



TOWN OF RAYMOND

Planning Board Agenda

January 14, 2010

7:00 p.m.

Media Center

Raymond High School

1. Call to Order

- a. Pledge of Allegiance

2. Approval of Minutes

- a. December 03, 2009

3. Public Hearings

- a. **Amendment 1** - To amend Article III - Zones to add Section 3.100, Overlays, Zone FEH - Fluvial Erosion Hazard District; FURTHER to amend Article III, Section 3.300, Overlay Zones, Districts and Applications, by adding Section 3.330 through 3.332, Zone FEH - Fluvial Erosion Hazard District, which creates an overlay district, the boundaries of said district being delineated on plans kept on file with the Town of Raymond, the purpose of the ordinance includes the protection of public and private property within the zone and to prevent risk within the zone by limiting new development; FURTHER to amend Article IV, Uses and Standards, to add Section 4.900 through 4.912, Fluvial Erosion Hazard District to create a series of definitions of relevant terms including Fluvial Erosion Hazard, to regulate such new development by defining exempt uses, prohibited purposes, allowed uses, or, alternatively, to require a conditional use permit from the Planning Board where certain requirements are met; FURTHER to provide a system whereby the delineation of the zone can be reviewed by the Zoning Board of Adjustment; FURTHER to provide a system where variances can be requested from the Zoning Board of Adjustment; FURTHER to provide a system whereby applicants may appeal decisions of the Planning Board, on conditional use permits. Changes made to the draft ordinance following the December 17, 2009 public hearing include adding a further explanation regarding the process to delineate properties which fall within the overlay zone, a process to change the FEH under appropriate circumstances identified in the ordinance, a process for a property owner to challenge map delineation before the ZBA, adding certain definitions including certified plot plan, further information on the process to obtain a conditional use permit, further discussion on when applicants might be required to pay for professional studies, a further description of the variance requirements which operate under the statute.
- b. **Amendment 2** - To amend Article V, Section 5.100 to add a section which indicates that the potential installation of a water line to the area adjacent to the Mottolo Superfund Site will not result in the connected lots being subject to the less restrictive dimensional requirements of "Zone A with Town Water." The purpose of the amendment is to allow the Planning Board time to develop a plan for the orderly development of municipal services needed to accommodate the potential growth of such connected lots. The ordinance will terminate within eighteen months of enactment. Based upon comments received during the December 17, 2009 public hearing, language was added under subparagraph a to clarify that the lots will be subject to the more restrictive requirements for lot size, frontage and setbacks of the zones existing prior to the installation of the water line.
- c. **Amendment 3** - To amend Article VII, Section 7.504 (01) by adding a new section, 7.504(01)(a), which indicates the categories of development potentially subject to impact fees and which provides authority for the Planning Board to select which categories of development will be subject to the impact fee in accordance with the assessment methodology to be adopted by the Planning Board. Based upon comments received during the December 17, 2009 public hearing, language was added from the existing Section 7.504 (01) to provide context for better understanding by the public. In paragraph a, the second sentence was eliminated and the last sentence amended to read "...impact fee for each of these categories prior to making any assessments."

