



TOWN OF RAYMOND

Planning Board Agenda

July 7, 2022

7:00 p.m. - Raymond High School

Media Center - 45 Harriman Hill

Applications 22022-003, 2022-005, and 2021-004

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. **

6 PM NON-MEETING WITH LEGAL

1. Pledge of Allegiance

2. Public Meeting-

(REQUEST FOR CONTINUANCE to JULY 21, 2022)

Application # 2022-003: A SITE PLAN application is being submitted by Craig Francisco of Bedford Design Consultants, Inc. on behalf of 155 Farmington Road, LLC. They are proposing an expansion of the existing self-storage facility. The property is represented as Raymond Tax Map 38/ Lot 20 and located at 21 Dudley Road.

Application #2022-005: A Lot Line Adjustment has been submitted by Roscoe Blaisdell on behalf of Woodbury Farm and David & Donna Mercer ET AL. The applicant is proposing to add .04 acres to 79 Lane Road Map 9 Lot 3 from 93 Lane Road Map 8 Lot 16 located in Raymond NH, 03077 and both are located within Zone B.

Application # 2021-024: A SITE PLAN application to include waivers is being submitted by Joseph Coronati of Jones & Beach Engineers, Inc. on behalf of Troy Brown of Loon Lake LLC. They are proposing to add a 1,408 S.F. addition to the back of the Trading Post building. The addition will primarily be used as cold storage/ warehouse space (879 S.F.) with 529 S.F. being heated space. The heated spaced proposed will consist of workshop areas, an office, a breakroom for employees, a public restroom, and a utility room. Property located at 68 Mountain Road and Raymond Tax Map 46 / Lot 9.

3. Approval of Minutes

- **06/02/2022 meeting**
- **06/02/2022 Sitewalk**
- **06/16/2022**
- **06/23/2022**

* 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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4. Public Comment

5. Other Business

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

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

PLANNING BOARD MEETING DATES 2022	
Planning Board Meeting Dates	Projects Scheduled
July 07, 2022	603 Storage & Mountain Road & LLA
July 14, 2022	Work Session
July 21, 2022	
August 04, 2022	
August 11, 2022	Work Session
August 18, 2022	IC Reed
September 01, 2022	
September 8, 2022	Work Session
September 15, 2022	
October 06, 2022	
October 13, 2022	Work Session- Zoning Ordinances
October 20, 2022	
November 03, 2022	
November 10, 2022**	Work Session-Zoning Ordinances
November 17, 2022	
December 1, 2022	
December 8, 2022	Work Session-Zoning Ordinances
December 15, 2022	

**Quorum-Day before a holiday-long weekend.

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From: Christina McCarthy <cmccarthy@raymondnh.gov>
Sent: Thursday, June 23, 2022 2:00 PM
To: Craig Francisco
Subject: Re: 603 Storage, Dudley Road

Ok Craig no problem.

Christina McCarthy
Tax Collector
Town of Raymond
4 Epping Street
Raymond NH 03077
603-895-7016
cmccarthy@raymondnh.gov

Learn how to develop powerful thinking so you can cut the negativity and have a powerful life.

From: Craig Francisco <caf@BedfordDesign.com>
Sent: Thursday, June 23, 2022 10:59 AM
To: Christina McCarthy <cmccarthy@raymondnh.gov>
Subject: 603 Storage, Dudley Road

Christina,

We did the test pits yesterday and they were consistent with the other 2, lots of sand. I am on vacation tomorrow and will be back Wednesday the 29th. So, I won't have time to get the other revisions done and reviewed by D&K before the meeting on the 7th.

Therefore, I am asking for another continuance until the 21st. I am still going to try to get the revisions done and submitted soon.

