



TOWN OF RAYMOND Planning Board Agenda

February 1, 2024

7 p.m. - Raymond High School

Media Center - 45 Harriman Hill

Public Announcement

*If this meeting is canceled or postponed for any reason the information can be found on our website, posted at Town Hall, Facebook Notification, and RCTV. **

1. Pledge of Allegiance

2. Public Hearing

A. Application #2023-009 Taft Way Special Permit: A Special Permit application has been submitted by Daniel Perry Builders on behalf of Paul Morgado. The applicant is proposing a wetland impact of approximately 813 SF for the construction of a driveway to access Tax Map 16-2 Lot 4 located at Taft Way in Raymond NH. The Lot is located within the Residential B Zoning District.

****Continuance from 10/26/2023 and 12/21/2023 PB Meeting****

B. 39 Morrison Road Driveway Permit: The applicant and their representative are seeking to be permitted to install a driveway off the existing Class VI roadway, at 39 Morrison Road for Lots 20 and 24. The property is Zone B and exceeds the minimum lot size and frontage. Lot 20 does have significant wetlands which cannot be calculated toward the minimum lot size. ****Continuance from 10/26/2023 and 12/21/2023 PB Meeting****

3. Public Comment

4. Special Public Comment for any questions regarding the Water Tower Rehabilitation Warrant Article

A. Water Tank informational video will be played

B. PowerPoint presentation will be played

5. Approval of Minutes

A. January 18, 2024

6. Other Business

- ◆ Staff Updates
- ◆ Board Member Updates
- ◆ Any other business brought before the board.

7. 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 72 hours prior to the meeting. If this meeting is postponed for any reason, it will be held at a time TBD.



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Planning Board 2023/2024 Submittal and Meeting Dates

Submittal Deadline for Completed Application & Materials	Planning Board Meeting Dates (1st & 3rd Thursdays of the Month)	
	Thursday, February 15, 2024	#2021-015 White Rock Place LLA (continued from 1-4-24) #2022-009 Jewett Warehouse (continued from 1-4-24) #2024-001 Scott's Roofing #2024-002 19 Old Manchester Road LLA Special Public Comment for any questions regarding the Water Tower Rehabilitation Warrant Article
	Thursday, February 22, 2024	#2023-008 Onway Lake Village (continued from 1/11/2024) #2023-005 Mardon Woods Site Plan & Special Permit (continued from 12/21/2023 and 1/18/2024) #2023-014 Mardon Woods LLA (continued from 12/21/2023 and 1/18/2024) Special Public Comment for any questions regarding the Water Tower Rehabilitation Warrant Article
Week of February 5 – 9	Thursday, March 7, 2024	#2022-008 Onyx Warehouse, CU, and SP (Continued from 11/2/23, 12/7/23, and 1/18/2024)
	Thursday, March 21, 2024	TBD
Week of March 11 – 15	Thursday, April 4, 2024	TBD
	Thursday, April 18, 2024	TBD
Week of April 8 – 12	Thursday, May 2, 2024	TBD
	Thursday, May 16, 2024	TBD
Week of May 6 – 10	Thursday, June 6, 2024	TBD
	Thursday, June 20, 2024	TBD

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Planning Board Agenda**

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Week of June 10 – 14	Thursday, July 11, 2024	*July 4 is a holiday, no meeting; TBD
	Thursday, July 25, 2024	TBD
Week of July 8 – 12	Thursday, August 1, 2024	TBD
	Thursday, August 15, 2024	TBD
Week of August 5 – 9	Thursday, September 5, 2024	TBD
	Thursday, September 19, 2024	TBD
Week of September 9 – 13	Thursday, October 3, 2024	TBD
	Thursday, October 17, 2024	TBD
Week of October 7 – 11	Thursday, November 7, 2024	TBD
	Thursday, November 21, 2024	TBD
Week of November 11 – 15	Thursday, December 5, 2024	TBD
	Thursday, December 19, 2024	TBD

* Note: If you require personal assistance for audio, visual or other special aid, please contact the Selectmen’s Office at least 72 hours prior to the meeting. If this meeting is postponed for any reason, it will be held at a time TBD.



Application for Special Permit

Town of Raymond, NH

Site Information

Property Address: Taft Way

Map #: 16-2 Lot #: 4

Property Owner Information

Name: Paul Margado Phone: 603-519-6272

Address: 40 Camp Lee Rd Epping NH

Address: _____

Applicant/Agent Information

Name: Daniel Perry Builders Phone: 603-216-2056

Address: 28 Wellington Dr

Address: Hampstead NH 03841

Project Description

Seeking to obtain rest of necessary
permits to build a new home on
a vacant lot on Taft Way

Applicant Signature* (see page 2):

Daniel Perry

Date: 10/2/23

Daniel Perry Builders LLC

28 Wellington Dr. Hampstead NH 03841

Abutters List for lot 016-002-004 owned by

Paul Morgado

Lot 016-002-003

Mitchell Desisto Family Trust

4 Taft Way

Raymond NH 03077

Lot 016-002-005

Mitchell and Sandy

Unger3 Taft Way

Raymond NH 03077

Lot 016-033-000

Chambers-Mansfield, Deborah K

Jason B Mansfield

5 east Side Dr

Raymond NH 03077

Lavelle Associates
Licensed Land Surveyor
2 Starwood Dr
Hampstead NH 03841
603-329-6851



DRIVEWAY PERMIT

DENIED - NO LOT FRONTAGE OR ACCESS TO LOT FOR TOWN ROAD

PAGE 1 of 3

PERMIT NUMBER: _____

DATE: 2/28/2023

Is this a temporary permit? Yes No

Pursuant to NH RSA 236:13, pertinent provisions of the TOWN OF RAYMOND, NEW HAMPSHIRE code, regulations and relevant amendments, anyone wishing to move an existing driveway or install a new driveway to access a Town controlled road must secure an approved DRIVEWAY PERMIT from the Department of Public Works.

Applicant Name: Daniel Perry Builders LLC

Fee Paid: 136.00

Applicant Address: 28 Wellington Dr Hampstead NH

Map / Lot Number: 16/2-4

Cell Phone: 603-216-7056

Email: dbuilder909@gmail.com

PERMIT FEE:	\$94.00
TEMPORARY PERMIT FEE:	\$16.00

DRIVEWAY INFORMATION:

Driveway Address: Taft Way

Driveway status? New Existing

Will this driveway provide access to a residential use? Yes No

Will driveway serve more than one dwelling unit? Yes No

Will this driveway provide access to a commercial use? Yes No

Proposed surface material? Asphalt Pavement Concrete Pavement Gravel

Will construction impact? Sidewalk Curbing Stonewall Tree(s) with Town ROW

The Applicant / Property Owner, heirs, successors and assigns hereby agree that:

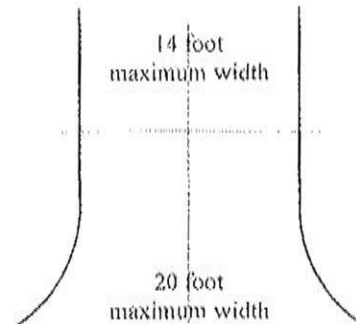
1. This driveway shall be installed in accordance with the attached Driveway Design and Construction Standards and any conditions to the approval of this Permit.
2. The Property Owner, heirs, successors and assigns will have continuing responsibility for the maintenance and adequacy of the driveway, grading, drainage, culvert, headwalls, vegetation impacting sight distance and other improvements made in connection with this driveway work.
3. This driveway shall be used for access only. An approval does not authorize parking within the Town Right of Way.
4. The Property Owner, heirs, successors and assigns shall hold harmless the Town of Raymond, its agents, employees and Boards against any action for injury or damage sustained by reason of exercising this DRIVEWAY PERMIT.
5. This parcel shall have no more than one driveway.
6. The final decision regarding driveway location and construction requirements rest with the Director of Public Works.
7. This Permit will expire in 1 year from the approval date if work is not completed per requirements.



PERMIT NUMBER: _____

Design and Construction Standards

1. Within 25 feet of the Town road, a driveway shall not exceed 14 feet in width and transition to a maximum of 20 feet. The transition shall include a radius at each sideline of the driveway where it meets the road. The radius shall be a minimum of 8 feet.
2. To protect the road edge, all driveways shall be paved for a minimum distance of 10 feet from the road edge for the full width of the driveway and its radius transitions.
3. Pavement shall consist of bituminous asphalt concrete, concrete or smooth paving stones.
4. The driveway surface may change to gravel or other surface types beyond the required 10 foot paved apron.
5. Driveways shall meet the sideline of the street at 90 degrees.
6. Driveway grading at the driveway apron where it meets the road shall slope back away from the road surface at a minimum of 2% slope. No runoff from the driveway shall flow into the road.



Alignment of driveway
to meet the road edge at 90 degrees

CONTRACTOR:

Daniel Perry Builders LLC

Date:

2/28/2023

Office Phone Number:

603-329-5677

Cell Phone:

603-216-7056

APPROVED

DENIED

DIRECTOR OF PUBLIC WORKS: _____

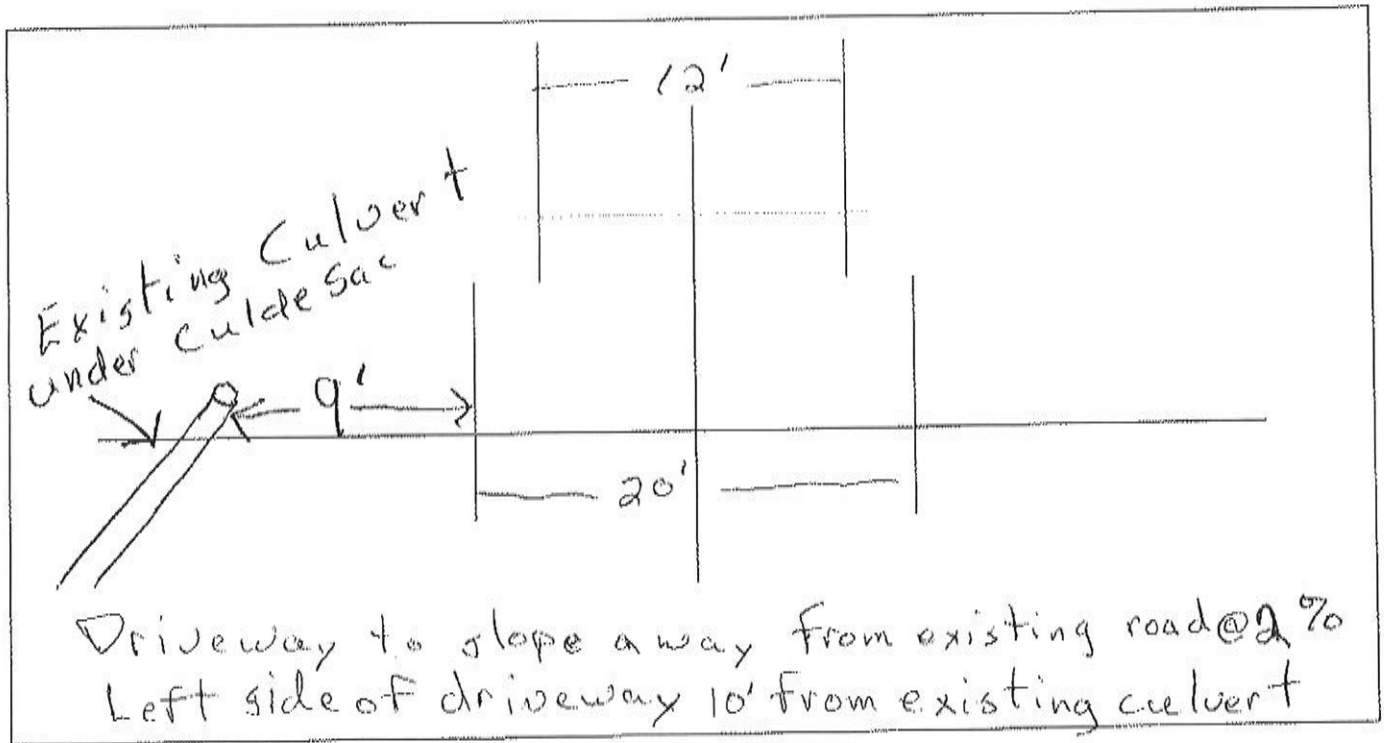
Date: _____



PERMIT NUMBER: _____

Provide a sketch of the proposed driveway location, dimensional and topographic information.

1. Location information to include horizontal distance from the point where the driveway center line meets the edge of the road to a nearby fixed landmark such as a utility pole.
2. Dimensional information to include driveway width at the street, width at a point 10 feet in from the edge of the road pavement, radius, overall length of driveway.
3. Topographic information to identify whether the driveway profile will travel higher than the road surface or drop below the road surface. Provide information regarding existing road side drainage facilities.



CONDITIONS OF APPROVAL:



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



WETLANDS AND NON-SITE SPECIFIC PERMIT 2023-00129 PAGE 1 OF 4

NOTE CONDITIONS

PERMITTEE: DANIEL PERRY BUILDERS LLC
28 WELLINGTON DR
HAMPSTEAD NH

PROJECT LOCATION: TRAFF WAY, RAYMOND TAX MAP 16 LOT 2-4

WATERBODY: UNKNOWN

APPROVAL DATE: FEBRUARY 14, 2023

EXPIRATION DATE: FEBRUARY 14, 2028

Based upon review of permit application 2023-00129 in accordance with RSA 482-A and RSA 485-A:17, the New Hampshire Department of Environmental Services (NHDES) hereby issues this Wetlands and Non-Site Specific Permit. To validate this Permit, signatures of the Permittee and the Principal Contractor are required.

PERMIT DESCRIPTION: Impact 813 square feet of palustrine forested wetland for the installation of a 36-inch by 32.5-foot RCP culvert for the construction of a driveway for access to buildable uplands for the construction of a single-family residential dwelling.

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROJECT-SPECIFIC CONDITIONS:

1. In accordance with Env-Wt 307.16, all work shall be done in accordance with the following plans by Ferwerda Mapping LLC received by the NH Department of Environmental Services (NHDES) on January 19, 2023:
 - a.) The 'Proposed Condition Plan' dated December 7, 2022 and revised through December 23, 2022 and,
 - b.) The 'Threatened & Endangered Species' plan dated December 23, 2022.
2. In accordance with Env-Wt 524.05(a), residential, commercial, or industrial development projects in non-tidal wetlands shall submit a construction notice with the department at least 48 hours prior to commencing work.
3. In accordance with Env-Wt 307.03(b), all work, including management of soil stockpiles, shall be conducted so as to minimize erosion, minimize sediment transfer to surface waters or wetlands, and minimize turbidity in surface waters and wetlands using the techniques described in Env-Wq 1505.02, Env-Wq 1505.04, Env-Wq 1506, and Env-Wq 1508; the applicable BMP manual; or a combination thereof, if the BMP manual provides less protection to jurisdictional areas than the provisions of Env-Wq 1500.
4. In accordance with Env-Wt 307.03(g)(1), the person in charge of construction equipment shall inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
5. In accordance with Env-Wt 307.03(g)(3) and (4), the person in charge of construction equipment shall maintain oil spill kits and diesel fuel spill kits, as applicable to the type(s) and amount(s) of oil and diesel fuel used, on site so as to be readily accessible at all times during construction; and train each equipment operator in the use of the spill kits.
6. In accordance with Env-Wt 307.03(g)(2), the person in charge of construction equipment shall repair any leaks prior to using the equipment in an area where such fluids could reach groundwater, surface waters, or wetlands.
7. In accordance with Env-Wt 307.03(h), equipment shall be staged and refueled outside of jurisdictional areas (unless allowed) and in accordance with Env-Wt 307.15.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588

TDD Access: Relay NH 1 (800) 735-2964

23. In accordance with Env-Wt 307.12(b), upon completion of construction, all disturbed wetland areas shall be stabilized with wetland seed mix containing non-invasive plant species only.

