

Place: Raymond High School; Media Center
Call to Order: 7:00 p.m.

Members Present: Jonathan Wood, Chair; Moe Titcomb, Secretary; Bill Hoitt, Board of Selectmen Ex-officio; Gretchen Gott; Jim Kent; Don Hedman, Alternate; Jason Pelletier, Alternate.

Members Absent: Bill Cantwell; Doug Vogel

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

Pledge of Allegiance

Mr. Wood announced that Alternates Don Hedman and Jason Pelletier would be seated for the duration of the meeting.

CIP Committee Member-at-Large Appointments – 1-year Term

Members Sitting for this Discussion: Jonathan Wood; Moe Titcomb; Bill Hoitt; Jim Kent; Gretchen Gott; Don Hedman; Jason Pelletier.

Kathy Mayo, 42 Ann Logan Circle, stated she is seeking appointment to the one-year term on the CIP Committee as a member-at-large.

Ms. Mayo noted she has been a Raymond resident for 23 years, and that she enjoys volunteering her time. She explained that she volunteered on school organizations while her children were in school, but now that they're grown, she would like to transition to a more active volunteer role with the Town.

The Board briefly interviewed Ms. Mayo regarding her background and interest.

MOTION: Mr. Titcomb made a motion, seconded by Ms. Gott, to appoint Kathy Mayo to the position of CIP Committee Member-at-Large for a term of one (1) year, to expire April 30, 2012. The motion carried with a unanimous vote of 7-0-0.

CIP Committee Member-at-Large Appointments – 3-year Term

Members Sitting for this Discussion: Jonathan Wood; Moe Titcomb; Bill Hoitt; Jim Kent; Gretchen Gott; Don Hedman; Jason Pelletier.

Dana Zulager, 38 Ham Road, stated she is seeking appointment to the three-year term on the CIP Committee as a member-at-large.

Ms. Zulager stated she has been serving on the CIP Committee as a member-at-large for several years. She noted her involvement has been good, and added she has learned a lot about how the Town operates.

The Board briefly interviewed Ms. Zulager regarding her background.

MOTION: Ms. Gott made a motion, seconded by Mr. Titcomb, to appoint Dana Zulager to the position of CIP Committee Member-at-Large for a term of three (3) years, to expire April 30, 2014. The motion carried with a unanimous vote of 7-0-0.

Old Business – Chandler Lane/Foundation Issue

Members Sitting for this Discussion: Jonathan Wood; Moe Titcomb; Bill Hoitt; Jim Kent; Gretchen Gott; Don Hedman; Jason Pelletier.

Mr. Cartier Creveling explained there is an old stone foundation near the intersection of Chandler Lane and Lane Road sitting on the open space lot for the Chandler Lane subdivision. He added the homeowners are having difficulty obtaining insurance because of the foundation, and asked to remove it; however there was a note on the approved plan indicating the foundation was to remain. He stated the question for the Board tonight, is whether the homeowners' association needs to file an application to amend the subdivision, or if they, under the guidance of the Board, can remove or backfill the foundation without such application being necessary.

Dan Wigley, 14 Chandler Lane and Rachel Yassayne, 12 Chandler Lane attended on behalf of the Chandler Lane Homeowners' Association.

Mr. Wigley explained they cannot get an insurance policy because the foundation is being considered an attractive nuisance to the insurance company. He stated their concern is that someone could fall, get hurt and sue. He noted the foundation is about five feet deep.

Mr. Wigley stated it is understood that the foundation may have some historical value, so the goal is to come up with a solution that would mitigate the situation well enough for an insurance policy to be issued.

Mr. Cartier Creveling stated he is uncertain of the historical relevance of the foundation, as it is not listed as a historic property within the Zoning Ordinance.

Mr. Wigley noted possible remedies proposed by the insurance company include installation of a chain link of stockade fence. He stated neither option is favorable to the homeowners, as there will be aesthetic issues afterward. He explained they asked the insurance company if backfilling the foundation would be acceptable, which the insurance company was okay with.

Ms. Gott requested that someone check with Mr. Spinazzola, who has lived in the area for many years, about the historical value of the foundation.

Mr. Hoitt stated he does not believe there is any historical relevance to the foundation.

Mr. Wigley noted the preference of the homeowners would be to remove the foundation entirely, if there is no historical significance to the foundation. If there is historical value, then backfilling the foundation would be the second choice.

Mr. Wood polled the Board to see if the Board would be comfortable with backfilling the foundation, leaving approximately 12-18 inches exposed.