Thank you,

Craig

Craig A. Francisco, L.L.S. - Director of Surveying and Mapping
caf@bedforddesign.com
Bedford Design Consultants - Engineers and Surveyors
592 Harvey Road, Manchester, NH 03103
Phone (603) 622-5533, Fax (603) 622-4740
Visit our Website! www.bedforddesign.com

Memo To: Town of Raymond Community Development Department
From: Madeleine DiIonno, Regional Planner, Rockingham Planning Commission
Date: June 28, 2022
Subject: Review of Lot Line Adjustment at 79 Lane Road (Tax Map 9 Lot 3)

Rockingham Planning Commission has received and reviewed an application for a lot line adjustment for Tax Map 9 Lot 3 and Map 8 Lot 16. The purpose of the application is to add 0.4 acres of land to Map 9 Lot 3 from Tax Map 8 Lot 16. The lots are in Zone B (Residential/Agricultural).

Based on review of the application, I find that the lot line adjustment meets the requirements of Raymond's Zoning Ordinance and Subdivision Regulations. The lot line adjustment does not create any new buildable lots. Per RSA 676:4, I(e)(1), no public hearing is required where a planning board is acting on a "minor lot line adjustment or boundary agreement which do[es] not create [a] buildable lot."

My only comment is that building setbacks should be clearly noted on the plan.

If any member of the Planning Board or Community Development Department has any questions, please feel free to contact me.



8 16
Map # 9 Lot # 3

Application for Lot Line Adjustment

Town of Raymond, NH

Project Name: WOODBURY FARM / MURCEN / SELEM LOT LINE ADJUSTMENT
Location: 79 CONE ROAD
Project Description: ADD 0.4 ACRES TO MAP 9 LOT 3 FROM MAP 8 LOT 16
Zone: RCS Total Number of Lots: 2

Applicant/Agent Information:

Name: BLAISDELL SURVEY, LLC
Phone: 603 895 9947 Fax: _____
Company: _____
Address: 22 SCRIBNER ROAD RAYMOND, NH 03077

By signing this application, you are agreeing to all rules and regulations of the Town of Raymond, and are agreeing to allow agents of the Town of Raymond to conduct inspections of your property during normal business hours to ensure compliance with all Raymond Zoning and Subdivision Regulations while your application is under consideration and during any construction and operational phases after approval is granted.

Signed: [Signature] Date: 6-7-22

*Requires notarized letter of permission

Owner Information:

Name: DAVID & DIANA MURCEN ETAL 79 CONE ROAD RAYMOND NH 03077
Phone: 804-814-1554 Fax: _____

Company: [Signature]

Address: WOODBURY FARM LLC PO BOX 15 ASPHIELD, MA 01330

Signed: [Signature] Date: 6/7/2022

Designers of Record: (Provide Name & License Number for each)

Engineer: N/A

Surveyor: ROSIE BLAISDELL LICENSE 642

Soil Scientist: N/A

Landscape Architect: N/A

Fire Protection Engineer: _____

Other(s): _____

FEES: \$75.00 Application Fee

For Office Use Only:

Date Application Received: _____ Total Fees Collected w/Application: _____

Abutters List Received: _____ Plans & Checklist Received: _____

OTHER OWN



Map # 8 Lot # 16
9 3

Applicant Name BLAISDELL SNAVY Date 6-7-20

Lot Line Adjustment Checklist

Town of Raymond, NH

The items on this page are considered to be the minimum requirements for a lot line adjustment or technical subdivision, where no new lots are being created. The Planning Board reserves the right, however, to request additional information if, in its judgment, the data are necessary in order to make an informed decision.