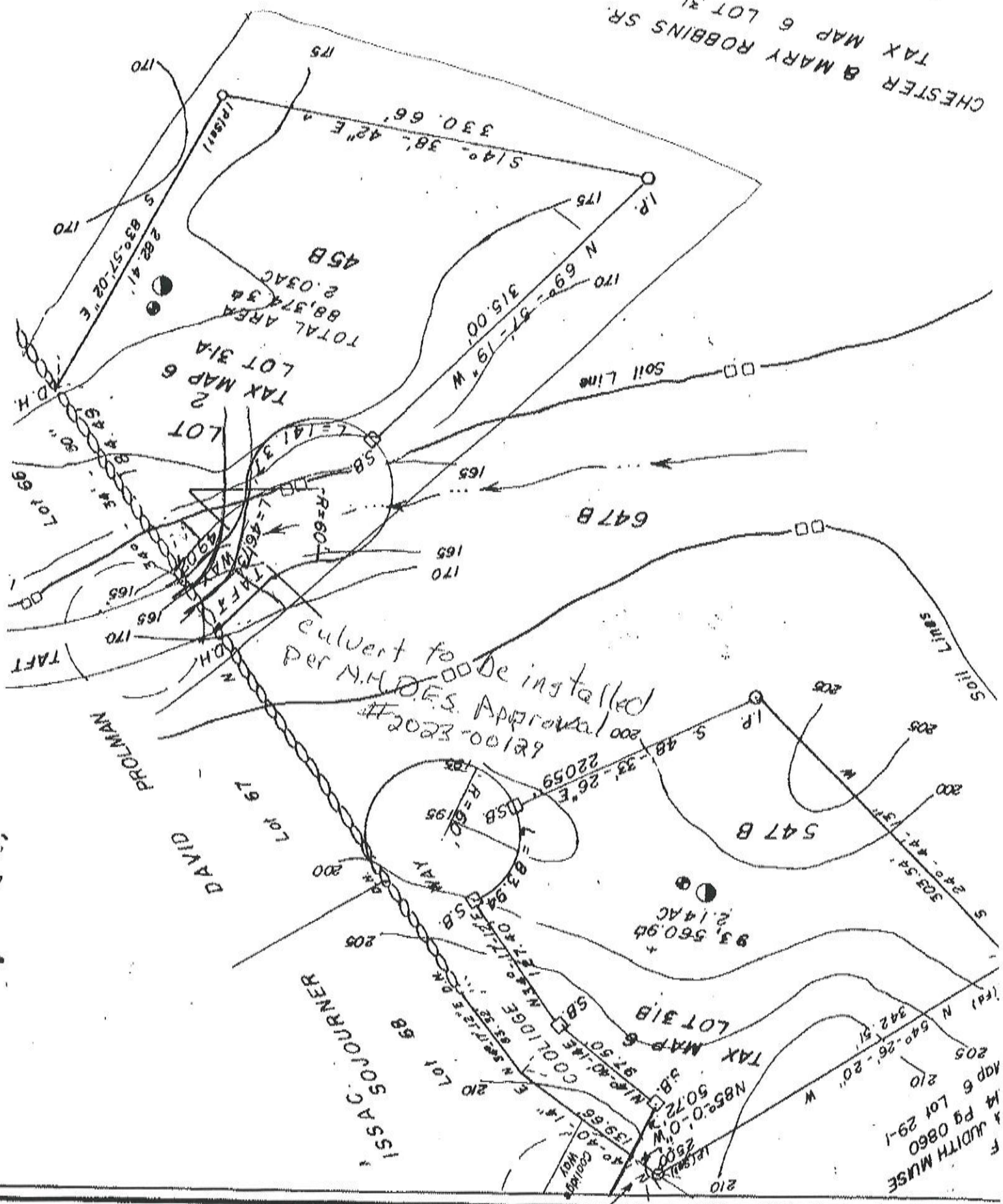
23. In accordance with Env-Wt 307.12(c), any seed mix used shall not contain plant species that are exotic aquatic weeds.

24. In accordance with Env-Wt 307.12(a), within 3 days of final grading or temporary suspension of work in an area that is in or adjacent to surface waters, all exposed soil areas shall be stabilized by seeding and mulching, if during the growing season; or mulching with tackifiers on slopes less than 3:1 or netting and pinning on slopes steeper than 3:1 if not within the growing season.

25. In accordance with Env-Wt 307.12(f), if any temporary impact area that is stabilized with seeding or plantings does not have at least 75% successful establishment of wetlands vegetation after 2 growing seasons, the area shall be replanted or resceded, as applicable.

2,623,345 B & C
67

CHESTER & MARY ROBBINS SR.
TAX MAP 6 LOT 31



Culvert to be installed
per N.H.D.E.S. Approval
#2023-00129

DAVID
PROLMAN

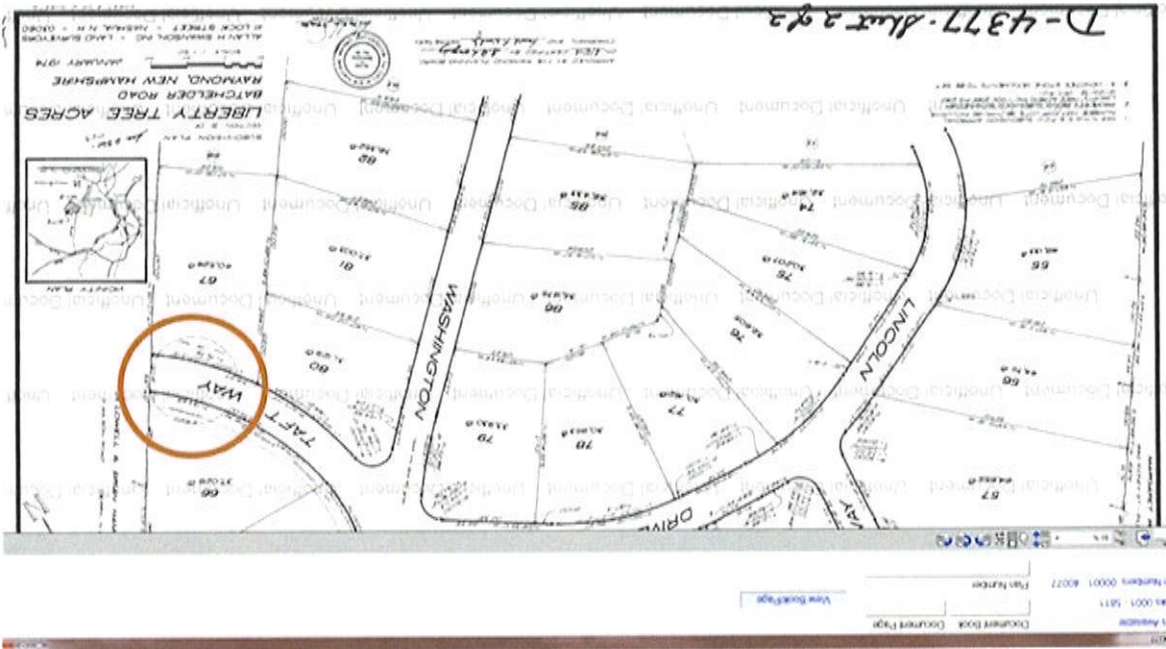
ISSA GOURNER

RICHARD & ELEANOR BOLTON

JUDITH MUSE
App 6 Lot 29-1
Pg 0860

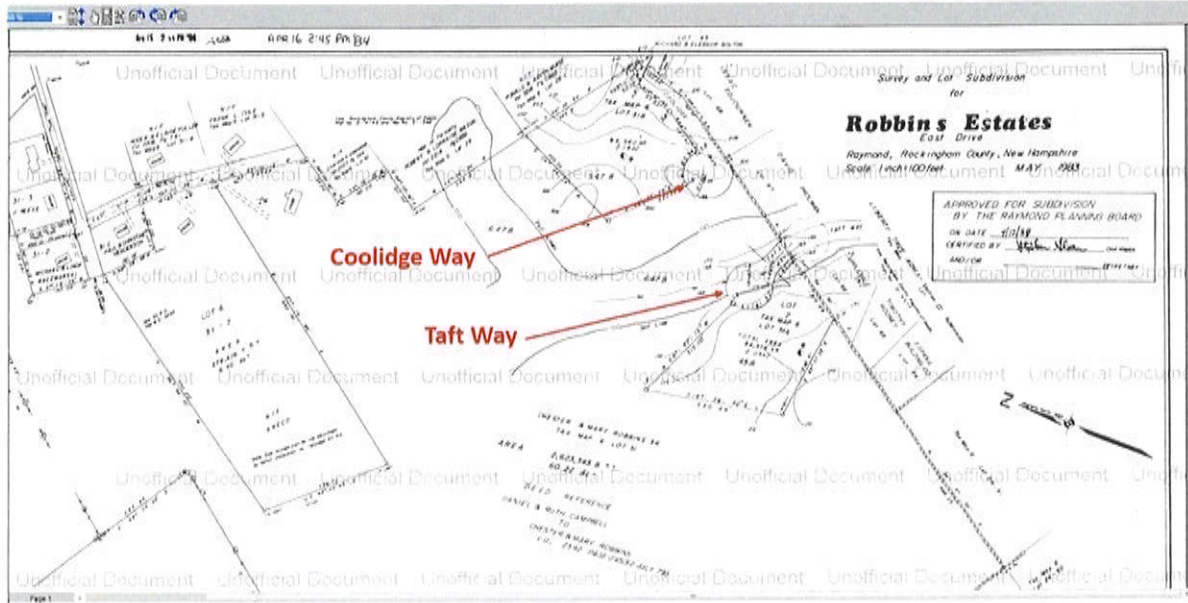
Summary of Request and Unanswered questions re: Request to subdivide with access from cl-de-sac at end of Coolidge Way. E. Cartier Creveling

There is a landowner wishing to subdivide a 2+ acres parcel of land with frontage on an undeveloped road within a plat approved by the Planning Board in 1984. That approval resulted in extensions to two roads from a previous plat approved by the Planning Board in 1974. The first two maps are from the original Liberty Tree Acres approved by the Planning Board in 1974. In the following plat, approved in 1984 by the Raymond Planning Board, you will see approved extensions to both Coolidge Way and Taft Way.



Summary of Request and Unanswered questions re: Request to subdivide with access from cl-de-sac at end of Coolidge Way. E. Cartier Creveling

Here is the 1984 Robbins Estates plan, as recorded at the registry. I have added the text boxes and arrows for clarification.

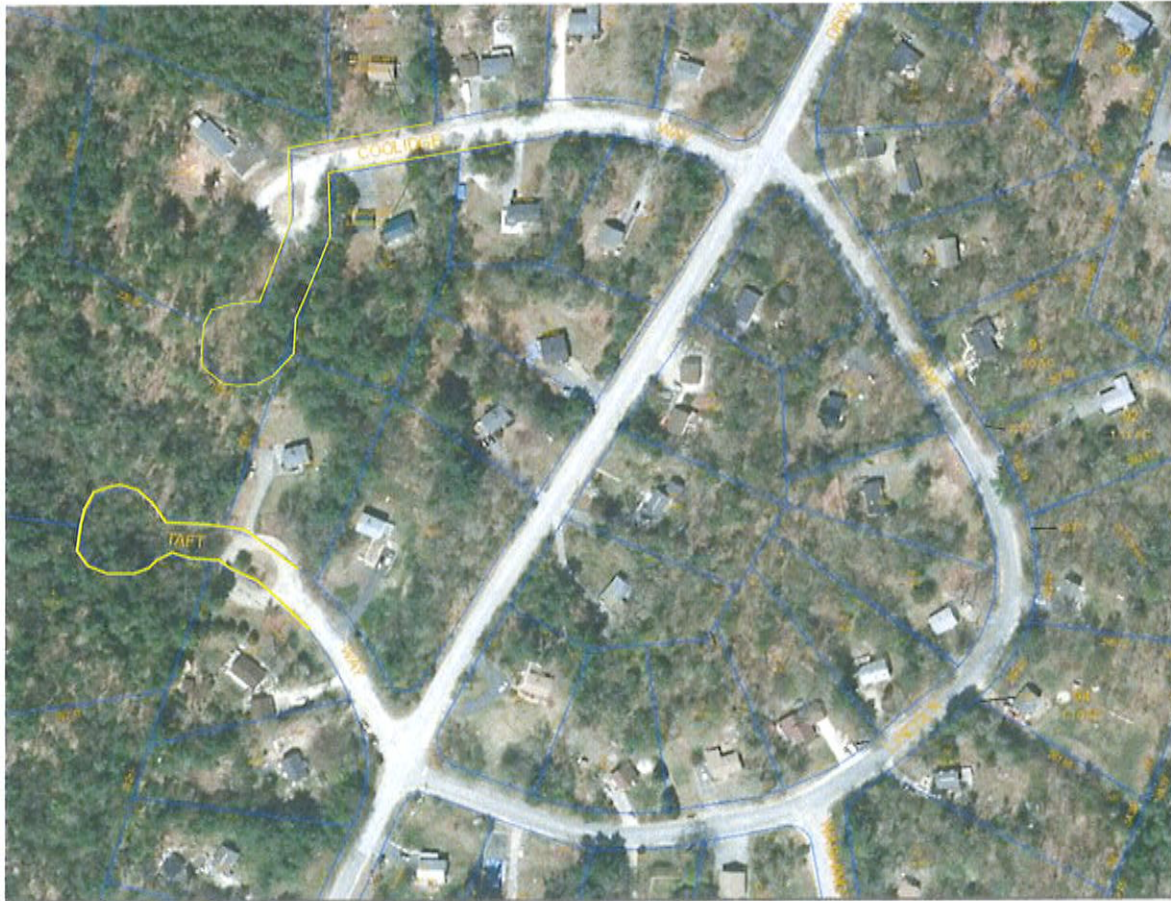


Here is what it looks like without all the clutter on our tax maps (just for clarity).



Summary of Request and Unanswered questions re: Request to subdivide with access from cul-de-sac at end of Coolidge Way. E. Cartier Creveling

Here is the reality. As you can see, the streets were never built out per the plan, however, they are still represented on paper. It appears from our GIS reader/Tax Map tool, that the cul-de-sac on Coolidge Way was built partly within the reservation on the plat for Coolidge and partly on the lot it was extended to serve.

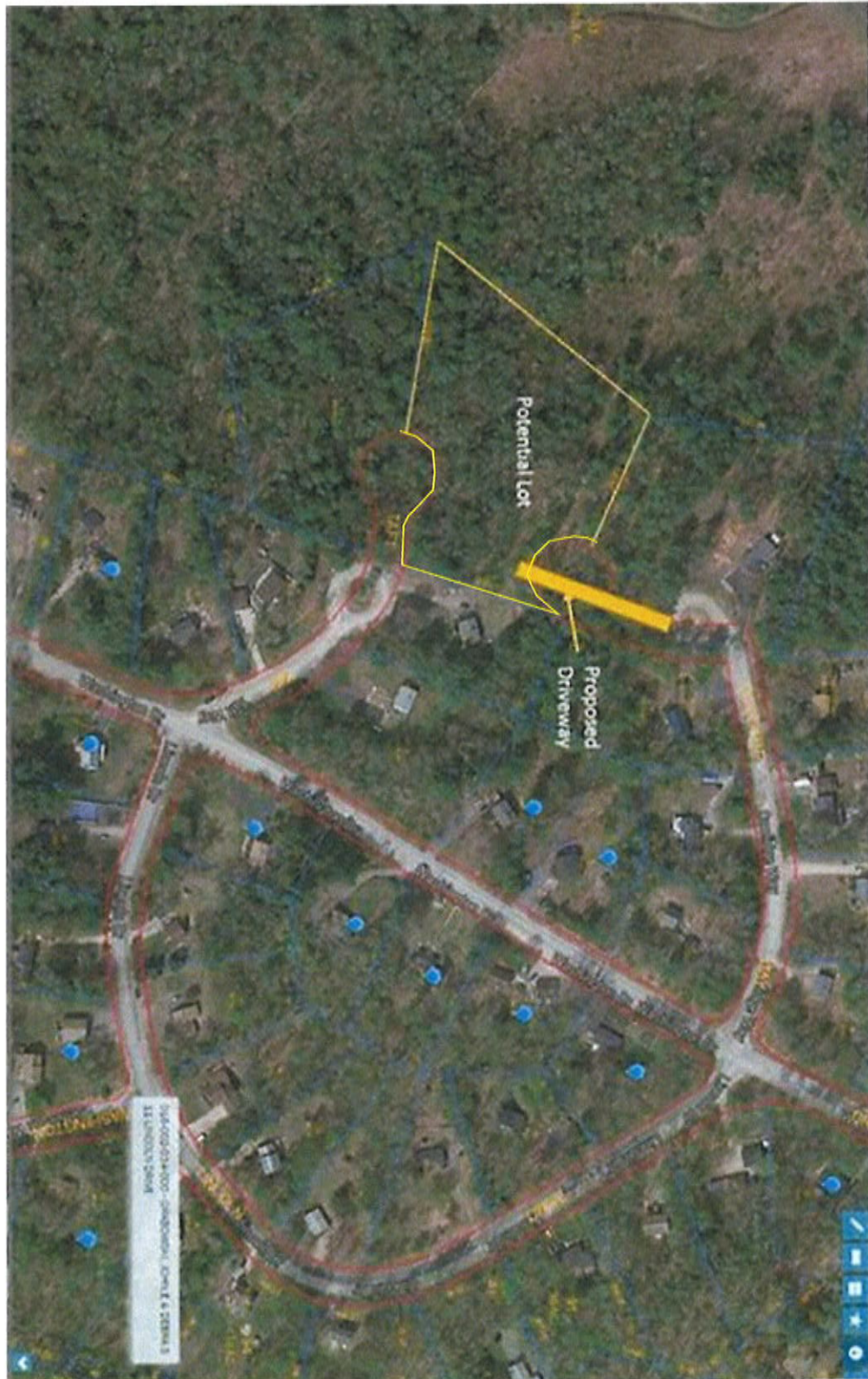


The landowner of the parcel at the end of the platted cul-de-sac wants to subdivide yet another 2 + acre lot, but wants to gain access to it from the built (actual) cul-de-sac, through the remainder of the undeveloped Coolidge Way via a driveway.

The questions are:

1. Does the frontage on a paper street work to meet the zoning requirements, or will the applicant need a variance? Interestingly, in the one paragraph reference to this project in the 1984 minutes, Chairman Sloan stated to Mr. Robbins that the roads would have to be brought up to Town standards before they could be built upon, or a variance sought.
2. Will the applicant need to go to the Selectmen for permission to obtain a building permit in accordance with RSA 674:41?
3. Is there any easement or other instrument needed from someone to the current applicant for access from the built cul-de-sac through the dedicated Taft Way corridor to the proposed lot?
4. All of the above.