- d. **Amendment 4** – To amend Article VIII, Section 8.110, Paragraph 2, to require sprinkler systems be installed in all newly constructed and substantially renovated commercial and institutional buildings, and all forms of residential dwellings. Based upon comments received during the December 17, 2009 public hearing, the first sentence was amended to: “**Pursuant to RSA 674:51, all commercial and industrial buildings,...**”
- e. **Amendment 5** – To amend Article VIII, Section 8.100 to clarify that wheelchair ramps and similar disability access structures shall be considered nonpermanent, for the purpose of providing a certified plot plan only, when applying for the required building permit; FURTHER to amend Article VI, Special Provisions, to add Section 6.900 entitled Disability Access Structures, which enables the Code Enforcement Officer to grant building permits for Disability Access Structures as referenced in Article VIII, Section 8.100 (03)(d) notwithstanding that such Disability Access Structures may not comply with area dimension or setback requirements, provided that the applicant meets the specific criteria set forth in the ordinance. The building permit is valid only during the time when there is a need for the use of disability access structures by disabled persons as referenced in the ordinance. Based upon comments received during the continued public hearing held on December 22, 2009, the “Structures” as presented in the initial draft was changed to “Disability Access Structures.”
- f. **Amendment 6** – To amend Article IX by adding a new Section, Section 9.500 to place reasonable time limitations on relief granted by the Zoning Board of Adjustment, and to provide a provision allowing applicants to seek extension of approvals which would otherwise lapse.
- g. **Amendment 8** – To amend Article II, Section 2.100, Definitions, #80 – Use, Residential Low Density by adding “(in accordance with Article V, Section 5.104)” to the end of the existing text; FURTHER to amend Article IV, Section 4.302, Definitions, subparagraph 02, Yield Calculation, by deleting the entire section and replacing it with language clarifying that the maximum number of single-family lots permitted within a Conservation Development is to be determined by the underlying zoning as outlined in Article V; FURTHER to amend Article IV, Section 4.305, Density, by deleting this section in its entirety; FURTHER to amend Article IV, Section 4.500, Manufactured Home Parks, by deleting subsection 05 in its entirety and renumbering the subsequent subparagraphs within this section; FURTHER to amend Article IV, Section 4.600, Multi-family Housing, subparagraph 03 by clarifying that in no case shall density exceed eight (8) bedrooms per non-Zone G acre; FURTHER to amend Article IV, Section 4.700, Dwelling Two-family Unit, subparagraph 02 to clarify that Zone G land shall not be used to satisfy lot size requirements; FURTHER to amend Article V, to add Note 9 clarifying that Zones A, B & E, including all residential overlay zones, shall not include the use of Zone G land in determining the maximum number of units or lots being developed; FURTHER to amend Article V, Section 5.104, Special Requirements in Zone G, subparagraph 01 by changing the existing wording that reads “all lots in Zone G...” to read “All lots containing Zone G...” and to delete the dimensional requirements table within this subparagraph; FURTHER to amend Article V, Section 5.104, Special Requirements in Zone G, subparagraph 02 to clarify that minimum usable area calculations shall require a minimum of 20,000 contiguous square feet of non-Zone G land in Zone A, and a minimum of 40,000 contiguous square feet of non-Zone G land in Zone B, and to clarify that frontage and setback requirements under Article V, Sections 5.102 and 5.103 shall remain in effect and that a minimum wetland setback shall remain in effect, and to delete the table labeled “Minimum Lot Requirements for Zone B” within this subparagraph; FURTHER to amend Article V, Section 5.104, Special Requirements in Zone G, subparagraph 03, “Minimum Lot Requirements for Zone A” by deleting this subparagraph and also deleting subsection (a) within this same subparagraph, in their entirety.

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

5. Other Business

- a. Staff Update
- 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 Friday January 15, 2010 per the above.

INFORMATIONAL ONLY

❖ Tentative Planning Board Meeting Schedule

- **January 21, 2010 - 7:00 p.m.**
 - ☞ (from 10/15/09) Excavation Site Public Hearings
- **January 28, 2010 - 7:00 p.m.**
 - ☞ Clematis Amended Subdivision (M29, Lots 57, 58, 58-5, 58-6, 58-7, 58-8, 58-10, 58-11 & 58-12; Prescott Road & Clematis Court)
 - ☞ WORK SESSION - Excavation Regulations
- **February 04, 2010 - 7:00 p.m.**
 - ☞ (from 12/03/09) REI Development (M44, L13; Critchett Road)
 - ☞ (from 01/07/10) Thibeault Quarry
- **SATURDAY February 06, 2010**
 - ☞ Town Deliberative Session
- **February 11, 2010 - 7:00 p.m.**
 - ☞ WORK SESSION - Excavation Regulations
- **February 18, 2010 - 7:00 p.m.**
 - ☞ Nothing Yet Scheduled
- **February 25, 2010 - 7:00 p.m.**
 - ☞ WORK SESSION - Excavation Regulations
- **March 04, 2010 - 7:00 p.m.**
 - ☞ Nothing Yet Scheduled
- **March 11, 2010 - 7:00 p.m.**
 - ☞ NO MEETING - ELECTION WEEK
- **March 18, 2010 - 7:00 p.m.**
 - ☞ Election of Officers
 - ☞ Organizational Meeting ONLY
- **March 25, 2010 - 7:00 p.m.**
 - ☞ Nothing Yet Scheduled
- **April 01, 2010 - 7:00 p.m.**
 - ☞ (from 01/07/10) IC Reed Site Plan (M28-2, L54; 9 Evans Drive)

❖ 2010 Project Action List

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