SUBMITTED **WAIVED**

- | | | |
|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Name of subdivision; name and address of subdivider |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Name, license number and seal of surveyor or other persons preparing the plan |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Names and addresses of all abutters and all holders of conservation, preservation, or agricultural preservation easements (on the plat or on separate sheet) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. North arrow, scale, and date of plan |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Signature block for Planning Board endorsement |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Locus plan, showing zoning designations |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Boundary survey and location of permanent markers |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Location of property lines, lot areas in square feet and acres; lots numbered according to Town tax map system |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Location and amount of frontage on public right-of-way; names, classification of abutting streets |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. Location of building setback lines |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Location of existing buildings and other structures |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Location of existing driveways |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 13. Location and description of any existing or proposed easements or public dedication |

LEGEND

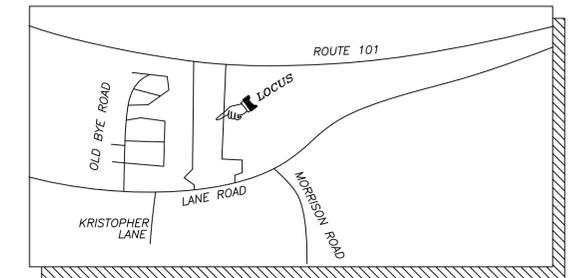
- DENOTES FOUND DRILL HOLE IN STONE WALL
- DENOTES 1/2" STEEL REINFORCING ROD W/ RED PLASTIC ID CAP TO BE SET

PLAN REFERENCES:

- R.C.R.D. #D-21866 "PHASE TWO OF A SURVEY AND PLAT OF A SUBDIVISION PREPARED FOR THE EDGAR H.S. CHANDLER ESTATE SITUATED IN THE TOWN OF RAYMOND, NH" PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED JULY 23, 1992.

NOTES:

- TAX MAP 9 LOT 3 IS DESCRIBED BY DEED OF DAVID & DONNA MERCER OF 79 LANE ROAD, RAYMOND, NH 03077 AND IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.), BRENTWOOD, N.H. IN BOOK 6069 PAGE 2987 ON DECEMBER 26, 2019 AND BY DEED OF CRISTIAN L. & HEIDI V. JELEV OF 79 LANE ROAD, RAYMOND, NH 03077 AND IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.), BRENTWOOD, N.H. IN BOOK 5368 PAGE 178 ON OCTOBER 17, 2012.
TAX MAP 8 LOT 16 IS DESCRIBED BY DEED OF WOODBURY FARM, LLC OF PO BOX 15 ASHFIELD, MA 01330 AND IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.), BRENTWOOD, N.H. IN BOOK 5476 PAGE 792 ON SEPTEMBER 4, 2013.
- I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN JUNE, 2022 USING A LEICA TCA1105 TOTAL STATION AND HAS A TRAVERSE ERROR OF CLOSURE BETTER THAN 1':10,000' ON ALL PROPERTY LINES BORDERING ON THE SUBJECT PROPERTY.
Roscoe T. Blaisdell
- LAND IS LOCATED IN THE RESIDENTIAL AGRICULTURAL ZONE.
- PURPOSE OF PLAN: TO ADJUST THE LOT LINE BETWEEN TAX MAP 9 LOT 3 AND TAX MAP 8 LOT 16. NO NEW LOTS ARE BEING CREATED.
- BASIS OF THIS PLAN IS PLAN REFERENCE #1.



VICINITY

A SURVEY AND PLAT OF A
LOT LINE ADJUSTMENT
 PREPARED FOR THE OWNERS OF RECORD
DAVID AND DONNA MERCER
 AND
CRISTIAN L. & HEIDI V. JELEV
 TAX MAP 9 LOT 3
 AND
WOODBURY FARM, LLC
 TAX MAP 8 LOT 16
 SITUATED IN THE TOWN OF
RAYMOND, NH



PREPARED BY:

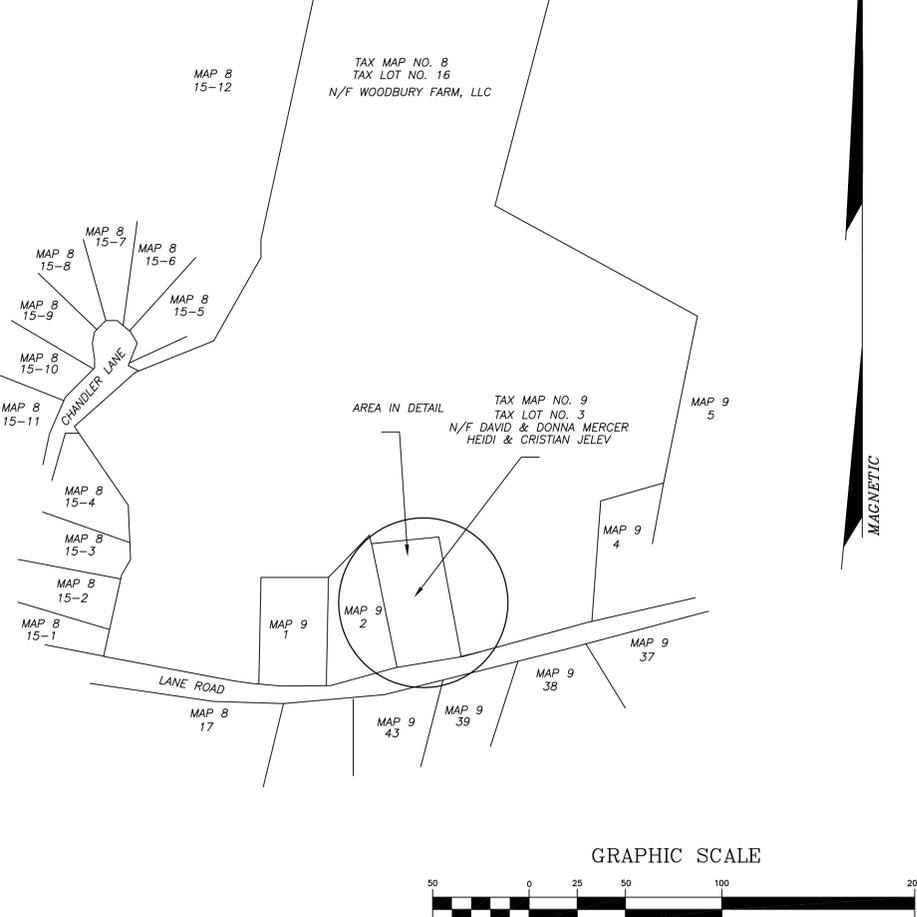
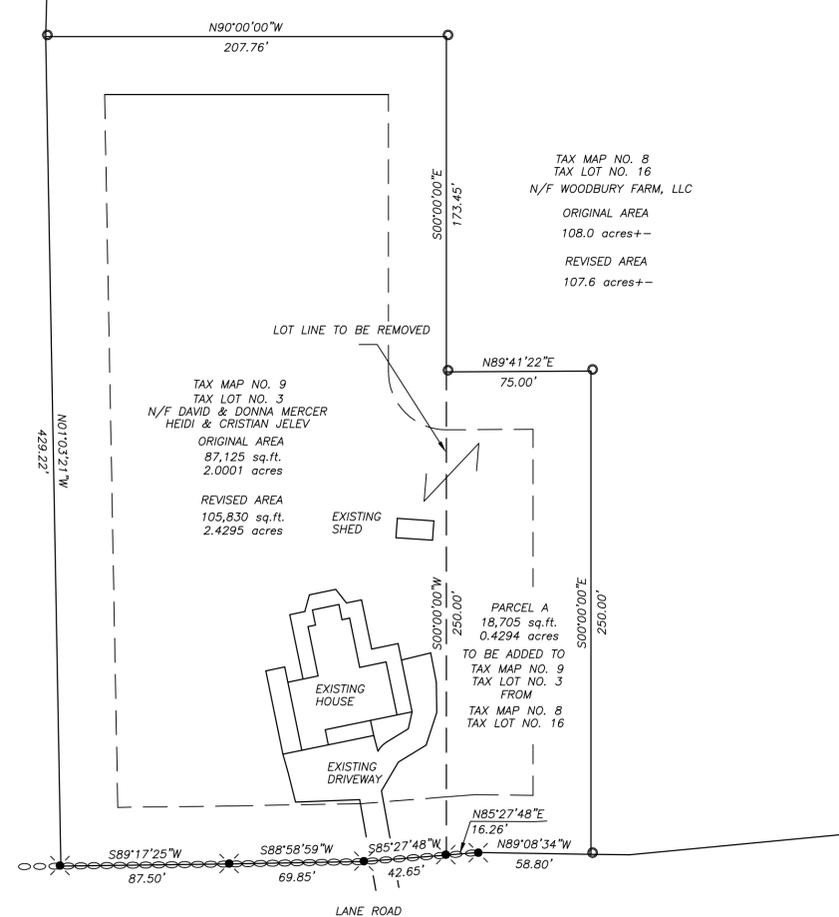
BLAISDELL SURVEY, LLC
ROSCOE T. BLAISDELL, LLS
 22 SCRIBNER ROAD, RAYMOND, N.H. 03077
 DATE: 6/01/22 603-895-9947 JOB NO. 2834
 DRAWING NAME: 2834LLA RBLAISDELL@COMCAST.NET