Summary of Request and Unanswered questions re: Request to subdivide with access from cl-de-sac at end of Coolidge Way. E. Cartier Creveling





The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 2/24/2023

APPROVAL NUMBER: eCA2023022416

I. PROPERTY INFORMATION

Address: TAFT WAY (LOT 16-2-4)
RAYMOND NH 03077
Subdivision Approval No.: 18775
Subdivision Name:
County: ROCKINGHAM
Tax Map/Lot No.: 16/2-4

II. OWNER INFORMATION

Name: DAVID GORDON
Address: 27 CAMPUS ROAD
METHUEN MA 01844

III. APPLICANT INFORMATION

Name: JAMES LAVELLE ASSOCIATES
Address: JAMES LAVELLE ASSOCIATES
2 STARWOOD DRIVE
HAMPSTEAD NH 03841

IV. DESIGNER INFORMATION

Name: TIMOTHY P LAVELLE
Address: 39 BARREL RUN RD
FREMONT NH 03044
Permit No.: 01416

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction
Please read **VI. General Terms and Conditions** on the reverse side of this approval.

A. TYPE OF SYSTEM: STONE AND PIPE

B. NO. OF BEDROOMS: 4

C. APPROVED FLOW: 600 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. If construction on this lot involves dredge or fill in a jurisdictional wetland or stream, DES Wetlands Bureau approval is required prior to construction per RSA 482-A.
3. No waivers have been approved.

Travis Guest
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 2/24/2027, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his or her domicile. Env-Wq 1002.18 defines "Domicile" as that place where an individual has his or her true, fixed, and permanent home and principal establishment, and to which, whenever he or she is absent, he or she has the intention of returning. An individual might have more than one residence, but has only one domicile. Accordingly, an owner may only install a replacement system and may not install the system at a property he or she intends to make their future domicile. A person's domicile is considered to be at the address listed on his or her driver's license and/or where he or she is registered to vote.**
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202300737
APPROVAL NUMBER: eCA2023022416
RECEIVED DATE: February 24, 2023
TYPE OF SYSTEM: STONE AND PIPE
NUMBER OF BEDROOMS: 4



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

WETLANDS AND NON-SITE SPECIFIC PERMIT 2023-00129 PAGE 1 OF 4

NOTE CONDITIONS

**PERMITTEE: DANIEL PERRY BUILDERS LLC
28 WELLINGTON DR
HAMPSTEAD NH**

PROJECT LOCATION: TRAITT WAY, RAYMOND TAX MAP 16 LOT 2-4

WATERBODY: UNKNOWN

APPROVAL DATE: FEBRUARY 14, 2023

EXPIRATION DATE: FEBRUARY 14, 2028

Based upon review of permit application 2023-00129 in accordance with RSA 482-A and RSA 485-A:17, the New Hampshire Department of Environmental Services (NHDES) hereby issues this Wetlands and Non-Site Specific Permit. To validate this Permit, signatures of the Permittee and the Principal Contractor are required.

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 - a.) The 'Proposed Condition Plan' dated December 7, 2022 and revised through December 23, 2022 and,
 - b.) The 'Threatened & Endangered Species' plan dated December 23, 2022.
2. In accordance with Env-Wt 524.05(a), residential, commercial, or industrial development projects in non-tidal wetlands shall submit a construction notice with the department at least 48 hours prior to commencing work.
3. In accordance with Env-Wt 307.03(b), all work, including management of soil stockpiles, shall be conducted so as to minimize erosion, minimize sediment transfer to surface waters or wetlands, and minimize turbidity in surface waters and wetlands using the techniques described in Env-Wq 1505.02, Env-Wq 1505.04, Env-Wq 1506, and Env-Wq 1508; the applicable BMP manual; or a combination thereof, if the BMP manual provides less protection to jurisdictional areas than the provisions of Env-Wq 1500.
4. In accordance with Env-Wt 307.03(g)(1), the person in charge of construction equipment shall inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
5. In accordance with Env-Wt 307.03(g)(3) and (4), the person in charge of construction equipment shall maintain oil spill kits and diesel fuel spill kits, as applicable to the type(s) and amount(s) of oil and diesel fuel used, on site so as to be readily accessible at all times during construction; and train each equipment operator in the use of the spill kits.
6. In accordance with Env-Wt 307.03(g)(2), the person in charge of construction equipment shall repair any leaks prior to using the equipment in an area where such fluids could reach groundwater, surface waters, or wetlands.
7. In accordance with Env-Wt 307.03(h), equipment shall be staged and refueled outside of jurisdictional areas (unless allowed) and in accordance with Env-Wt 307.15.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588
TDD Access: Relay NH 1 (800) 735-2964

8. In accordance with Env-Wt 307.03(c)(2) and Env-Wq 1504.18, Northern black racer occur within the vicinity of the project area. All operators and personnel working on or entering the site shall be made aware of the potential presence of this species and shall be provided flyers that help to identify this species, along with NHFG contact information. Rare species information (e.g. identification, observation and reporting of observations, when to contact NHFG immediately and NHFG contact information) shall be communicated during morning tailgate meetings prior to work commencement during the construction phase of the project.
9. In accordance with Env-Wt 307.03(c)(2) and Env-Wq 1504.18 Observations of northern black racers in the months of April-May and September-October may indicate the potential for a den site on or near the project site. Observations of this species during this timeframe shall be reported immediately to the New Hampshire Fish and Game Department Nongame and Endangered Wildlife Environmental Review Program. Please contact Melissa Winters (603-479-1129) or Brendan Clifford (603-944-0885). Observations of this species outside of this timeframe can follow general reporting guidance. Please include photograph with text if feasible.
10. In accordance with Env-Wt 307.03(c)(2) and Env-Wq 1504.18 Turtles and snakes may be attracted to disturbed ground during nesting season. Turtle nesting season occurs approximately May 15th - June 30th. All turtle species nests and northern black racer nests are protected by NH laws. If a nest is observed or suspected, operators shall contact Melissa Winters (603-479-1129) or Josh Megyesy (978-578-0802) at NHFG immediately for further consultation. The nest or suspected nest shall be marked (surrounding roped off or cone buffer deployed) and avoided; this shall be communicated to all personnel onsite. Site activities shall not occur in the area surrounding the nest or suspected nest until further guidance is provided by NHFG.
11. In accordance with Env-Wt 307.03(c)(2) and Env-Wq 1504.18, All manufactured erosion and sediment control products, with the exception of turf reinforcement mats, utilized for, but not limited to, slope protection, runoff diversion, slope interruption, perimeter control, inlet protection, check dams, and sediment traps shall not contain plastic, or multifilament or monofilament polypropylene netting or mesh with an opening size of greater than 1/8 inches.
12. In accordance with Env-Wt 307.03(c)(2) and Env-Wq 1504.18, All observations of threatened or endangered species on the project site shall be reported immediately to the NHFG nongame and endangered wildlife environmental review program by phone at 603-271-2461 and by email at NHFGreview@wildlife.nh.gov, with the email subject line containing the NHB DataCheck tool results letter assigned number, the project name, and the term Wildlife Species Observation.
13. In accordance with Env-Wt 307.03(c)(2) and Env-Wq 1504.18, Photographs of the observed species and nearby elements of habitat or areas of land disturbance shall be provided to NHFG in digital format at the above email address for verification, as feasible.
14. In accordance with Env-Wt 307.03(c)(2) and Env-Wq 1504.18, In the event a threatened or endangered species is observed on the project site during the term of the permit, the species shall not be disturbed, handled, or harmed in any way prior to consultation with NHFG and implementation of corrective actions recommended by NHFG.
15. In accordance with Env-Wt 307.03(c)(2) and Env-Wq 1504.18, Site operators shall be allowed to relocate wildlife encountered if discovered within the active work zone if in direct harm from project activities. Wildlife shall be relocated in close proximity to the capture location but outside of the work zone and in the direction the individual was heading. NHFG shall be contacted immediately if this action occurs.
16. In accordance with Env-Wt 307.03(c)(2) and Env-Wq 1504.18, The NHFG, including its employees and authorized agents, shall have access to the property during the term of the permit.
17. In accordance with Env-Wt 307.03(c)(3), water quality control measures shall be installed prior to start of work and in accordance with the manufacturer's recommended specifications or, if none, the applicable requirements of Env-Wq 1506 or Env-Wq 1508.
18. In accordance with Env-Wt 307.10(b), work shall be done during low flow or in the dry unless a dredge dewatering, diversion, or cofferdam plan has been approved as part of the project.
19. In accordance with Env-Wt 307.03(c)(1), water quality control measures shall be selected and implemented based on the size and nature of the project and the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to jurisdictional areas.
20. In accordance with Env-Wt 307.03(c)(4), water quality control measures shall be capable of minimizing erosion; collecting sediment and suspended and floating materials; and filtering fine sediment.
21. In accordance with Env-Wt 307.11(a), fill shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use; and
22. In accordance with Env-Wt 307.12(h), any trees cut in an area of authorized temporary impacts shall be cut at ground level with the shrub and tree roots left intact, to prevent disruption to the wetland soil structure and to allow stump sprouts to revegetate the work area.

23. In accordance with Env-Wt 307.12(b), upon completion of construction, all disturbed wetland areas shall be stabilized with wetland seed mix containing non-invasive plant species only.
23. In accordance with Env-Wt 307.12(c), any seed mix used shall not contain plant species that are exotic aquatic weeds.
24. In accordance with Env-Wt 307.12(a), within 3 days of final grading or temporary suspension of work in an area that is in or adjacent to surface waters, all exposed soil areas shall be stabilized by seeding and mulching, if during the growing season; or mulching with tackifiers on slopes less than 3:1 or netting and pinning on slopes steeper than 3:1 if not within the growing season.
25. In accordance with Env-Wt 307.12(f), if any temporary impact area that is stabilized with seeding or plantings does not have at least 75% successful establishment of wetlands vegetation after 2 growing seasons, the area shall be replanted or reseeded, as applicable.

THIS PERMIT IS SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

1. Pursuant to RSA 482-A:12, a copy of this permit shall be posted in a secure manner in a prominent place at the site of the approved project.
2. In accordance with Env-Wt 313.01(a)(5), and as required by RSA 482-A:11, II, work shall not infringe on the property rights or unreasonably affect the value or enjoyment of property of abutting owners.
3. In accordance with Env-Wt 314.01, a standard permit shall be signed by the permittee, and the principal contractor who will build or install the project prior to start of construction, and will not be valid until signed.
4. In accordance with Env-Wt 314.03(a), the permittee shall notify the department in writing at least one week prior to commencing any work under this permit.
5. In accordance with Env-Wt 314.08(a), the permittee shall file a completed notice of completion of work and certificate of compliance with the department within 10 working days of completing the work authorized by this permit.
6. In accordance with Env-Wt 314.06, transfer of this permit to a new owner shall require notification to, and approval of, the NHDES.
7. The permit holder shall ensure that work is done in a way that protects water quality per Env-Wt 307.03; protects fisheries and breeding areas per Env-Wt 307.04; protects against invasive species per Env-Wt 307.05; meets dredging activity conditions in Env-Wt 307.10; and meets filling activity conditions in Env-Wt 307.11.
8. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or only cursory surveys have been performed, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.
9. In accordance with Env-Wt 307.06(a) through (c), no activity shall jeopardize the continued existence of a threatened or endangered species, a species proposed for listing as threatened or endangered, or a designated or proposed critical habitat under the Federal Endangered Species Act, 16 U.S.C. §1531 et seq.; State Endangered Species Conservation Act, RSA 212-A; or New Hampshire Native Plant Protection Act, RSA 217-A.
10. In accordance with Env-Wt 307.02, and in accordance with federal requirements, all work in areas under the jurisdiction of the U.S. Army Corps of Engineers (USACE) shall comply with all conditions of the applicable state general permit.

APPROVED:



Eben M. Lewis
Southeast Region Supervisor, Wetlands Bureau
Land Resources Management, Water Division

THE SIGNATURES BELOW ARE REQUIRED TO VALIDATE THIS PERMIT (Env-Wt 314.01).

PERMITTEE SIGNATURE (required)

PRINCIPAL CONTRACTOR SIGNATURE (required)

FERWERDA
MAPPING LLC
SOIL & WETLAND MAPPING
43 BARTLETT HILL ROAD, DEERING NH 03244
EMAIL - tjferwda@gmail.com PHONE - 603-554-0792

December 16, 2022

Michelle Desisto Rev Trust 2015
4 Taft Way
Raymond, NH 03077

RE: Taft Way, Raymond
Map 16 Lot 2-4

Dear Michelle Desisto Rev Trust 2015,

This letter is being sent to you as required by the New Hampshire Department of Environmental Services, Water Division, Wetlands Bureau to inform you that Daniel Perry Builders LLC is applying to the Department for a Wetland permit to construct a new residential structure on the above referenced property to which you are an abutter. The driveway must cross a wetland to access the buildable portion of the property.

If you have any questions feel free to contact me at the above contact information or you may contact the NHDES Shoreland Program when the permit gets submitted.

Sincerely,

Ferwerda Mapping LLC



Timothy Ferwerda

NH Certified Wetland Scientist #039

Town of Raymond
Conservation Commission APPROVED Minutes of
January 11, 2023

Commission Members in Attendance:

Jan Kent, Chair
Kathy McDonald, Secretary
Kris Holleran
Michael Unger, Vice Chair (arrived at 7:02 PM)

Meeting Called to Order by:

Chair Kent at 7:00 PM

Commission Members Excused:

Commission Members Absent:

Recording Secretary:

Alvina Snegach (taking minutes from the livestream)

Members of the Public in Attendance:

Public Input:

None

Agenda Items

Map 16 Lot 2-4 Taft Way - Expedited Permit - Ferwerda Mapping LLC

Timothy Ferwerda from Ferwerda Mapping LLC, introduced himself and distributed the plans. Mr. Unger noted that he is an abutter, recused himself and sat in the audience. Mr. Ferwerda asked if Mr. Unger got the abutter notification, which Mr. Unger said he did not but still decided to remain recused.

Mr. Ferwerda explained where the lot is located and where the wetland complex is relative to it. He said that this wetland needs to be crossed to get to the vacant lot, where the proposed house will be built.

There will be 812.8 sf of wetland impact to put a driveway through the wetlands and that is the only access to the property. The culvert will be a 36" as requested by Fish&Game. The wetland is primarily forested. Mr. Ferwerda showed the existing culvert on the property and where it drains, a paper road, and the edges of wetland. Mr. Ferwerda noted that there are pictures of the property in the permit paperwork.

Ms. Kent asked if Planning Board review was required, and Mr. Ferwerda said he was not sure. Ms. Kent checked with the Zoning Ordinance and confirmed that it does not require Planning Board approval.

Mr. Ferwerda said that there was a hit for Blandings Turtle on the NH Natural Heritage Bureau datacheck. He then went over the aerial map of the property and its surroundings to help members better orient themselves.

Ms. Kent invited Mr. Unger to comment as a member of the public and he noted that the wetland drains under the stone wall and that the previous development filled some wetlands which was not ideal. He said that he does not see how this project will affect it though. Mr. Unger also asked about the paper road right of way and whether a driveway

Town of Raymond
Conservation Commission APPROVED Minutes of
January 11, 2023

could be built in it. Mr. Ferwerda said that everyone's driveway comes off of a right of way. He also noted that a driveway permit will need to be secured.

Then members reviewed the permit application itself. Ms. Kent asked if the lot was part of the subdivision originally, to which Mr. Ferwerda had no definitive answer. Ms. Kent asked about erosion control measures, and Mr. Ferwerda said it would be silt sock as noted on the plan. Ms. Holleran noted that the permit says that the disturbance is not part of the previous subdivision. Ms. McDonald said that she thought the driveways had to be 15 feet wide and only 12 feet was proposed, which may be an issue. Ms. Kent said that the Public Works Department will review that upon issuing the permit. Ms. Holleran noted that the culvert still says to be 24" inch on the permit application, and Mr. Ferwerda said it needed to be corrected to 36". Mr. Ferwerda also answered questions about the habitat ranking, distance of the house from the edge of wetland, type of wetland, culvert embedding depth, erosion control measures, drainage flow, etc. Ms. Kent asked Mr. Ferwerda to initial the changes made on the application tonight to the culvert size.

Ms. Holleran made a motion to approve the expedited permit for the lot 2-4 on Taft Way as presented by Ferwerda Mapping. Ms. McDonald duly seconded and motion carried unanimously.

Mr. Unger returned to the table at 7:32 PM.

Industrial Drive Warehouse - restriction language review

Ms. Kent said that this was a follow up from the last meeting. Wayne Morrill was in the audience to answer questions. There was discussion about which activities are to be allowed or prohibited in the two areas.

Ms. Kent said that the ConsCom was going to add those to the restriction language.

Mr. Morrill brought a wetland mitigation plan that the Commission asked him to prepare and said that this was added to the plan set that the Planning Board is reviewing, and was sent to Fish&Game.

Ms. McDonald asked who will pay for the signs and Mr. Morrill said that the developer will. He asked who the Commission used and received a response that it was NH Barricade and the contact name is Anthony. Ms. Kent said that the words Raymond Conservation Commission and the town seal will have to be removed. She also asked to change the name of the property removing the words Town of Raymond from it as it is not owned by the Town of Raymond.

Ms. Holleran said that Mr. Morrill can let Anthony know that the ConsCom gave him permission to use their sign but to remove any reference to the Town or ConsCom.

Mr. Morrill said that during the Planning Board sitewalk at the Beaver Pond it was noticed that that the beavers were very active and that they raised the beaver dam another 2-3 feet. He said that he is concerned about not having a mechanism in the restriction language for someone to maintain the beaver dam so that it does not give out and cause problems downstream.

