waterways, not necessarily seasonal in nature. Ms. Gott suggested that a definitions section be added to the Ordinance.

Mr. Kent asked if "riparian" accounts for standing water. Ms. Kelly replied that the term covers standing water; however standing water is not covered through this Ordinance.

Mr. Cantwell stated he would like to see more of a balance to allow people to still develop their land. Ms. Gott stated there are numerous examples in Town that cause people to say "why did they build there?" Mr. Cantwell stated you are currently allowed to build within 50 feet of lakes, but not within 50 feet of a stream.

Mr. Wood stated the Ordinance is heavy on restrictions, but there is little explanation on why those restrictions are necessary. Ms. Kelly noted that if first order streams become contaminated, then this will carry to second order streams, which feed third order streams and so on.

Mr. Hoitt expressed doubt that this Ordinance could ever be enforced.

Mr. Kent stated it might make sense for the Ordinance to use a graduated set of distances. For example, a setback of 25 feet from first order streams, 50 feet from second order streams, etc.

Ms. Matthews requested a list of municipalities that have implemented Buffer Ordinances. Ms. Kelly stated she would provide one.

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Mr. Kent requested a calculation showing the number of acres affected by a 150 foot, three-zone impact.

Ms. Kelly took note of the Board's questions and concerns with the Ordinance. It was agreed that the Ordinance should be revised and changes presented to the Board on August 12, 2010.

Other Business – Pooled Mitigation Discussion

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

Mr. Wood gave a presentation to the Planning Board about Pooled Mitigation, adding that he was asked by Southern NH Planning Commission to give this same presentation at a Natural Resources Advisory Committee meeting on June 15, 2010. Mr. Wood added that he is representing himself, not the Planning Board.

Work Session – Goals and Objectives

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

The Planning Board brought up Goals and Objectives, and discussed a timeline and how to get started. It was agreed that the Board wanted to get started on Zoning issues sooner rather than later. After several ideas on how to begin, it was agreed that a work session should be scheduled for July 08, 2010, and that both Community Development Director Cartier Creveling and Code Enforcement Officer Mailhot should be present. The goal of this work session is to have an open discussion first, and for staff to leave the discussion, take the ideas, and begin crafting a document for the Board to work with.

Other Business

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

The Board heard reports from its members serving on other Boards and Committees.

Ms. Matthews noted that Grace Collette of the CIP Committee has requested that the Planning Board appoint an alternate member to the CIP Committee. Mr. Cantwell and Mr. Kent stated they could both possibly fill the role of Alternate, as their schedules allow.

MOTION: Ms. Matthews made a motion, seconded by Ms. Gott, to appoint Mr. Kent and Mr. Cantwell as Alternates to the CIP Committee. The motion carried with a vote of 4-0-2, with Mr. Kent and Mr. Cantwell abstaining.

Adjournment

MOTION: Mr. Hoitt made a motion, seconded by Mr. Cantwell, to adjourn. The motion carried with a unanimous vote of 6-0-0. The meeting adjourned at 9:29 p.m.

Respectfully submitted,

Robert Price

Planning Technician