TAX MAP NO. 8
 TAX LOT NO. 15-1
 N/F STEPHANIE FARRELL & DANIEL BASNETT
 1 CHANDLER LANE
 RAYMOND, N.H. 03077
 TAX LOT NO. 15-2
 N/F MURRAY FAMILY REVOCABLE TRUST
 3 CHANDLER LANE
 RAYMOND, N.H. 03077
 TAX LOT NO. 15-3
 N/F CASSIDY & TANNER MILLIRON
 5 CHANDLER LANE
 RAYMOND, N.H. 03077
 TAX LOT NO. 15-4
 N/F TRUNG & ANNA HUYNH
 7 CHANDLER LANE
 RAYMOND, N.H. 03077
 TAX LOT NO. 15-5
 N/F BRADLEY VIGARS & JENNA CROWLEY
 19 CHANDLER LANE
 RAYMOND, N.H. 03077
 TAX LOT NO. 15-6
 N/F NICHOLAS & JENNIFER JOHNSON
 20 CHANDLER LANE
 RAYMOND, N.H. 03077
 TAX LOT NO. 15-7
 N/F TESSA ESTES & LUIS ANDERSON-MARQUEZ
 18 CHANDLER LANE
 RAYMOND, N.H. 03077
 TAX LOT NO. 15-8
 N/F ERIC & SAMANTHA ARROYO
 16 CHANDLER LANE
 RAYMOND, N.H. 03077
 TAX LOT NO. 15-9
 N/F BRUCE & CASEY JEWETT
 14 CHANDLER LANE
 RAYMOND, N.H. 03077
 TAX LOT NO. 15-10
 N/F SHAWN & KATIE MCLAUGHLIN
 12 CHANDLER LANE
 RAYMOND, N.H. 03077
 TAX LOT NO. 15-11
 N/F TONY & REBECCA RAPOSO
 10 CHANDLER LANE
 RAYMOND, N.H. 03077
 TAX LOT NO. 15-12
 N/F ABDALLAH CONSTRUCTION CORP.
 12 CHANDLER LANE
 RAYMOND, N.H. 03077