Town of Raymond
Conservation Commission APPROVED Minutes of
January 11, 2023

Discussion ensued about what can be done if the beaver dam gets too high making sure that the whole dam is not destroyed like it was done before. Process to make the decision on what to do was also discussed.

Mr. Unger suggested a separate sentence to be added where it would mention a need for a consultation with ConsCom prior to doing anything to the dam. Mr. Kent summarized it as follows: "Management of water level due to beaver activity allowed after consultation with the Raymond Conservation Commission." Everyone agreed. Mr. Morrill asked Ms. Kent to send him the final version of the language.

Conservation Property signs – Kris

Ms. Holleran said that she sent everyone an email with proofs. Ms. Kent said it was not readable due to it being very small. Ms. McDonald asked if there is a cost difference to get a larger sign given the amount of information on it. Ms. Holleran said that the chosen size was recommended by the sign company. She then said that the \$511.68 quote for all the signs remains the same. Ms. Holleran said that the 8' metal posts price was quite high at \$41 and change for each, and there are additional parts/hardware needed to anchor the posts to the ground. Ms. Holleran will check with the sign company to see if there are cheaper posts available. Ms. Kent also asked Ms. Holleran to find out how the payment will be handled and email that to her so that she can discuss this with the Town. Ms. Holleran also asked the sign company about the parking sign and they did not remember which one they made for the Town. Ms. Kent said that she will send a picture to Ms. Holleran. Ms. Holleran said she will ask for a separate quote for that.

Bear-Paw Monitoring Reports - review

Ms. Kent said that both Rue and Katrina (the Executive Director) are leaving the organization. She then went over the monitoring reports. Ms. Kent said that SELT property report was received because the Town has executory interest in the property. Members reviewed the Cassier memorial forest report. It noted that the boundary was under water, a lot of ATV activity and an abandoned building that is condemned and possibly used by a homeless property. Ms. Kent said that she believed that it is an abandoned house at the end of Briar Road and not on the Cassier Property. Ms. Kent read the observation comments for Cassier from the monitor and said that she will add the follow up from each report to the project list.

Then members reviewed the Dearborn forest report. There was an issue with someone driving a lawn tractor in the opening in the stone wall that needs to be looked at.

Then the Flint Hill report was reviewed and it was not clear where the monitor entered the property.

Then the Robinson Hill property report was reviewed where it was observed that people were parking overnight and leave trash there, therefore a sign maybe needed.

Annual Report – review

Members reviewed the annual report draft provided by Ms. Kent.

Town of Raymond
Conservation Commission APPROVED Minutes of
January 11, 2023

Chadwick donation – update

Ms. Kent said that the donation has been complete. It is now part of Flint Hill but there is a separate conservation easement on it. There was discussion about the need to mark the boundary as it is currently only surveyed but not marked.

Future newsletters

Members discussed potential topics for future newsletters. Ms. McDonald suggested asking Chester Conservation Commission to reprint their article about Barred owls. Ms. Holleran suggested snow, sleet, and freezing rain differences. Ms. Kent suggested an article on snow fleas. Other suggestions were ticks, other insects that are affected by lack of cold weather, winter bugs, etc.

Dearborn Bridge Update

Mr. Unger said that Larry and he were able to remove all but three rebars until the tool broke.

Finance

Conservation Fund statement

December 14, 2022

December 14th, 2022 Draft Minutes were reviewed and changes were made. *Ms. Kent made a motion to approve December 14th, 2022 minutes as amended. Ms. Holleran duly seconded and motion passed with a unanimous vote in favor.*

Correspondence

Wetlands Training Series

Ms. Kent noted that the information about the series is in the packet.

DES-Shattagee Road correspondence

Ms. Kent said that the letter from December 20, 2022 is in the packet with questions from NHDES. She said the developer still has to hear back from the Army Corps of Engineering before they can proceed.

Future Items/Events

January 25th - CC Meeting

Members discussed potential agenda items like plan reading, project list, signs, etc. Mr. Unger said that he is working on finding a person to come in to talk to the Commission about ARM Fund projects.

Town of Raymond
Conservation Commission APPROVED Minutes of
January 11, 2023

February 8th - CC Meeting
February 22nd - CC Meeting

Non-Public RSA 91A:3, II (d) Real Estate

Ms. Kent made a motion at 8:44 PM to enter non-public session for the purposes described in RSA 91A:3, II (d). Ms. Holleran duly seconded and motion carried with a 4:0 roll call vote: Ms. Kent, Mr. Unger, Ms. Holleran and Ms. McDonald all voting "aye".

Non-public session was entered into at 8:44 PM and present were Ms. Kent, Mr. Unger, Ms. Holleran and Ms. McDonald.

Resumption of Public Session

Public session was entered at 8:59 PM.

The nonpublic session minutes from 1/11/2023 were sealed until 1/11/2024 as the divulgence of the minutes would render proposed action ineffective on a motion from Jan Kent, a second by Kris Holleran. The motion passed by 4:0 roll call vote with Ms. Kent, Mr. Unger, Ms. Holleran and Ms. McDonald all voting "aye".

The nonpublic session minutes from 2/9/2022 were resealed until 2/9/2024 as the divulgence of the minutes would render proposed action ineffective on a motion from Jan Kent a second by Mike Unger. The motion passed by 4:0 roll call vote with Ms. Kent, Mr. Unger, Ms. Holleran and Ms. McDonald all voting "aye".

The nonpublic session minutes from 2/23/2022 were resealed until 2/23/2024 as the divulgence of the minutes would render proposed action ineffective on a motion from Jan Kent, a second by Mike Unger. The motion passed by 4:0 roll call vote with Ms. Kent, Mr. Unger, Ms. Holleran and Ms. McDonald all voting "aye".

Adjournment

A motion was made by Kris Holleran to adjourn the public meeting, Mike Unger seconded. All in favor.

Public meeting adjourned at 9:02 PM

Respectfully submitted,

Alvina Snegach
Recording Secretary

Memorandum



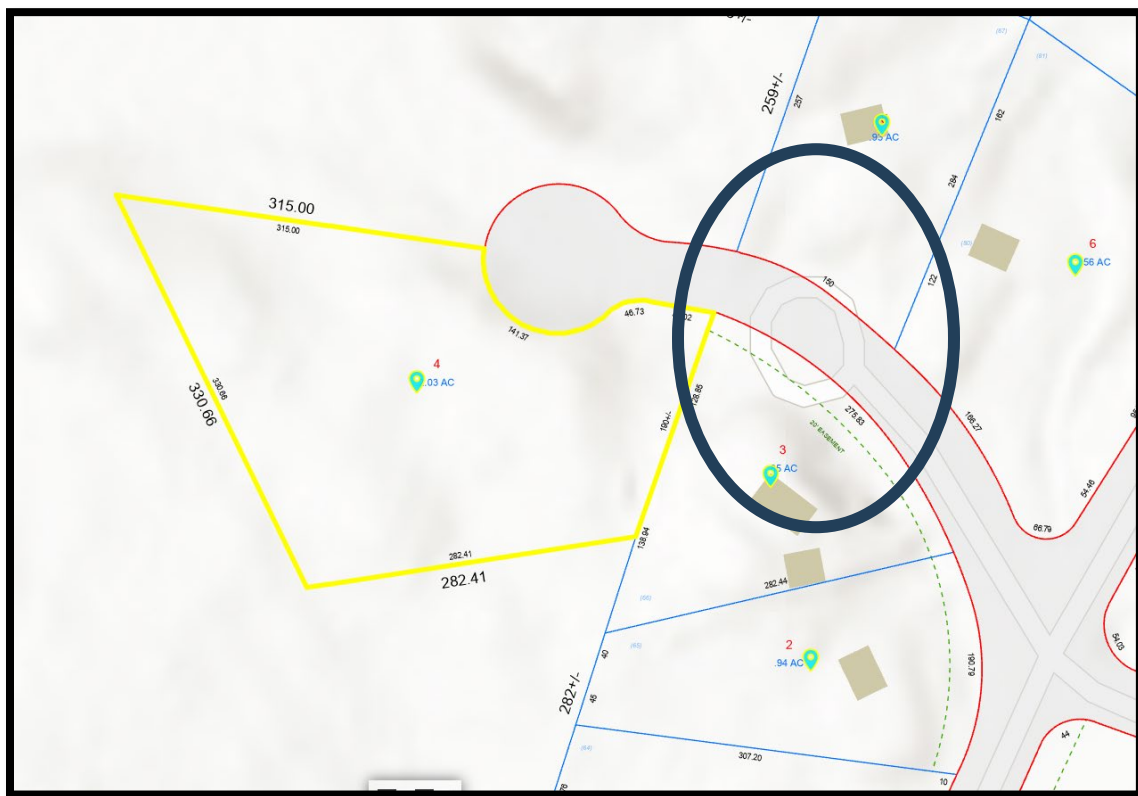
To: Planning Board

From: Jason Cleghorn, Community & Economic Development Director

Re: Taft Way Map 16 Lot 2-4 (Paul Morgado)

Summary

The applicant and their representative are seeking to be permitted to install a driveway off the existing terminus of the Taft Way cul-de-sac (shown below) on a roadway that it is specious whether it has been maintained by the town within the last 5 years. The Planning Board is tasked with providing input to the Board of Selectmen regarding the Driveway Permit submitted by the Applicant on February 28, 2023. The zoning of the property is Zone B. Section 2.1.2 of the Raymond Zoning Ordinance states that pre-existing non-conforming lots are suitable for building purposes provided that such lots can meet current setbacks (this lot could) and obtain the necessary Driveway Permit.



Lot in yellow, see location of existing cul-de-sac.

VI. Class V highways shall consist of all other traveled highways which the town has the duty to maintain regularly and shall be known as town roads. Any public highway which at one time lapsed to Class VI status due to 5-years' nonmaintenance, as set forth in RSA 229:5, VII, but which subsequently has been regularly maintained and repaired by the town on more than a seasonal basis and in suitable condition for year-round travel thereon for at least 5 successive years without being declared an emergency lane pursuant to RSA 231:59-a, shall be deemed a Class V highway.

VII. Class VI highways shall consist of all other existing public ways, and shall include all highways discontinued as open highways and made subject to gates and bars, except as provided in paragraph III-a, and all highways which have not been maintained and repaired by the town in suitable condition for travel thereon for 5 successive years or more except as restricted by RSA 231:3, II.

NH RSA 229:5 Roadway Classification

674:41 Erection of Buildings on Streets; Appeals. –

- I. From and after the time when a planning board shall expressly have been granted the authority to approve or disapprove plats by a municipality, as described in RSA 674:35, no building shall be erected on any lot within any part of the municipality nor shall a building permit be issued for the erection of a building unless the street giving access to the lot upon which such building is proposed to be placed:
- (a) Shall have been accepted or opened as, or shall otherwise have received the legal status of, a class V or better highway prior to that time; or
 - (b) Corresponds in its location and lines with:
 - (1) A street shown on the official map; or
 - (2) A street on a subdivision plat approved by the planning board; or
 - (3) A street on a street plat made by and adopted by the planning board; or
 - (4) A street located and accepted by the local legislative body of the municipality, after submission to the planning board, and, in case of the planning board's disapproval, by the favorable vote required in RSA 674:40; or
 - (c) Is a class VI highway, provided that:
 - (1) The local governing body after review and comment by the planning board has voted to authorize the issuance of building permits for the erection of buildings on said class VI highway or a portion thereof; and
 - (2) The municipality neither assumes responsibility for maintenance of said class VI highway nor liability for any damages resulting from the use thereof; and
 - (3) Prior to the issuance of a building permit, the applicant shall produce evidence that notice of the limits of municipal responsibility and liability has been recorded in the county registry of deeds; or
 - (d) Is a private road, provided that:
 - (1) The local governing body, after review and comment by the planning board, has voted to authorize the issuance of building permits for the erection of buildings on said private road or portion thereof; and
 - (2) The municipality neither assumes responsibility for maintenance of said private roads nor liability for any damages resulting from the use thereof; and
 - (3) Prior to the issuance of a building permit, the applicant shall produce evidence that notice of the limits of municipal responsibility and liability has been recorded in the county registry of deeds for the lot for which the building permit is sought; or
 - (e) Is an existing street constructed prior to the effective date of this subparagraph and is shown on a subdivision plat that was approved by the local governing body or zoning board of adjustment before the municipality authorized the planning board to approve or disapprove subdivision plats in accordance with RSA 674:35, if one or more buildings have been erected on other lots on the same street.

II-a. Municipalities may except any lot, including island lots for islands served exclusively by boats, from the requirements of paragraphs I and II by an affirmative vote of the local legislative body pursuant to RSA 675, first submitted to the planning board for its approval and:

(a) If approved by the board, approved by a majority of those present and voting at a regular or special meeting of the local legislative body; or

(b) If disapproved by the planning board, approved by not less than 2/3 of those present and voting at a regular or special meeting of the local legislative body.

III. This section shall supersede any less stringent local ordinance, code or regulation, and no existing lot or tract of land shall be exempted from the provisions of this section except in accordance with the procedures expressly set forth in this section. For purposes of paragraph I, " the street giving access to the lot " means a street or way abutting the lot and upon which the lot has frontage. It does not include a street from which the sole access to the lot is via a private easement or right-of-way, unless such easement or right-of-way also meets the criteria set forth in subparagraphs I(a), (b), (c), (d), or (e).

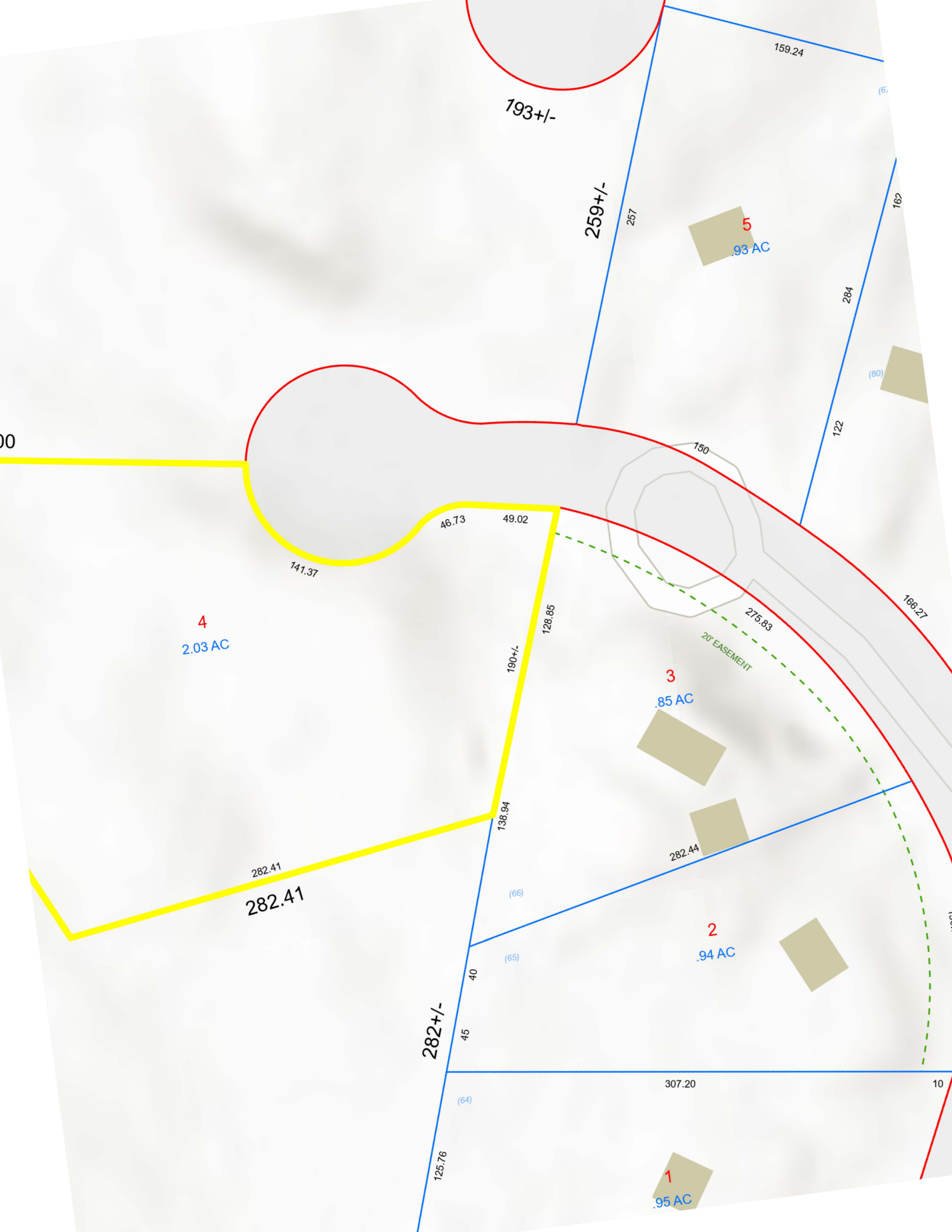
IV. In addition to the requirements for the erection of buildings in paragraph I and notwithstanding the exceptions provided in paragraph II, the planning board for a county in which there are located unincorporated towns or unorganized places shall require every building which is erected on leased land located within an unincorporated town or unorganized place to have a building permit. A building permit shall be required under this paragraph regardless of the proximity of the building to any street or highway. The county shall, by resolution, authorize the planning board to issue building permits under this paragraph.

