



TOWN OF RAYMOND

Planning Board Agenda July 22, 2010 7:00 p.m. Media Center Raymond High School

1. Call to Order

- a. Pledge of Allegiance
- b. Planning Board Announcement: Seeking Planning Board Alternates

2. Approval of Minutes

- a. July 08, 2010
- b. July 15, 2010

3. Public Hearings

- a. Continued from 06/17/2010; 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. The applicant proposes to renovate an existing building for office space, and construct an associated parking area. Additionally, the applicant proposes to demolish the existing house located on Map 28-2, Lot 56, and relocate the private drive known as Evans Drive to this area. The previous location of Evans Drive will be partially demolished, and the remaining portion will be retained to service Map 28-2, Lot 53, with an easement granted for that lot's perpetual use. The applicant was granted a variance for this use on January 10, 2007 by the Zoning Board of Adjustment. The properties are shown on Raymond Tax Map 28-2, Lots 54, 55 and 56; 8 Evans Drive.
- b. Application #2010-008 – An application for an 18-unit conservation subdivision known as "Lamprey Falls" has been submitted by REI Development Company, LLC. The applicant proposes to construct nine duplex homes, totaling 18 residential units. The applicant was granted both a use variance to construct duplex homes within a conservation subdivision, and an area variance allowing the placement of 18 dwelling units on 21.7 acres of land, by the Raymond Zoning Board of Adjustment on January 09, 2008. The property is shown on Raymond Tax Map 44, Lot 13; surrounding and behind 17 Critchett Road. *****The applicant has requested a continuance because they have a scheduling conflict.*****

4. Public Comment (*without comment from Planning Board*)

5. Other Business

- a. Staff Update
 - i. Raymond Baptist Church Letter
- b. Reports from Board Members
- c. Any other discussions as may come before the Planning Board

6. Adjournment (NO LATER THAN 10:00 P.M.)

Note: If you require personal assistance for audio, visual or other special aid, please contact the Selectmen's Office at least 24 hours prior to the meeting. If this meeting is cancelled due to inclement weather, it will be held on Tuesday July 27, 2010 per the above.

INFORMATIONAL ONLY

❖ Tentative Planning Board Calendar of Events

- **July 29, 2010 – 7:00 p.m. NON-MEETING WITH LEGAL COUNSEL**
 - ↳ Non-Meeting with Legal Counsel

- **August 05, 2010 – 7:00 p.m.**
 - ↳ Thibeault Excavation Permit (from 06/17/2010)
 - ↳ Mottolo Water Line Zoning Discussion
- **August 12, 2010 – 7:00 p.m. WORK SESSION**
 - ↳ SNHPC – Sourcewater Protection Plan
 - ↳ SNHPC – Riparian Buffers Ordinance
- **August 19, 2010 – 7:00 p.m.**
 - ↳ Proposed new date for Thibeault due to continuance request

- **September 02, 2010 – 7:00 p.m.**
 - ↳ Nothing Yet Scheduled
- **September 09, 2010 – 7:00 p.m. WORK SESSION**
 - ↳ Nothing Yet Scheduled
- **September 16, 2010 – 7:00 p.m.**
 - ↳ Nothing Yet Scheduled
- **September 23, 2010 – 7:00 p.m.**
 - ↳ Regional Meeting with Abutting Towns (topics TBD)

❖ **2010 Project Action List**

- Conservation Subdivision – REI Development, LLC “Lamprey Falls” (#2006-033; Denied without prejudice 02/04/2010)
- Excavation Application – Thibeault Sand & Gravel, LLC (#2007-002; Denied 02/11/2010)
- Amended Subdivision – Blackbriar Woods, LLC “Clematis/Boulder Court” (#2007-030; Approved with conditions 02/18/2010)
- Site Plan – Easter Seals – The Family Place, Inc. (#2010-002; Approved with conditions 03/25/2010)
- Subdivision – Thibeault Sand & Gravel, LLC (#2009-004; Approved with conditions 03/25/2010)
- Culvert Installation Request – Hard Rock Development, LLC (#2006-010; Approved with conditions 04/15/2010)
- Site Plan – Nellie Real Estate Acquisitions, LLC “Jewett Square” (#2010-003; Approved with conditions 04/15/2010)
- Subdivision – Contractor Units Condominium Conversion (#2010-004; Approved with conditions 05/06/2010)
- Site Plan – MetroPCS Lane Road Cell Tower Collocation (#2010-006; Approved with conditions 06/03/2010)
- Site Plan – MetroPCS Main Street Cell Tower Collocation (#2010-007; Approved with conditions 06/03/2010)
- Site Plan Extension – Granite Meadows Site Plan (#2006-012; Two-Year Extension Granted with conditions 06/17/2010)