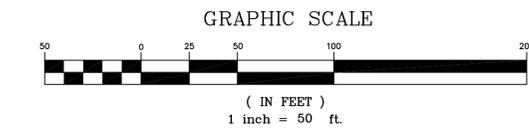
TAX LOT NO. 16
 N/F WOODBURY FARM, LLC
 PO BOX 15
 ASHFIELD, MA 01330
 TAX LOT NO. 17
 N/F SPINAZZOLLA REVOCABLE TRUST
 96 LANE ROAD
 RAYMOND, N.H. 03077
 TAX MAP NO. 9
 TAX LOT NO. 1
 N/F CHUTIAN XIYAO MENG QI
 83 LANE ROAD
 RAYMOND, N.H. 03077
 TAX LOT NO. 2
 N/F DENNIS & DENISE MANCHESTER
 81 LANE ROAD
 RAYMOND, N.H. 03077
 TAX LOT NO. 3
 N/F DAVID & DONNA MERCER
 HEIDI & CRISTIAN JELEV
 79 LANE ROAD
 RAYMOND, N.H. 03077
 TAX LOT NO. 4
 N/F HARISON FAMILY REVOCABLE LIVING TRUST
 73 LANE ROAD
 RAYMOND, N.H. 03077
 TAX LOT NO. 5
 N/F PETER WOJLOWICZ
 11 OLD POST ROAD
 RAYMOND, N.H. 03077
 TAX LOT NO. 37
 N/F SILVEIRA FAMILY TRUST OF 2019
 78 LANE ROAD
 RAYMOND, N.H. 03077
 TAX LOT NO. 38
 N/F JERALD PICINNI
 82 LANE ROAD
 RAYMOND, N.H. 03077
 TAX LOT NO. 39
 N/F FOREST REALTY TRUST
 492 HILLSIDE AVENUE
 BERLIN, NH 03570
 TAX LOT NO. 43
 N/F MICHAEL & STACIE BRASLEY
 84 LANE ROAD
 RAYMOND, N.H. 03077

TAX MAP NO. 15
 TAX LOT NO. 3
 N/F BLACKSTONE RESERVE DEVELOPMENT, LLC
 107 WINDHAM ROAD
 DERRY, NH 03038
 TAX LOT NO. 8
 N/F CURTIS PELLETIER
 39 LANE ROAD
 RAYMOND, N.H. 03077
 TAX LOT NO. 8
 N/F AMERICAN TOWER
 PO BOX 723597
 ATLANTA, GA 31139
 TAX LOT NO. 8
 N/F METRO PCS
 285 BILLERICA ROAD THIRD FLOOR
 CHELMSFORD, MA 01824
 TAX MAP NO. 15-1
 TAX LOT NO. 15
 N/F DANIEL HENDEN
 39 JOHN STREET
 RAYMOND, N.H. 03077
 TAX LOT NO. 16
 N/F JUSTIN ZAMORA
 37 JOHN STREET
 RAYMOND, N.H. 03077
 TAX LOT NO. 17
 N/F MARTIN & YVONNE DEVINE
 PO BOX 811
 RAYMOND, N.H. 03077
 TAX LOT NO. 18
 N/F FISHER 2015 REVOCABLE TRUST
 33 JOHN STREET
 RAYMOND, N.H. 03077
 TAX LOT NO. 19
 N/F RYAN & KATHRYN POLSON
 31 JOHN STREET
 RAYMOND, N.H. 03077
 TAX LOT NO. 20
 N/F MARIE BELL
 29 JOHN STREET
 RAYMOND, N.H. 03077

TAX LOT NO. 21
 N/F FRANCES CARLETON & NANCY MCGRATH
 27 JOHN STREET
 RAYMOND, N.H. 03077
 TAX LOT NO. 22
 N/F MARTIN & MELISSA SYTEK
 25 JOHN STREET
 RAYMOND, NH 03077
 TAX LOT NO. 23
 N/F ERIC FITZGERALD
 23 JOHN STREET
 RAYMOND, N.H. 03077
 TAX LOT NO. 24
 N/F ARY & DEBRA NORRIS
 21 JOHN STREET
 RAYMOND, N.H. 03077
 TAX LOT NO. 25
 N/F JOHN MARTIN
 19 JOHN STREET
 RAYMOND, N.H. 03077



APPROVED BY THE RAYMOND PLANNING BOARD
 ON _____ CERTIFIED BY _____
 _____ CHAIRMAN AND/ OR
 _____ SECRETARY AND/ OR
 OTHER MEMBERS _____



HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

June 30, 2022

U.S. Mail & email: cmccarthy@raymondnh.gov
Raymond Planning Board
Town of Raymond
4 Epping Street
Raymond, NH 03077

Re: 68-70 Mountain Road Raymond, Map 46, Lot 9
Site Plan Application

Dear Vice Chair Bridgeo and Planning Board Members,

In our previous presentations we have discussed the interpretation of Raymond Zoning Ordinance §2.2.3 and §8.3.3 as they related to Mountain Road Trading Post's expansion to include storage, restrooms, breakroom, and a office/workshop area. We summarize our positions below and offer additional material we have referenced in our previous presentations.