Issues/Concerns from Planning Staff

1. Previous Town counsel and Town Manager have stated in writing that the lot does have platted frontage and that NH RSA 674:41(b)(2) shown above. Additionally, a previous legal opinion from former Town Counsel indicated that while the property owner does have the right to build on the lot, the Planning Board does have the right to require that the platted roadway configuration be completed to specifications mandated by it (the Board).
2. Regardless of whether the driveway permit is issued allowing construction of a single-family residence on the lot, lingering questions about the corrected construction of the cul-de-sac in the correct location will remain. My advice is that the Board discuss any future plans for the continuation of the roadway in the correct location with the owner's representative.
3. Even if the Board deems that the lot does have frontage on a "platted" roadway consistent with the NH RSA's aforementioned, the lot does not have 200' of frontage. There are other lots on Taft that do not have 200' feet of frontage in fairness, however Staff did not have time to research whether they were granted a variance.
4. The lot may have wetlands on it that as such, would call to question whether it is large enough for a single-family residence, without a variance or waiver. It could be considered an existing non-conforming lot of record.

Options/Recommendations

Staff recommends that the Planning Board hear testimony from the Applicant and their representation regarding all these issues and discuss with the applicant the particulars of their plans for the driveway. Their driveway application did not contain any drawings showing how the driveway would be constructed. It appears clear that the RSAs contemplate that this lot does indeed have platted frontage. Whether that frontage complies with Zone B is an open question such that a variance may be necessary. It is also clear that Section 2.1.2 of the Raymond Zoning Ordinance does allow construction on an existing non-conforming lot of record. The Board's deliberation tonight should focus on **HOW** the applicant intends to construct the driveway coupled with future plans for the roadway's proper completion.



193+/-

259+/-

159.24

5
.93 AC

4
2.03 AC

3
.85 AC

2
.94 AC

1
.95 AC

282.41

141.37

282+/-

190+/-

20' EASEMENT

282.44

307.20

125.76

46.73

49.02

128.85

138.94

275.83

284

122

162

(80)

(6)

166.27

10

(66)

(65)

(64)



TOWN OF RAYMOND
Public Works Department
Town Offices
4 Epping Street • Raymond, NH 03077
Tel: (603) 895-7036 • Fax: (603) 895-7064

Public Works Department
Driveway Permit Application Review

May 5, 2023

39 Morrison Road Driveway

The DPW has the following review comments for the Driveway Permit at the existing 39 Morrison Rd. gravel driveway:

1. It appears that the gravel road that runs along the front of the property at 39 Morrison is a Class VI roadway right of way within the town.
2. The Board of Selectmen alone has authorization to grant authority for the excavation, improvement, or alteration of Class VI roads. If a private property owner wishes to perform maintenance work on the road, written authority from the Selectmen or Town road agent must be obtained prior to commencing road work on any Class VI Road.
3. The operative statute, RSA 236:9, does not mandate that the municipality grant permission to perform any improvement for any particular purpose. The decision to grant permission will ultimately be based on policy.
4. when considering whether to grant such permission, the following factors may be included in the analysis by the Board of Selectmen:
 - Does the applicant have a plan of the specific proposed task and a time frame for completion?
 - Are there reasonable conditions or limitations that can be imposed to protect the interest of the town generally and of any other properties which abut the road in the vicinity of the proposed improvement or alteration?
 - Did the applicant agree to enter into a hold harmless agreement with the town if the proposed improvement creates any potential for damaging other properties?
 - What are the benefits to the town of granting the request for improvements?
 - What are the potential detriments?

The Raymond DPW reserves the right to provide additional comments concerning this permit, both present and future, should modifications, adjustments, and change in type of use (residential or commercial of the driveway) be presented by the applicant - property owner.

Sincerely,

Peter A. Manor
Public Works Director



Town of Raymond, NH

1 inch = 350 Feet



www.cai-tech.com

June 5, 2023



CAI Town Line	PUBLIC ROW	Right of Ways
Parcel - Poly	PARCEL	World Hillshade
Street Names	Buildings	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



DRIVEWAY PERMIT

PAGE 1 of 3

PERMIT NUMBER: _____

DATE: _____

Is this a temporary permit? Yes No

Pursuant to NH RSA 236:13, pertinent provisions of the TOWN OF RAYMOND, NEW HAMPSHIRE code, regulations and relevant amendments, anyone wishing to move an existing driveway or install a new driveway to access a Town controlled road must secure an approved DRIVEWAY PERMIT from the Department of Public Works.

Applicant Name: Deborah Gaumond

Fee Paid: _____

Applicant Address: 39 morrison Rd

Map / Lot Number: 24

Cell Phone: 603-235-0977

Email: Rock Tech Const LLC@gmail.com

PERMIT FEE:	\$94.00
TEMPORARY PERMIT FEE:	\$16.00

DRIVEWAY INFORMATION:

Driveway Address: 39 morrison Rd

Driveway status? New Existing

Will this driveway provide access to a residential use? Yes No

Will driveway serve more than one dwelling unit? Yes No

Will this driveway provide access to a commercial use? Yes No

Proposed surface material? Asphalt Pavement Concrete Pavement Gravel

Will construction impact? Sidewalk Curbing Stonewall Tree(s) with Town ROW

The Applicant / Property Owner, heirs, successors and assigns hereby agree that:

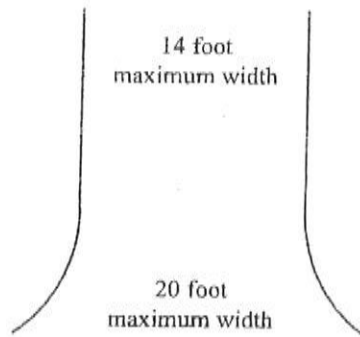
1. This driveway shall be installed in accordance with the attached Driveway Design and Construction Standards and any conditions to the approval of this Permit.
2. The Property Owner, heirs, successors and assigns will have continuing responsibility for the maintenance and adequacy of the driveway, grading, drainage, culvert, headwalls, vegetation impacting sight distance and other improvements made in connection with this driveway work.
3. This driveway shall be used for access only. An approval does not authorize parking within the Town Right of Way.
4. The Property Owner, heirs, successors and assigns shall hold harmless the Town of Raymond, its agents, employees and Boards against any action for injury or damage sustained by reason of exercising this DRIVEWAY PERMIT.
5. This parcel shall have no more than one driveway.
6. The final decision regarding driveway location and construction requirements rest with the Director of Public Works.
7. This Permit will expire in 1 year from the approval date if work is not completed per requirements.



PERMIT NUMBER: _____

Design and Construction Standards

1. Within 25 feet of the Town road, a driveway shall not exceed 14 feet in width and transition to a maximum of 20 feet. The transition shall include a radius at each sideline of the driveway where it meets the road. The radius shall be a minimum of 8 feet.
2. To protect the road edge, all driveways shall be paved for a minimum distance of 10 feet from the road edge for the full width of the driveway and its radius transitions.
3. Pavement shall consist of bituminous asphalt concrete, concrete or smooth paving stones.
4. The driveway surface may change to gravel or other surface types beyond the required 10 foot paved apron.
5. Driveways shall meet the sideline of the street at 90 degrees.
6. Driveway grading at the driveway apron where it meets the road shall slope back away from the road surface at a minimum of 2% slope. No runoff from the driveway shall flow into the road.



Alignment of driveway
to meet the road edge at 90 degrees

CONTRACTOR: _____ Date: _____

Office Phone Number: _____ Cell Phone: _____

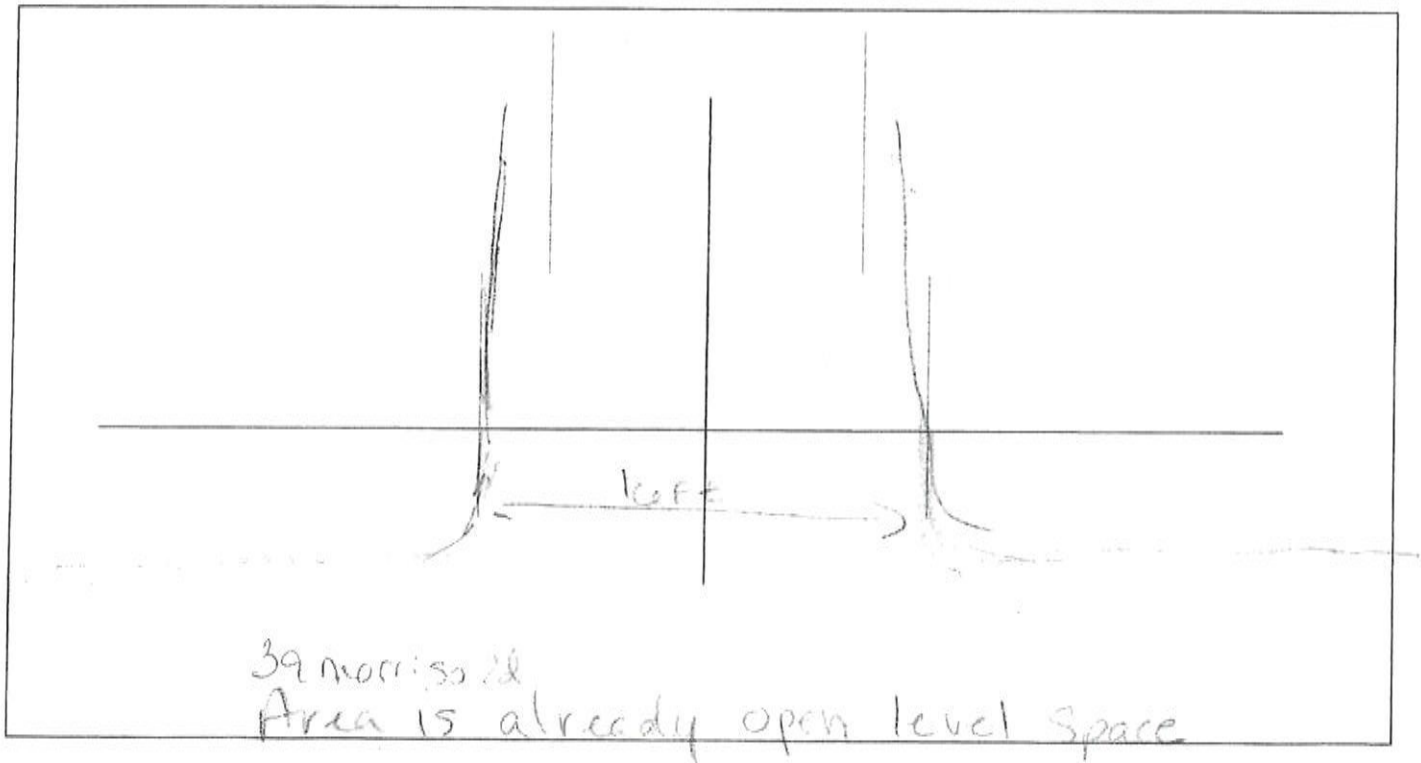
DIRECTOR OF PUBLIC WORKS: _____ APPROVED DENIED _____ Date: _____



PERMIT NUMBER: _____

Provide a sketch of the proposed driveway location, dimensional and topographic information.

1. Location information to include horizontal distance from the point where the driveway center line meets the edge of the road to a nearby fixed landmark such as a utility pole.
2. Dimensional information to include driveway width at the street, width at a point 10 feet in from the edge of the road pavement, radius, overall length of driveway.
3. Topographic information to identify whether the driveway profile will travel higher than the road surface or drop below the road surface. Provide information regarding existing road side drainage facilities.



CONDITIONS OF APPROVAL:



TOWLE
260

25
34 AC

18
4.00 AC

19
11.48 AC

24
29.24 AC

RISON ROAD (CLASS VI)

516.09
514.41

30.01

58.08 130.03 71.00 66.35 68.57 70.90 68.52 14.06 1377.19 423.24 322.54 483.35 364.46 10.09 605.33 119.88 41.01 41.36 89.89

79.24 271.53 1157

388.28

541.75

324.3

23.10

526+/-

710+/-

Memorandum



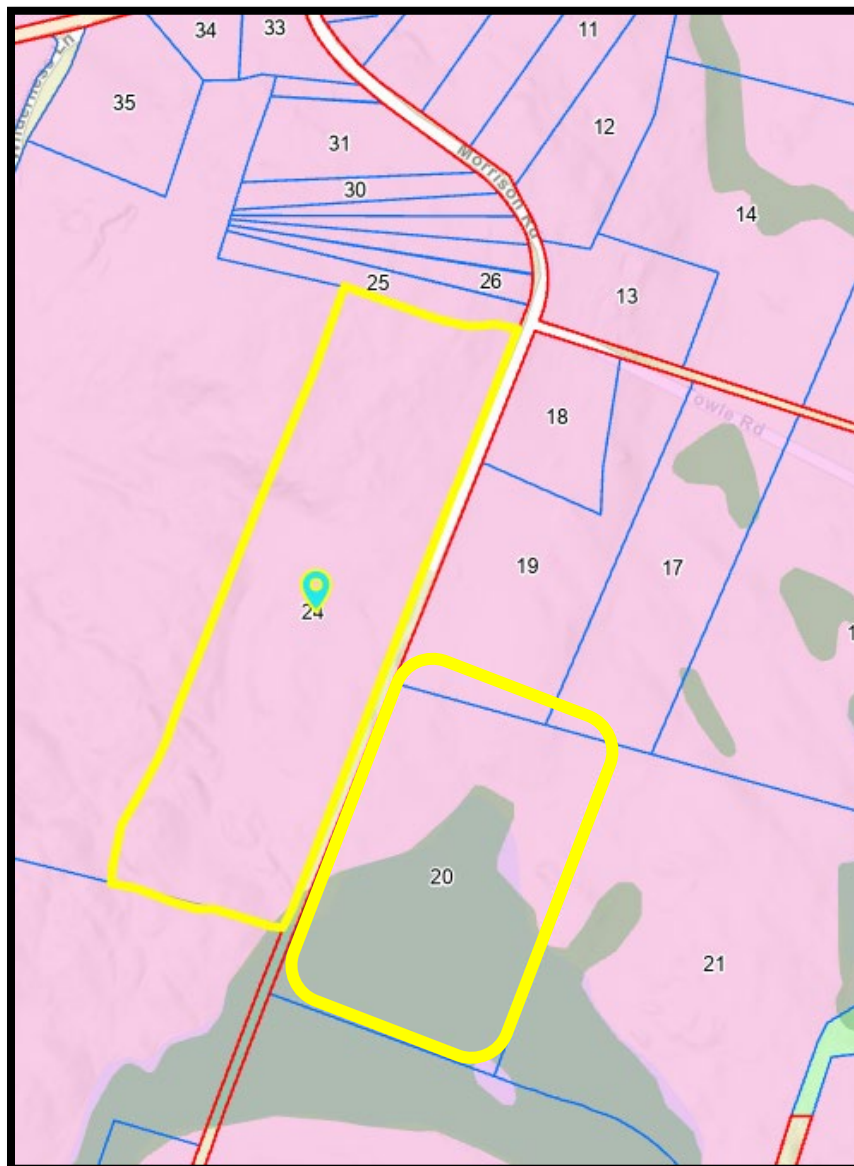
To: Planning Board

From: Jason Cleghorn, Community & Economic Development Director

Re: 39 Morrison Road (Map 9 Lots 20 and 24)

Summary

The applicant and their representative are seeking to be permitted to install a driveway off the existing Class VI roadway, at 39 Morrison Road for Lots 20 and 24. The property is Zone B and exceeds the minimum lot size and frontage. Lot 20 does have significant wetlands which cannot be calculated toward the minimum lot size.



Lots 20 and 24 in yellow, see unpaved Class VI roadway

VI. Class V highways shall consist of all other traveled highways which the town has the duty to maintain regularly and shall be known as town roads. Any public highway which at one time lapsed to Class VI status due to 5-years' nonmaintenance, as set forth in RSA 229:5, VII, but which subsequently has been regularly maintained and repaired by the town on more than a seasonal basis and in suitable condition for year-round travel thereon for at least 5 successive years without being declared an emergency lane pursuant to RSA 231:59-a, shall be deemed a Class V highway.

VII. Class VI highways shall consist of all other existing public ways, and shall include all highways discontinued as open highways and made subject to gates and bars, except as provided in paragraph III-a, and all highways which have not been maintained and repaired by the town in suitable condition for travel thereon for 5 successive years or more except as restricted by RSA 231:3, II.

NH RSA 229:5 Roadway Classification

674:41 Erection of Buildings on Streets; Appeals. –

I. From and after the time when a planning board shall expressly have been granted the authority to approve or disapprove plats by a municipality, as described in RSA 674:35, no building shall be erected on any lot within any part of the municipality nor shall a building permit be issued for the erection of a building unless the street giving access to the lot upon which such building is proposed to be placed:

(a) Shall have been accepted or opened as, or shall otherwise have received the legal status of, a class V or better highway prior to that time; or

(b) Corresponds in its location and lines with:

(1) A street shown on the official map; or

(2) A street on a subdivision plat approved by the planning board; or

(3) A street on a street plat made by and adopted by the planning board; or

(4) A street located and accepted by the local legislative body of the municipality, after submission to the planning board, and, in case of the planning board's disapproval, by the favorable vote required in RSA 674:40; or

(c) Is a class VI highway, provided that:

(1) The local governing body after review and comment by the planning board has voted to authorize the issuance of building permits for the erection of buildings on said class VI highway or a portion thereof; and

(2) The municipality neither assumes responsibility for maintenance of said class VI highway nor liability for any damages resulting from the use thereof; and

(3) Prior to the issuance of a building permit, the applicant shall produce evidence that notice of the limits of municipal responsibility and liability has been recorded in the county registry of deeds; or

(d) Is a private road, provided that:

(1) The local governing body, after review and comment by the planning board, has voted to authorize the issuance of building permits for the erection of buildings on said private road or portion thereof; and

(2) The municipality neither assumes responsibility for maintenance of said private roads nor liability for any damages resulting from the use thereof; and

(3) Prior to the issuance of a building permit, the applicant shall produce evidence that notice of the limits of municipal responsibility and liability has been recorded in the county registry of deeds for the lot for which the building permit is sought; or

(e) Is an existing street constructed prior to the effective date of this subparagraph and is shown on a subdivision plat that was approved by the local governing body or zoning board of adjustment before the municipality authorized the planning board to approve or disapprove subdivision plats in accordance with RSA 674:35, if one or more buildings have been erected on other lots on the same street.