POLL RESULTS

Mr. Kent – Yes, but would like to see the record of the subdivision approval before committing.

Ms. Gott – No

Mr. Hoitt – Yes

Mr. Titcomb – Yes

Mr. Hedman – Yes

Mr. Pelletier – Yes

Mr. Wood – Yes

Mr. Cartier Creveling stated he seems to recall a compromise being made during the original approval process that the developer would leave the foundation exposed. He stated he does not recall anything about its historical significance.

Mr. Wood noted he remembers the applicant being asked to retain the rock walls, but does not specifically remember anything about the foundation being discussed.

Mr. Hoitt noted a historical review of the home that sat on the site was conducted, and the only thing kept was shutters. He added he does not want to see a fence installed, as it could create a sight distance hazard.

Mr. Wood polled the Board to determine if the Board would be amenable to the installation of a fence around the foundation.

POLL RESULTS

Mr. Kent – Yes

Ms. Gott – Abstain

Mr. Hoitt – No

Mr. Titcomb – No

Mr. Hedman – No

Mr. Pelletier – No

Mr. Wood – No

Next, Mr. Wood polled the Board to determine if the Board would be amenable to removal of the foundation, with the stone being repurposed elsewhere within the subdivision.

POLL RESULTS

Mr. Kent – Yes, with the construction of a traditional stone wall

Ms. Gott – Yes, if there is no historical value, then this is her #1 option

Mr. Hoitt – Yes

Mr. Titcomb – Yes

Mr. Hedman – Yes

Mr. Pelletier – Yes

Mr. Wood – Yes

Mr. Cartier Creveling stated this area is not listed in the Zoning Ordinance as a historical site. He added no determination was made about it being eligible for the National Register of Historic Places. He asked for the Board's definition of historical significance.

Mr. Wood polled the Board to determine if the Board felt the foundation has historical value.

Mr. Kent – His sense is no
Ms. Gott – Abstain
Mr. Hoitt – No
Mr. Titcomb – No
Mr. Hedman – No
Mr. Pelletier – No
Mr. Wood – No

Mr. Wigley stated they would be amenable to taking down the foundation and using some of the stone for a culvert area, and also for a proper subdivision sign located at the entrance of Chandler Lane.

MOTION: Mr. Kent made a motion, seconded by Mr. Hedman, that, in the absence of a record showing any historical value of the foundation, then the homeowners' association shall repurpose a majority of the stone elsewhere on the site. If historical value is found, then the homeowners' association may backfill within two feet of the top of the foundation in a manner not disturbing the foundation. The motion carried with a vote of 6-0-1, with Mr. Hoitt abstaining.

Work Session – Tax Information

Members Sitting for this Discussion: Jonathan Wood; Moe Titcomb; Bill Hoitt; Jim Kent; Gretchen Gott; Don Hedman; Jason Pelletier.

Mr. Wood offered a brief presentation on property taxes for municipalities located in Rockingham County. A copy of this presentation is attached to the original set of minutes on file with the Town Clerk.

Approval of Minutes

Members Sitting for this Discussion: Jonathan Wood; Moe Titcomb; Bill Hoitt; Jim Kent; Gretchen Gott; Don Hedman; Jason Pelletier.

MOTION: Mr. Titcomb made a motion, seconded by Ms. Gott, to approve the minutes of March 17, 2011 as amended. The motion carried with a vote of 5-0-2, with Mr. Hedman and Mr. Pelletier abstaining.

MOTION: Mr. Titcomb made a motion, seconded by Mr. Kent, to approve the minutes of March 24, 2011 as amended. The motion carried with a unanimous vote of 7-0-0.

Other Business

Members Sitting for this Discussion: Jonathan Wood; Moe Titcomb; Bill Hoitt; Jim Kent; Gretchen Gott; Don Hedman; Jason Pelletier.

POND ROAD

Mr. Cartier Creveling stated the Pond Road plan is being revised to reflect what is occurring on Lot 9. He explained half of the area that was in question goes to lot 9, and the other half will go to the Town. He stated once the plan has been revised, the Board will need to revise their motion to include the lot 9 area.

ROUTE 102

Mr. Cartier Creveling noted he should be receiving three proposals over the next week in regards to studying the Route 102 corridor.

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

Adjournment

MOTION: Mr. Titcomb made a motion, seconded by Mr. Pelletier, to adjourn. The motion carried with a unanimous vote of 7-0-0. The meeting adjourned at approximately 8:26 p.m.

Respectfully submitted,

Robert Price
Planning Technician