II-a. Municipalities may except any lot, including island lots for islands served exclusively by boats, from the requirements of paragraphs I and II by an affirmative vote of the local legislative body pursuant to RSA 675, first submitted to the planning board for its approval and:

(a) If approved by the board, approved by a majority of those present and voting at a regular or special meeting of the local legislative body; or

(b) If disapproved by the planning board, approved by not less than 2/3 of those present and voting at a regular or special meeting of the local legislative body.

III. This section shall supersede any less stringent local ordinance, code or regulation, and no existing lot or tract of land shall be exempted from the provisions of this section except in accordance with the procedures expressly set forth in this section. For purposes of paragraph I, " the street giving access to the lot " means a street or way abutting the lot and upon which the lot has frontage. It does not include a street from which the sole access to the lot is via a private easement or right-of-way, unless such easement or right-of-way also meets the criteria set forth in subparagraphs I(a), (b), (c), (d), or (e).

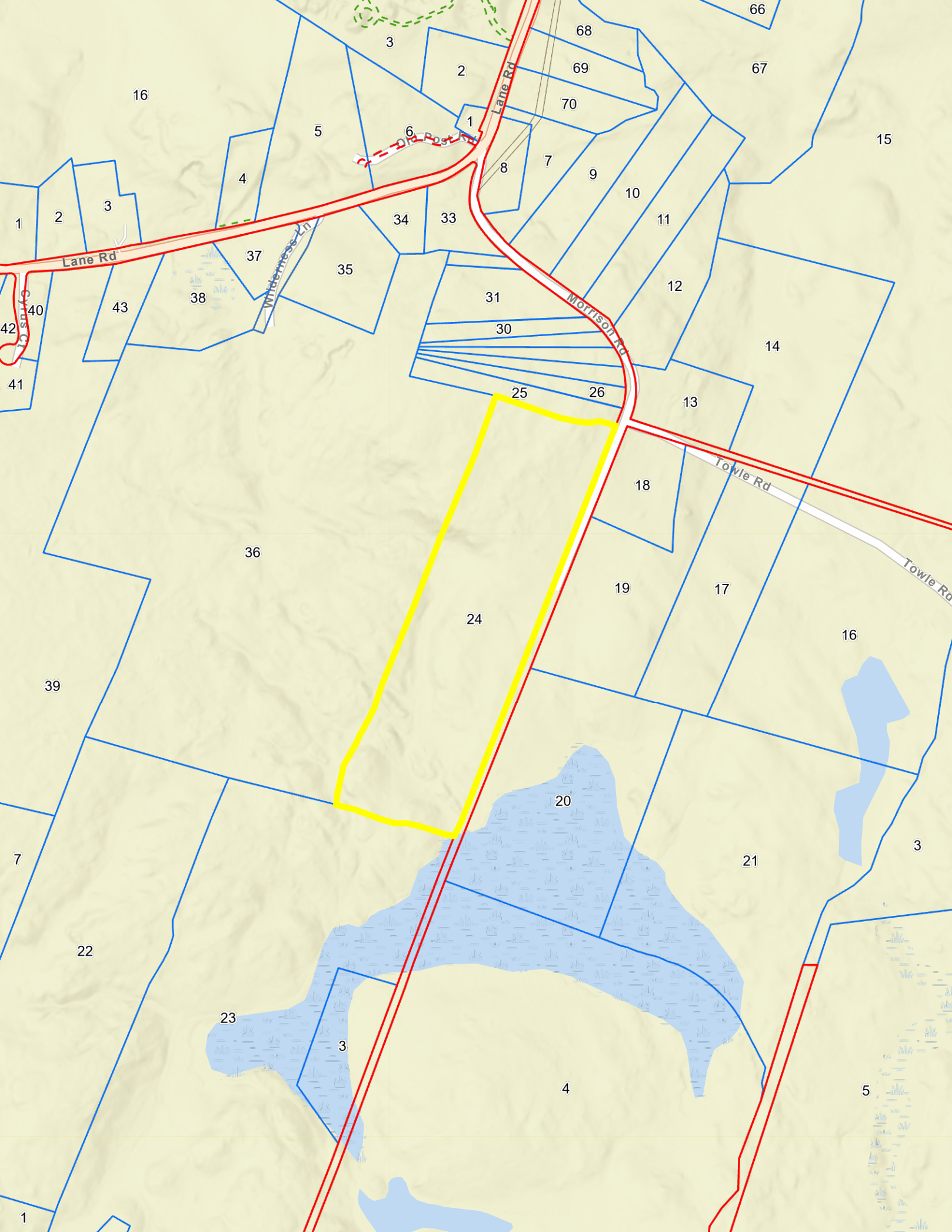
IV. In addition to the requirements for the erection of buildings in paragraph I and notwithstanding the exceptions provided in paragraph II, the planning board for a county in which there are located unincorporated towns or unorganized places shall require every building which is erected on leased land located within an unincorporated town or unorganized place to have a building permit. A building permit shall be required under this paragraph regardless of the proximity of the building to any street or highway. The county shall, by resolution, authorize the planning board to issue building permits under this paragraph.

Issues/Concerns from Planning Staff

1. Unlike the Taft Way case, this is an unpaved Class VI roadway without question. The Planning Board should speak with the applicant about their specific plans for the driveway.
2. Lot 20 has significant wetlands so the applicant should be aware that the Zone G lands cannot be calculated toward the minimum lot size of 2 acres. Appropriate buffering will be required. The Board should ask the applicant their specific plans for the lot.

Options/Recommendations

Staff recommends that the Planning Board hear testimony from the Applicant and their representation regarding all their plans for the driveway. The Board's deliberation tonight should focus on **HOW** the applicant intends to construct the driveway coupled with future plans for the roadway's proper completion.





Planning Board Minutes
January 18, 2024 @ 7:00 PM
Media Center Raymond High School
45 Harriman Hill Road, Raymond, NH 03077

1 **Pledge of Allegiance:** Recited by all in attendance.

2

3 **Meeting called to order:**

4 The meeting started at approximately 7:00 pm.

5

6 **Roll Call:**

7 Bob McDonald, Planning Board; Tom Daigle, Planning Board; Dee Luszcz,
8 Planning Board Chair; Jim McLeod, Vice-Chair; Trisha Bridgeo, Board of
9 Selectmen; Gretchen Gott, Planning Board.

10

11 **Public Meeting:**

12

13 **Onyx Warehouse Special Permit:** A Special Permit application has been
14 submitted by Jones and Beach Engineers, Inc. on behalf of ONYX Partners Ltd.
15 The applicant is proposing a wetland impact of approximately 87,117 SF for the
16 construction of 550,025 SF warehouse. The NHDES issued Wetlands Permit 2022-
17 02474 on September 26, 2023. The Lots are located within Zone D on property
18 located on Industrial Drive, Tax Map 22/Lots 44,45,46, and 47 and Tax Map 28-
19 3/Lot 120-1. (continued from 11-2-23, 12-7-23) (APPLICANT TO ONLY APPEAR
20 TO REQUEST A FORMAL CONTINUANCE)

21

22 **Onyx Warehouse Conditional Use Permit:** A conditional use permit has been
23 submitted by Jones and Beach Engineers, Inc. on behalf of ONYX Partners Ltd.
24 The applicant proposes twenty-four (24) percent of impervious surface within the
25 Groundwater Conservation District where 15% is required per Section 5.2.11.2 of
26 the Town of Raymond Zoning Ordinance. The NHDES issued Alteration of Terrain
27 Permit AoT-2467 on September 28, 2023. The Lots are located within Zone D on
28 property located on Industrial Drive, Tax Map 22/Lots 44,45,46, and 47 and Tax
29 Map 28-3/Lot 120-1. (continued from 11-2-23, 12-7-23) (APPLICANT TO ONLY
30 APPEAR TO REQUEST A FORMAL CONTINUANCE)

31

32 **Application # 2022-008 Onyx Warehouse:** A site plan application has been
33 submitted by Wayne Morrill of Jones & Beach Engineers, Inc. on behalf of ONYX
34 Partners LTD. They are proposing to construct a 500,025 S.F. industrial distribution
35 warehouse with associated loading docks, truck parking, and employee vehicle
36 parking. The properties are located on Industrial Drive and Raymond Tax Map 22 /
37 Lots 44, 45,46, and 47 and Raymond Tax Map 28-3/Lot 120-1, within Zone D.
38 (continued from 11-2-23, 12-7-23) (APPLICANT TO ONLY APPEAR TO REQUEST
39 A FORMAL CONTINUANCE)

40

41 **Motion:**

42



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43 **Mr. McLeod made a motion to continue application #2022-008 Onyx**
44 **Warehouse and associated Conditional Use Permit and Special**
45 **Permit to March 7, 2024, at the Raymond High School Media Center,**
46 **45 Harriman Hill Road at 7:00pm; Mr. McDonald seconded the**
47 **motion.**

48
49 **A roll call vote was taken,**
50 **Ms. Gott – Yes**
51 **Ms. Bridgeo – Yes**
52 **Mr. Mcleod – Aye**
53 **Mr. McDonald – Yes**
54 **Mr. Daigle – Yes**
55 **Ms. Luszcz – Aye**
56

57 **The motion passed with a unanimous vote of 6 in favor, 0 opposed, and 0**
58 **abstention.**
59

60 **Application #2023-005 Mardon Woods:** A Site Plan has been submitted by Jones
61 and Beach Engineers, Inc. on behalf of Tuck Realty Corp. The applicant is
62 proposing a multi-family residential project consisting of 148 duplexes for a total of
63 296 dwelling units with clubhouse facilities. Approximately .24 acres of wetland
64 disturbance is associated with the plan. The property is identified as Raymond Tax
65 Map 17, Lots 66 & 82 located at 65 and 101 Batchelder Road within the Town of
66 Raymond and is within the C3W zoning district and Groundwater Protection
67 Overlay.

68
69 **Motion:**
70

71 **Mr. McLeod made a motion to accept application #2023-005 Mardon**
72 **Woods Lot Line Adjustment as substantially complete to take**
73 **jurisdiction; Mr. McDonald seconded the motion.**
74

75 **A roll call vote was taken,**
76 **Mr. McDonald – Yes**
77 **Mr. Daigle – Yes**
78 **Mr. Mcleod – Aye**
79 **Ms. Bridgeo – Yes**
80 **Ms. Gott – Yes**
81 **Ms. Luszcz – Aye**
82

83 **The motion passed with a unanimous vote of 6 in favor, 0 opposed, and 0**
84 **abstention.**



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85 Joe Coronati of Jones and Beach Engineers and Kevin Baum of legal for the
86 applicant came before the Board. Mr. Coronati presented a brief overview of the
87 plans. There will be three access roads available to the private roads of the
88 development. With 148 duplexes built, there will be 296 dwelling units available.
89 There will be a clubhouse available for the residents on the southern part of the
90 property. There is a section of the C3 zone land that is within 500 feet of Route 102
91 that does not come onto the property. This will allow multi-family housing in the
92 future.

93

94 **Points of Order**

95 Ms. Bridgeo made note that this project is within the C3W zoning district,
96 Groundwater Protection Overlay district, *and* the wellhead protection area which
97 should be added to the application. Mr. Coronati said that it is noted on the plans.

98

99 Ms. Gott wanted to disclose that she knows several of the abutters of this project
100 and it will not show any bearing on her decision making on the application. Ms.
101 Bridgeo and Mr. McDonald also stated that they know some of the abutters, but it
102 will not show any bearing on their decisions on the project.

103

104 **Public Comment**

105 Joedy Gregoir of 3 RJ Way came before the Board. He expressed concern
106 regarding one of the access roads into the property is near several wellheads and
107 that he would want some sort of privacy buffer for his property. Ms. Luszc
108 reassured Mr. Gregoir that all setbacks and ordinances will be reviewed for their
109 accuracy to the project's plan. She also reassured him that the request for a privacy
110 buffer can be asked for once the project is underway. Mr. Gregoir followed up with
111 additional concerns regarding runoff from the added roads, drainage patterns, and
112 impact on wildlife in those impacted lots. Ms. Luszc informed him that there are
113 third-party engineers that will thoroughly review the plans that will address his
114 concerns.

115

116 Fred Richards of 23 Old Fremont Road came before the Board. He expressed
117 concerns regarding the traffic study and wellhead setbacks.

118

119 Craig McAlpine of 36 Old Fremont Road came before the Board. He expressed that
120 this project is a waste of time as he believes that the Town cannot support another
121 housing development. Ms. Luszc responded that the Board must hear all
122 applications and give them a fair hearing. Mr. McAlpine expressed further concerns
123 regarding traffic, town water, and schooling concerns.

124



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125 John Cate of 71 Batchelder Road came before the Board. He asked what the
126 wetland disturbance was at specifically 66 Batchelder Road. Ms. Luszczyk said it is
127 about a quarter acre which will be discussed later tonight potentially.
128

129 Cathy McDonald of 1 Park Place came before the Board. She asked how many
130 bedrooms the units will have. Mr. Coronati answered that they are proposed as 2-
131 bedroom units, 4-bedrooms per duplex. Ms. McDonald's concern is with the influx
132 of students in the schools which would result in more teachers needed, etc.
133

134 Jim Mayo of 8 Wendover Lane came before the Board. He asked about previous
135 conversations about it being a gated community for only emergency vehicle access
136 and if it were still the case. Mr. Coronati said that is not the case – from TRC
137 meetings, fire and police chiefs said that they preferred it if the access points were
138 not gated. Mr. Mayo expressed further concerns regarding traffic from Washington
139 onto Batchelder.
140

141 Public comment closed at approximately 7:38 PM.
142

143 ***Development with Regional Impact***

144 Ms. Luszczyk polled the board: is a discussion regarding regional impact necessary?
145

146 A roll call vote was taken:

147 Mr. McDonald – yes based upon traffic study concerns

148 Mr. McLeod, Mr. Daigle, Ms. Gott, and Ms. Bridgeo also agreed.
149

150 Item 1: School impacts – does the development create significant new student
151 population affecting the regional school district? Yes or no.
152

153 Mr. McDonald – Yes based upon one his own kids having to travel to Exeter for
154 school

155 Mr. Daigle – Yes based upon that the Seacoast School of Technology is a regional
156 school

157 Ms. Bridgeo – Yes based upon that there are other regional schools

158 Ms. Gott – Yes based upon SST in Exeter

159 Mr. McLeod – Yes based upon the number of proposed units

160 Ms. Luszczyk – Yes agree with previous mentioned information
161

162 Item 2: Traffic generation – will the generate traffic that will create an impact on
163 surrounding municipalities? Yes or no.
164

165 Mr. Daigle – Yes

166 Mr. McLeod – Yes based on the number of units



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- 167 Ms. Bridgeo – Yes
168 Ms. Gott – Yes based upon the proximity of 107 into Fremont, 102 into Derry, and
169 the highway 101 exit 5
170 Mr. McDonald – Yes based upon the number of units
171 Ms. Luszcz – Yes as it is a sizable project
172
173 Item 3: Road Networks – does the development provide the opportunity to create a
174 more efficient road network for the regional area or potentially affect regional traffic
175 patterns? Yes or no.
176
177 Mr. McLeod – No not under that def
178 Ms. Bridgeo – Not sure since there's already impact from the Walmart trucks
179 Ms. Gott – No
180 Mr. McDonald – No
181 Mr. Daigle – No
182 Ms. Luszcz – No
183
184 Item 4: Building Size – is the proposed building greater than 50,000 square feet and
185 located within 2,500 feet of the municipality line? Yes or no.
186
187 Board concludes this is not applicable as it is not just one building.
188
189 Item 5: Visual Impacts – will the development create visual impacts to neighboring
190 municipalities such as light pollution, glares, or structures visible from neighboring
191 municipalities? Yes or no.
192
193 Ms. Bridgeo – No
194 Ms. Gott – No
195 Mr. McDonald – No
196 Mr. Daigle – No
197 Mr. McLeod – No
198 Ms. Luszcz – No
199
200 Item 6: Pollution – does the development propose the operation of a facility or
201 business that would create excessive amounts of air pollution, wastewater
202 discharge, noise, or hazardous waste transport? Yes or no.
203
204 Ms. Gott – No
205 Mr. McDonald – No
206 Mr. Daigle – No
207 Mr. McLeod – No
208 Ms. Bridgeo – No



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209 Ms. Luszcz – No

210

211 Item 7: Water Supply Impacts – will the development require a major impact
212 wetland permit from NHDES? Yes or no.

213

214 With the current plans, they have over 12,000 feet of wetland disturbance which
215 would be considered “major impact”. However, down the line in future plans, they
216 may be able to decrease the wetland area. To answer the question at the time of
217 the meeting, it was concluded that yes, a major impact wetland permit from NHDES
218 would be required.

219

220 Item 7a: Aquifers – will impacts to known aquifers occur? Yes or no.

221

222 Ms. Bridgeo – Yes as the aquifers are the Exeter and Lamprey Rivers which flow
223 into Durham.

224 Mr. McLeod – Yes

225 Mr. Daigle – Yes

226 Mr. McDonald – Yes

227 Ms. Gott – Yes

228

229 Item 7b: Does the project involve permitting for a large groundwater withdrawal?

230

231 Ms. Gott – Yes based on the number of houses

232 Ms. Bridgeo – Yes

233 Mr. McLeod – Aye

234 Mr. Daigle – Yes

235 Mr. McDonald – Yes

236 Ms. Luszcz – Yes

237

238 Item 7c: Will the development cause negative impacts to another community’s
239 municipal water supply? Yes or no.

240

241 Mr. McDonald – Yes based off of Exeter River flowing

242 Mr. Daigle – Yes

243 Mr. McLeod – Yes

244 Ms. Bridgeo – Yes

245 Ms. Gott – Yes

246 Ms. Luszcz – Yes

247

248 Item 8: Conservation Lands – does the development abut existing conservation
249 lands, greenway, or existing farmland such as coordination between municipalities



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250 could lead to the creation or preservation of greenways or wildlife habitat areas or
251 prevent fragmentation of forests, farms, or other conservation lands? Yes or no.

252

253 Mr. McDonald – No

254 Mr. Daigle – No

255 Mr. McLeod – No

256 Ms. Bridgeo – No

257 Ms. Gott – No

258 Ms. Luszcz – No

259

260 Item 9: Economic Impacts – does the development propose the creation of
261 business or industry that would significantly impact regional economic
262 development? Yes or no.

263

264 The Board determined that this is not applicable as they are creating homes not
265 businesses in the project.

266

267 Item 10: Emergency Response – does the proposal create a significant increased
268 demand for emergency services response including mutual aid from abutting
269 communities? Yes or no.

270

271 Ms. Bridgeo – Yes

272 Ms. Gott – Yes

273 Mr. McLeod – Yes

274 Mr. Daigle – Yes

275 Mr. McDonald – Yes

276 Ms. Luszcz – Yes

277

278 Item 11: Historic or Cultural Resources – does the proposed development have
279 negative impacts on historic or cultural resources that may have significance
280 regionally? Yes or no.

281

282 Ms. Gott – No

283 Ms. Bridgeo – No

284 Mr. McLeod – No

285 Mr. McDonald – No

286 Mr. Daigle – No

287 Ms. Luszcz – No

288

289 Item 12: Does the development create the regional impacts not listed in items 1
290 through 11?

291



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292 The board concluded that there are no other areas of regional impact.

293

294 Ms. Luszcz announced that based off of the RSA, the project does have regional
295 impact so notices will have to be sent out with a copy of the meeting's minutes and
296 plans. Mr. McLeod said those that will be noticed will include the abutting towns,
297 RPC, and Strafford Planning Commission. Ms. Bridgeo also said that Lamprey
298 River Commission should be included in the notices.

299

300 **Motion:**

301

302 **Mr. McLeod made a motion to continue application #2023-005**
303 **Mardon Woods to February 22, 2024, at the Raymond High School**
304 **Media Center, 45 Harriman Hill Road at 7:00pm; Mr. McDonald**
305 **seconded the motion.**

306

307 **A roll call vote was taken,**

308 **Mr. McDonald – Yes**

309 **Mr. Daigle – Yes**

310 **Ms. Gott – Yes**

311 **Ms. Bridgeo – No**

312 **Mr. McLeod – Aye**

313 **Ms. Luszcz – Yes**

314

315 **The motion passed with a vote of 5 in favor, 2 opposed, and 0 abstention.**

316

317 **Application #2023-014 Mardon Woods Lot Line Adjustment:** A Lot Line
318 Adjustment has been submitted by Jones and Beach Engineers, Inc. on behalf of
319 Tuck Realty Corp. The applicant is proposing a multi-family residential project
320 consisting of 148 duplexes for a total of 296 dwelling units with clubhouse facilities.
321 Approximately .24 acres of wetland disturbance is associated with the plan. The
322 property is identified as Raymond Tax Map 17, Lots 66 & 82 located at 65 and 101
323 Batchelder Road within the Town of Raymond and is within the C3W zoning district
324 and Groundwater Protection Overlay.

325

326 **Motion:**

327

328 **Mr. McLeod made a motion to continue application #2023-014**
329 **Mardon Woods Lot Line Adjustment to February 22, 2024, at the**
330 **Raymond High School Media Center, 45 Harriman Hill Road at**
331 **7:00pm; Mr. McDonald seconded the motion.**

332

333 **A roll call vote was taken,**



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334 **Ms. Gott – Yes**
335 **Ms. Bridgeo – No**
336 **Mr. Mcleod – Aye**
337 **Mr. McDonald – Yes**
338 **Mr. Daigle – Yes**
339 **Ms. Luszcz – Yes**

340

341

The motion passed with a vote of 5 in favor, 1 opposed, and 0 abstention.

342

343 **Site Plan Regulations** – The Planning Board will consider revisions to the Town of
344 Raymond Site Plan Regulations, last amended October 6, 2022.

345

346 The Board will request a copy of the site plan regulations to read for approval per
347 Mr. McDonald's updates.

348

349 **Public Comment:**

350 None.

351

352 **Approval of Minutes:**

353

354 ***December 21, 2023***

355

- 356 • Line 11 Mr. McLeod had an excused absence and Planning Director is no
357 longer required to be at meetings so not absent, just removed
- 358 • Line 186 change "budge" to "budget"

359

360 **Motion:**

361

362 **Mr. McLeod made a motion to accept the December 21, 2023**
363 **meeting minutes as amended; Mr. Daigle seconded the motion.**

364

365 **A roll call vote was taken,**

366 **Mr. McDonald – Yes**

367 **Mr. Daigle – Yes**

368 **Ms. Bridgeo – Yes**

369 **Ms. Gott – Yes**

370 **Mr. Mcleod – Aye**

371 **Ms. Luszcz – Aye**

372

373

**The motion passed with a unanimous vote of 6 in favor, 0 opposed, and 0
374 abstention.**

375

375



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January 4, 2024

- Line 11 Mr. Daigle had an excused absence and Planning Director is no longer required to be at meetings so not absent, just removed
- Line 186 striking the word “necessarily” as it doesn’t change the zone regardless
- Line 250 in the motion, it should say “to deny” but as it is important to have the motion be verbatim, the Board will table the minutes to confirm
- Line 342 strike the repeat of announcing the next meeting date and time
- All listed “attachments” should be PDFs, not listed in the meeting minutes themselves
- Ms. Gott wanted more information in the minutes regarding the floodplain section, the Board will table the minutes to confirm
- Ms. Luszcz wanted more information in the minutes regarding Line 192, the Board will table the minutes to confirm
- Ms. Gott wanted to know on page 5 who Mr. Coronati got the request from in the part that said, “Mr. Coronati said it was added per request”, the Board will table the minutes to confirm
- Line 275 change “Cathy” to “Kathy”

Motion:

Mr. McLeod made a motion to table the January 4, 2023 meeting minutes until I have opportunity to review the areas we discussed; Mr. McDonald seconded the motion.

**A roll call vote was taken,
Mr. McLeod – Aye
Ms. Bridgeo – Yes
Ms. Gott – Yes
Mr. McDonald – Yes
Mr. Daigle – Yes
Ms. Luszcz – Aye**

The motion passed with a unanimous vote of 6 in favor, 0 opposed, and 0 abstention.

January 11, 2024

Motion:



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Mr. McLeod made a motion to table the January 11, 2023 meeting minutes until the next meeting; Ms. Bridgeo seconded the motion.

Ms. Luszcz noted that she received the minutes late, so she did not have time to review the minutes. Mr. McLeod stated that as there is a lot of important information in the minutes, he did not have time to thoroughly review them.

**A roll call vote was taken,
Ms. Bridgeo – Yes
Ms. Gott – Yes
Mr. McDonald – Yes
Mr. Daigle – Yes
Mr. Mcleod – Aye
Ms. Luszcz – Aye**

The motion passed with a unanimous vote of 6 in favor, 0 opposed, and 0 abstention.

Other Business:

Staff Updates:

No staff were present.

Board Member Updates:

Ms. Bridgeo noted that in the site plan review regulations on page 86 14.2.3 still has mentions about the Sewer Overlay District which they removed last year. The Board agrees that there should be one master copy of the regulations, and every time it gets updated, there needs to be a page to notate the updates. In conclusion, Ms. Bridgeo wants a standardized way to update the Planning Board's documents and to ensure that the meeting videos are not edited.

Motion:

Mr. McLeod made a motion to ensure that all meeting videos will remain unedited; Ms. Bridgeo seconded the motion.

Mr. McLeod said that the only edits that are made to meeting videos are the intro clip and they will show someone's name who is speaking. Mark, from RCTVV, came before the Board to explain that the intro clip and name graphics happen live. The editing RCTV will do is very minimal such as they will ensure that there isn't any blank video at the beginning and end of the video. RCTV may raise the volume if the microphone is not picking up audio. Mr. McLeod is



Planning Board Minutes
January 18, 2024 @ 7:00 PM
Media Center Raymond High School
45 Harriman Hill Road, Raymond, NH 03077

458 fine with raising the gain to ensure someone is being picked up by the
459 microphone, but he does not want a microphone to be turned down to silence
460 someone's audio. Mark confirmed that the only time they turn down
461 microphones is when the Board says they are going on a break in the middle of
462 the meeting. Mr. McLeod retracted his motion to review it for the next meeting
463 and Ms. Bridgeo retracted her second.
464

465 Mr. McLeod reported back that he took his oath for the CIP committee on
466 January 18th. He noted that in the future, bring all paperwork filled out and send
467 the Town Staff a copy of the motion to make the process easier.
468

469 Ms. Luszcz reported on the Water Planning Committee meeting that took place
470 on January 17. Each member took on different tasks on how the Board will
471 present the warrant articles for the water tower and infrastructure upgrades. Ms.
472 Luszcz's task is to design a mailer and PowerPoint presentation. It will not be
473 mailed before deliberative, but the WPC will be present at the meeting with the
474 finalized materials, and they will be mailed before the vote in March. For the
475 time being, the Planning Board will have a specific public comment for any
476 questions regarding the Water Tower Rehabilitation Warrant Article, materials
477 will be available, and PowerPoint will play for people to view. Ms. Gott asked if
478 the Board of Selectmen approved the warrants. Mr. McLeod confirmed they
479 have along with the Budget Committee.
480

481
482 Mr. McLeod informed the Board that there is a YouTube video from NHMA
483 regarding the updates that the *New Hampshire Planning and Land Use*
484 *Regulation 2023 – 2024* book talks about.
485

486 Ms. Bridgeo expressed concern that there will be three public hearing meetings
487 for the Board for the month of January. Neither she nor Mr. McLeod will be
488 present for the January 25 meeting. The Board will investigate how to ensure
489 that only 2 applications are heard per meeting but still comply with the RSA to
490 ensure new applications get heard within a 30-day period.
491

492 **Motion:**

493
494 **Ms. Bridgeo made a motion that the Planning Board maintain**
495 **Planning Board meeting dates for applications on the first and third**
496 **Thursday of every month; Mr. McLeod seconded the motion.**
497

498 Mr. McLeod agrees, however, when the Board must continue an application,
499 they need to be heard within a certain amount of time. Ms. Bridgeo mentioned



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500 other towns have some sort of process to ensure that their Planning Boards are
501 not overwhelmed with application hearings such as Manchester and
502 Portsmouth. Ms. Luszcz will investigate how to ensure that the schedule for the
503 Board does not get overwhelmed. Ms. Bridgeo retracted her motion and Mr.
504 McLeod retracted his second.

505

506 Ms. Gott wanted to know when and by whom it was decided that the Planner will
507 not attend the meetings. Ms. Luszcz explained that although there was a
508 previous understanding that the position was to include planning tasks, it does
509 not appear to satisfy the needs of the Board.

510

511 **Motion:**

512

513

Mr. McLeod made a motion to allow the Chair to run the meetings as they see fit and that includes requiring or not requiring staff to be present; Mr. McDonald seconded the motion.

514

515

516

517 A very lengthy discussion regarding the Community Development Director took
518 place regarding whether the Board wanted to have him attend meetings.

519

520

A roll call vote was taken,

521

Mr. McDonald – Yes

522

Mr. Daigle – Yes

523

Mr. McLeod – Aye

524

Ms. Bridgeo – Yes

525

Ms. Gott – No

526

Ms. Luszcz – Aye

527

528 **The motion passed with a vote of 5 in favor, 1 opposed, and 0 abstention.**

529

530

Any other business:

531

None

532

533

Adjournment:

534

535

Motion:

536

537

Mr. McLeod made a motion to adjourn; Mr. McDonald seconded the motion.

538

539

540

A roll call vote was taken,

541

Ms. Gott – Yes



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Ms. Bridgeo – Yes
Mr. Mcleod – Aye
Ms. Luszcz – Aye
Mr. Daigle – Yes
Mr. McDonald – Yes

The motion passed with a unanimous vote of 6 in favor, 0 opposed, and 0 abstention.

Chair Luszcz announced the next meeting will be on Thursday January 25, 2024 at 7:00 PM and adjourned the meeting at approximately 9:45 PM.

Respectfully submitted,

Christine M. Aiello

The video of this meeting is to be preserved for 5 years, attached to these minutes and made part of the permanent record.



RECEIVED
JAN 24 2024
TOWN OF RAYMOND

Town of Nottingham
P.O. Box 114, 139 Stage Road
Nottingham, NH 03290

NOTTINGHAM PLANNING BOARD
Public Hearing Notice

Notice is hereby given that an application for the case below came before the Nottingham Planning Board on January 10th, 2024, in which the Board voted it to be a Development Of Regional Impact due to the proximity of the Town Of Raymond. The potential impact relates to fire and emergency response, increase in traffic, and proximity to abutters living in Raymond. Local officials, and the public, are encouraged to follow the hearing proceedings and provide feedback in person or through written communication as needed.

Case # 24-002 SUB Falzone – Raymond Rd

Application from Joseph Falzone, on behalf of The Forgotten MTN Realty Trust, requesting approval for a 16-Lot Open Space Subdivision off Raymond Road in Nottingham, NH. The properties are identified as Tax Map #69, Lot #'s 17 and 19. ***The Planning Board has determined this case to be a Development of Regional Impact.***

The case has been continued until ***February 14th, 2024, at 7:00 PM*** at the Nottingham Town Offices (139 Stage Road), Conference Room #1. The hearing is open to the public. Documents for the case can be found on the Nottingham Town Website via the web address below.

Questions? Contact Alana Kenney, Land Use Clerk
Ph.: (603) 734-4881 **E-mail:** plan.zone@nottingham-nh.gov
For materials pertaining to the hearing go to: <http://www.nottingham-nh.gov/planning-board>
THE PUBLIC IS WELCOME TO ATTEND

Nottingham Planning Board Meeting

Date: Wednesday, January 10, 2024

Un-Official Minutes

1 **Members Present:** Ian MacKinnon, Vice-Chairman; Susan Mooney, Secretary; Teresa Bascom,
2 Member/SRPC Alternate; Charlene Anderson, Member/SRPC Representative; Matt Shirland,
3 Select Board Ex-Officio Representative; Robert “Buzz” Davies, Alternate.

4
5 **Members Absent:** Eduard Viel, Chairman

6
7 **Others Present:** Blair Haney, SRPC Representative; Alana Kenney, Land Use Clerk; Dale
8 Sylvia, Building Inspector, Tim Phoenix, Attorney; Tom Moulton, Applicant; Scott Frankiewicz,
9 Surveyor; Joseph Falzone, Applicant; Scott Cole, Engineer; David Whitney, Abutter; Melina
10 Seitzinger, Abutter; Jim Stevens, Abutter; Bobby Marcathe; Mike Desjardins; Wayne Bibeau;
11 Ken Hoffman; Colton Gove; Rick Baxter; Maria Baxter

12
13 **Call To Order:** The meeting was called to order at 7:00 p.m.

14
15 Mr. Davies was seated and voting for the vacant position.

16 **Informal Discussion Re: The Barn At Merry Hill**

17
18
19 Mr. MacKinnon explained that this was a previously approved site plan application. There had
20 been some discussion that the changes they have made seemingly did not comply with the site
21 plan. He stated that the parking lot appears to be larger than what was on the site plan. There
22 was also a permit for a shed that was not on the site plan.

23
24 Mr. MacKinnon stated that although it is not always enforced, the site plan regulations do require
25 an as-built plan. This is a way to compare what is actually there now to what was approved.

26
27 Mr. Desjardins confirmed that he could supply an as-built as he has done so for many other
28 customers before.

29
30 Ms. Andersen questioned if the shed was really a shed. Mr. Desjardins confirmed that it is
31 indeed a shed specifically for storage but just built nicer than most because it needed to fit in
32 with the wedding venue.

33 **2024 Scenic Road Tree Trimming By Eversource**

34
35
36 Mr. MacKinnon explained that there was a letter sent to the Board from Eversource requesting to
37 do tree trimming on various scenic roads including Case Road, Gile Road (the dirt portion),
38 Ledge Farm Road, Mitchell Road (the dirt portion), and Poor Farm Road.

39
40 Ms. Andersen pointed out that the attachment also included a map of Stevens Hill Road and
41 Steppingstone Road but neither were listed on the letter.

43 Ms. Andersen stated that she had some questions and concerns after driving down most of the
44 roads. She thought there was a lot on the roads that did not need to be trimmed and that much of
45 it abuts conservation land. She wanted more detail about what they were going to be doing and
46 what had been done already. She asked that someone from Eversource come and speak to the
47 Board about it.

48
49 Ms. Mooney stated that in the past, they have received a list of the trees being worked on, the
50 species, and what was being done. She would like to see a list similar to that.

51
52 Mr. MacKinnon opened the public hearing at 7:13 p.m. There was no one present to speak on it.
53 The Board decided to keep the public hearing open until the next hearing date on March 27th,
54 2024.

55
56

57 **Case # 24-001 LLA Falzone – Raymond Rd**

58

59 *Application from Joseph Falzone, on behalf of The Forgotten MTN Realty Trust, requesting a*
60 *Lot Line Adjustment between two properties. These properties are located on Raymond Road*
61 *in Nottingham, NH and are identified as Tax Map #69, Lot #'s 17 and 19.*

62

63 Scott Cole introduced himself and Mr. Falzone. He explained the lot line adjustment and the
64 plans to swap land with the abutters.

65

66 Mr. Haney reviewed both case 24-001 and 24-002 together. He didn't have any specific
67 comments on the lot line adjustment.

68

69 Mr. Cole asked that the two applications be reviewed concurrently. Mr. MacKinnon said they
70 can accept them independently and then review them concurrently. Ms. Mooney stated that they
71 would still need to be filed separately at the Registry Of Deeds and that the LLA would need to
72 be filed first.

73

74 *Ms. Andersen made the motion to accept Case # 24-001 LLA Falzone – Raymond Rd as*
75 *complete. Mrs. Bascom seconded the motion. The motion passed by a vote of 6-0-0.*

76

77 *Ms. Andersen made the motion to accept Case # 24-001 LLA Falzone – Raymond Rd as not to*
78 *be a development of regional impact.. Ms. Mooney seconded the motion. The motion passed*
79 *by a vote of 6-0-0.*

80

81 This case would be further discussed concurrently with the next case.

82

83

84 **Case # 24-002 SUB Falzone – Raymond Rd**

85

86 *Application from Joseph Falzone, on behalf of The Forgotten MTN Realty Trust, requesting*
87 *approval for a 16-Lot Open Space Subdivision off Raymond Road in Nottingham, NH. The*
88 *properties are identified as Tax Map #69, Lot #'s 17 and 19.*

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The only question Mr. Haney had about the application in terms of acceptance was whether or not the Town Of Raymond was included as an abutter.

Ms. Mooney made the motion to accept Case # 24-002 SUB Falzone – Raymond Rd as complete. Ms. Andersen seconded the motion. The motion passed by a vote of 6-0-0.

Ms. Mooney made the motion to accept Case # 24-002 SUB Falzone – Raymond Rd as a development of regional impact to the Town of Raymond due to fire and emergency response, proximity to abutters, and increased traffic. Mrs. Bascom seconded the motion. The motion passed by a vote of 6-0-0.

Mr. MacKinnon said that they will be opening the public hearing that night since there may be some people in the audience who would like to speak to the case. The Board would make no decisions on the case. The public hearing would be continued until after the DRI information is sent out to the Town of Raymond.

Mr. Cole explained that the Applicant did bring this subdivision to the Planning Board last year as a Design Review. Since then, they were able to take the suggestions offered and fine-tune them to create the Open Space Subdivision plan.

(Much of this portion was inaudible due to interference.)

Mr. Cole showed what would be the conventional lot layout showing the buildable areas. He then showed the plans for the Open Space Subdivision (OSD) showing sixteen (16) lots and one existing, pre-approved lot #17. The subdivision includes one road with a cul-de-sac.

Mr. Cole explained that there would be catch basins and pipes to infiltration basins for the drainage. He stated that Mr. Falzone had spoken with the Fire Department and all the houses would have sprinkler systems. Mr. Cole stated that they would be getting State AOT and DOT permits.

Ms. Andersen asked if the case had been sent to the town engineers yet. Mr. MacKinnon confirmed that it had not. It would be sent out for a quote first.

Ms. Andersen asked about the yield plan. Mr. Mackinnon stated that the yield plan is usually one of the first things that the Board would look at. The yield plan would be required to be voted on but not tonight since it was voted to be a DRI. Ms. Anderson had some concerns about the steep slopes on some of the lots.

Ms. Mooney asked Mr. Cole to repeat the calculations for the yield on the OSD. Mr. Cole responded that the required percentage would be 42.6% but they are proposing 63%.

Mr. Cole responded that he did agree that the area had it's difficulties but they did end up reducing the amount of planned lots due to some of those steep slopes and other factors.

135 Ms. Mooney asked if some items on the plans were vernal pools or perennial wetlands. Mr. Cole
136 responded that they were perennial wetlands. She also asked about a reference to a beaver damn
137 that the applicant did not have the answer to but would look into.
138

139 Mr. MacKinnon stated that he thought it would be easier to send the Applicant a list of bulleted
140 items instead of reading them all off.

141
142 Mr. MacKinnon stated that the Board needed to decide if there was a need for an environmental
143 impact study. He thought that it should be required in this case due to the size of the steep slopes.
144

145 Mr. Falzone stated that they could provide the environmental impact study. He also wanted to
146 reiterate that they already had received information from Town Counsel that they did not need to
147 abide by the 25 foot setbacks for the road. Mr. Falzone also asked per RSA 676:4-B, if the Town
148 would request proposals from three (3) consulting engineer firms for the peer review instead of
149 just one (1) proposal from the firm that the town usually works with. This was mainly due to the
150 price. He offered to send the RSA information to Ms. Kenney.

151
152 Mr. Haney asked if the Town had a standard scope of work. Ms. Kenney confirmed that she had
153 not used one before. Mr. MacKinnon stated that the Board would come up with one to send to
154 multiple firms. He stated that it should not include the stormwater design since the State reviews
155 that.
156

157 Mr. MacKinnon let the Applicant know that a waiver request would be needed for a cul-de-sac.
158 He also stated that the OSD regulations limit the lot size to a maximum 45,000 square feet but
159 the lots on the plan all exceed 45,000 square feet. Mr. MacKinnon stated that the Board could
160 not grant a Conditional Use Permit for maximum lot size. This issue came up in another current
161 case being reviewed. Town Counsel had given the opinion and the Board agreed that the
162 Applicant would need to get approval for a variance from the Zoning Board of Adjustment for
163 lots larger than the 45,000 feet.
164

165 Mr. Falzone asked why that was a requirement. Mr. MacKinnon responded that the Town didn't
166 want people using some of the benefits of an Open Space Development, such as smaller
167 setbacks, while providing more of a conventional layout.
168

169 Mr. Falzone asked if they could do shared septic systems in an OSD. Mr. MacKinnon answered
170 that they could.
171

172 Mr. MacKinnon stated that Ms. Kenney would post the comments on the website as well.
173

174 Mr. MacKinnon opened the public hearing for the lot line adjustment at 8:13 p.m. There was no
175 response. He kept the hearing open.
176

177 Mr. MacKinnon opened the public hearing for the open space subdivision at 8:14 p.m.
178

179 Jim Stevens, of 13 Doloff Damn Road, asked the Board to use the extent of the subdivision
180 requirements. He was concerned about the environmental impact. He wanted to make sure there

181 was a traffic analysis. He pointed out a misprint on the plans that an AOT permit was not
182 required. Mr. Stevens said the area is an area of high environmental importance on state maps.
183 He didn't think building a subdivision in the area would follow the Town's Master Plan. He also
184 stated that drainage structures on Lot 4 would clearly be seen from Doloff Damn Road and could
185 be considered "unsightly".

186
187 Mr. MacKinnon stated that the public hearing would remain open.

188
189 Mr. Falzone and Mr. Cole returned to the table. Mr. Falzone agreed that the note needed to be
190 changed. He stated that they already did a full traffic analysis that was submitted and they also
191 had a full drainage analysis.

192
193 As for who maintains the stormwater, Mr. MacKinnon stated that there will be an HOA required
194 along with a Declaration Of Covenants. The HOA will be responsible for taking care of the
195 ponds. He asked Ms. Kenney to make sure the traffic study is uploaded ot the website.

196
197 Mr. MacKinnon stated that the standard for the peer review should be the checklist and the
198 subdivision regulations, excluding the stormwater design due to the AOT permit.

199
200 Ms. Andersen asked if the Board should wait for the environmental impact study so it could be
201 used as part of the peer review. Mr. MacKinnon felt that there would already be a delay due to
202 getting additional proposals.

203
204 Ms. Mooney asked about comments from the Fire and Police. Mr. MacKinnon stated they were
205 contacted twice but they did not respond.

206
207 Mrs. Bascom asked if the school was notified about the case. There was discussion with Ms.
208 Kenney about whether they should be let know and if so, who to send the information to. Ms.
209 Andersen suggested that instead of sending them information by piece-meal to the school, the
210 Board should probably put together a yearly summary of approved cases to be given to the CIP
211 instead. Mr. MacKinnon felt that it should be discussed with Mr. Viel to come up with what type
212 of communication should be made and who it should be sent to.

213
214 Mr. Falzone asked if the Board would let him know which firms the Town chooses to use for the
215 peer engineering review. He agreed to send a list of some that he does not work with currently.

216
217 *Ms. Andersen made the motion to continue Case #'s 24-001 LLA Falzone - Raymond Rd and*
218 *24-002 SUB Falzone – Raymond Rd to Wednesday, February 14th, 2024 at 7:00 p.m. Ms.*
219 *Mooney seconded the motion. The motion passed by a vote of 6-0-0.*

220
221

222 **Case # 24-003 LLA Nottingham Business Park – Rt 4**

223

224 *Application from N.H. Land Consultants, on behalf of Nottingham Business Park, LLC,*
225 *requesting a Lot Line Adjustment. The properties are located on Route 4 in Nottingham, NH*
226 *and are identified as Tax Map #3, Lot #'s 6, 9, and 10.*

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Mr. MacKinnon recused himself from the case since he is an abutter.

Mr. MacKinnon made the motion to seat Mrs. Bascom as Chair for this case. Ms. Mooney seconded the motion. The motion passed by a vote of 6-0-0.

Scott Frankiewicz introduced himself from New Hampshire Land Consultants and Scott Moulton as the owner. He explained the lot has just over thirteen (13) acres and 30 feet of road frontage. They wanted to transfer 9.42 acres from lot 9 to lot 6 and then .6 acres from lot 10 to lot 9. This would add about 169 feet of frontage to lot 9 making it have about 200 feet of frontage and five (5) acres.

Mr. Haney did not have any comments or questions about the application in terms of acceptance.

Ms. Andersen made the motion to accept Case # 24-003 Nottingham Business Park – Rt 4 as complete. Ms. Mooney seconded the motion. The motion passed by a vote of 5-0-0.

Ms. Andersen asked if the Board should review Ed Viel’s notes on the case. There were a few corrections to be made to the plans.

Ms. Andersen asked about the easement. Mr. Frankiewicz stated that they were keeping the easement so that Mr. Moulton would still have access to the back of the property.

Ms. Mooney asked about the “approximate wetlands”. Mr. Frankiewicz stated that those were wetlands that were located on the original plans. They were not required to be shown for this case but they still wanted to include them on the plans.

Mrs. Bascom opened the public hearing at 9:00 p.m.

Mr. MacKinnon, of 19 Lincoln Drive, stated that there needed to be an intermediate pin added. He also wanted to clarify that the Board was not approving the easement with the intent that it would be turned into a road in the future.

Ms. Andersen made the motion to approve Case # 24-003 LLA Nottingham Business Park – Rt 4 with the following conditions:

- **An intermittent pin to be place.**
- **A correction made on Note #1.**
- **Note the intent of the 50 foot easement.**
- **Add a lot line on page 2 (EC-1).**

Ms. Mooney seconded the motion. The motion passed by a vote of 5-0-0.

Public Comment: There was no public comment.

Minutes: There were no minutes to approve.

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Updates

Mrs. Bascom asked if the Applicants were being charged for the postage required to mail the materials to the Board members. Ms. Kenney answered that they are not charged for that. Mr. MacKinnon agreed that it should be charged to the Applicant.

Ms. Mooney shared that there is a new alternate member on the Conservation Commission: Johan Kerkhov. They were still looking for other alternates as well.

Ms. Andersen explained the draft of the CIP report for the next five years that was provided to the Board in the binders. She explained the one big ticket item in 2025 would be the school's modular unit. This would mostly be paid for with impact fees and a bond. Some other items to note were a couple of large culverts to be fixed, which would cost over \$1 million. The CIP had an upcoming meeting on January 16th to finalize the report. Ms. Andersen also explained that the report did not include the Town assessment of the buildings and infrastructure and also that although most of the years should stay the same although the year 2029 may change.

Mrs. Bascom asked if the Recycling Center would be included in that plan. Ms. Andersen stated that it was not part of that report as it was part of the Town infrastructure assessment.

Mr. MacKinnon brought up that the current impact fees are only for School, Fire, and Recreation and they would need to change that to something like Public Works in order to cover the Recycling Center. In order to do that, they need to go through the process to change the impact fees.

There was more discussion on impact fees, what can be paid for with them as well as traffic.

Mr. MacKinnon was going to make a note about getting proposals for the impact fee reviews.

Mr. Haney stated that he just started working full-time with SRPC. He was only working part-time for them before.

Mr. MacKinnon and Ms. Andersen would not be able to make the January 24th meeting.

Ms. Mooney made the motion to adjourn. Mrs. Bascom seconded the motion. The motion passed by a vote of 6-0-0.

Transcribed per video.

Respectfully submitted,

Alana J. Kenney, Land Use Clerk

Edited by Susan P. Mooney, Secretary

To Ms. Diana Luszczyk Chair, Town of Raymond Planning Board

RE: Concerns from 01/18/2024 Planning Board meeting:

Submitted by Roger D. Franco Sr.

59 Batchelder Rd. Raymond, NH. 03077

RE: Jones & Beach Eng. Proposed Batchelder Rd. Development that utilizes Tax Map 17 parcels 66 & 82 to add 148 duplex units which equates to 296 new dwellings.

These are the concerns that I personally have, as an abutter to said project, but they should be concerns to the entire town population. The important point to observe, is that, we retain our identity as a community. We need to decide what we want Raymond to look like for the future.

IMPACT ON TAXES? (School, public safety, etc.) I already pay \$7,000 a year in just local school taxes alone! How many more new students? How many more police, fire & DPW. personnel?

TRAFFIC? From 296 units= at least 500 more vehicles in town. How many new traffic lights on Rte. 102? Traffic impact on Batchelder Rd. in two locations, (65 & 101 Batchelder)

The exit 4 end of Batchelder Rd., with the addition of the new Gas plaza on Old Manchester Rd. will already add significant traffic. Not to mention the traffic debacle created by people living in the proposed development, that will be using that end of Batchelder Rd. to access Washington Dr. in order to get to the proposed Wendover Ln. entrance to the development.

ELECTRIC GRID? Where are we getting the additional power to supply our already overburdened power grid? Anyone living in the area is already too familiar with the several power outages that occur periodically, every year.

WATER SOURCE? : Town water or drilled on site wells? If drilled into the same aquifer as the abutters, this could be a problem. The environmental impact study concerning ground water protection, should take into consideration the worst case scenario of a draught year, as opposed to years when the water supply is abundant.

BLASTING: Who is the actual construction company? & are they required, under town ordinance, to carry liability insurance to cover any property damage claims? Who bears the responsibility for structural damage or damage to existing wells from blasting? Many of us in the area have already sustained some minor damage from blasting from projects much farther away than the one that will be in our back yard.

IN SUMMATION: No reasonable person would be against another person selling an unused parcel of land that would change a tax liability property, to an asset. . No one has the right to question what their neighbors do with their land, unless there is an adverse impact on their neighbors' property or the town.

I sincerely hope that our community leaders will weigh these concerns, with the best interest of the town, at large, and the direct impact to the abutters, **foremost**, over visions of dollar signs connected with new tax revenue.

Respectfully, Roger D. Franco Sr.



RAYMOND CONSERVATION COMMISSION

4 EPPING STREET, RAYMOND, NEW HAMPSHIRE 03077
(603) 895-7017

January 24, 2024

TO: Raymond Planning Board

RE: Jewett Route 27 Warehouse – Conservation Area

The Conservation Commission members discussed at the January 10th, 2024, meeting, the question raised regarding permanent conservation of the property not required for the project.

Bear-Paw Regional Greenways reviewed the project for potential conservation easement and recommended a deed restriction over a conservation easement. *“Unfortunately, based on the size and location of that warehouse, a conservation easement doesn't look to be the best tool as the property will have likely been developed to its fullest potential if development moves forward.”*

The Conservation Commission recommends a deed restriction versus a conservation easement.

For the Industrial Drive Warehouse project, the applicant created a separate page in the plan for the conservation area and worked with the Conservation Commission on the conservation restrictive wording. The Conservation Commission recommends following the same approach.

Thank you for the opportunity to review the proposal.

Thank You,

Raymond Conservation Commission
ConsComChair@raymond-nh.gov

CC: Jason Cleghorn - Raymond Community and Economic Development Director