Expansion

At the time the application was filed in December of 2021, Building Inspector Arvanitis, Planning Technician Christina McCarthy, and regional planner Madeleine DiIonna all opined that the proposed expansion was permissible without a variance. On March 1, 2022, The Technical Review Group unanimously agreed that this Project could move forward. More recently, Interim Building Inspector Charlie Smart also opined that the proposed expansion met the requirements of Raymond Zoning Ordinance 2.2.3. We urge the Board to apply the same analysis.

Sprinklers

Raymond Zoning Ordinance §8.3.3 requires all commercial (to include multi family housing) and industrial uses newly constructed shall be fully sprinkler protected in compliance with NFPA 13 (the standard for the installation of sprinkler systems) design criteria. The term use is specifically defined as "the purpose for which a structure or lot is used, occupied, or maintained...". As no new use is proposed, this provision cannot be interpreted to require sprinklers in an addition serving an existing use.

Attorney Spector Morgan initially opined that both interpretations were possible, and deferred to NHPA. Paige Libbey, P.E. confirmed that NFPA 13 referenced by the Ordinance sets guidelines for sprinkler installation only, and does not address which buildings should contain sprinklers. (See attached Fact Sheet). According to the enclosed Fact Sheet, the

DANIEL C. HOEFLE	R. PETER TAYLOR	MONICA F. KIESER	STEPHANIE J. JOHNSON
R. TIMOTHY PHOENIX	KIMBERLY J.H. MEMMESHEIMER	SAMUEL HARKINSON	OF COUNSEL:
LAWRENCE B. GORMLEY	KEVIN M. BAUM	JACOB J.B. MARVELLEY	SAMUEL R. REID
STEPHEN H. ROBERTS	GREGORY D. ROBBINS	DUNCAN A. EDGAR	JOHN AHLGREN

Raymond Planning Board
68-70 Mountain Road
June 30, 2022

2

appropriate source is NFPA 101, NFPA 5000 or International Building Code (IBC) or any local codes. Because NH follows the IBC, Libbey consulted it and determined that it would be classified as Group M and Group S1 (see attached pages from the IBC pp. 34-36).

Group M and Group S1 combined requirements for sprinklers are only (1) fire area exceeds 12,000 S.F., (2), fire area is more than 3 stories, (3) combined area of all floors is greater than 24,000 S.F., (4) used for display and sale of upholstered furniture, (5) merchandise is stored on high piled or rack storage, (6) storage of commercial trucks or buses where the fire area exceeds 5,000 S.F. Libbey has advised that "high piled storage" may be a term of art applicable to storage of combustible items, which will not be stored inside the addition. The bulk of the addition is for cold storage of boats. Only a small area is heated for bathrooms, break rooms, and a small workshop area.

Hydrant Easement

The Technical Review Board recommended that an easement for continued use of the dry hydrant be provided to the Town of Raymond. We have provided a draft for your review.

We look forward to discussing the Project at the next meeting.

Very truly yours,



R. Timothy Phoenix, Esq.
Monica F. Kieser, Esq.

cc: Loon Lake, LLC/Mountain Road Trading Post



FACT SHEET » Understanding NFPA 13 *(continued)*

FAQs

Do I need sprinklers in my building?

NFPA 13 is an installation standard and does not specify which buildings or structures require a sprinkler system. NFPA 13 specifies how to properly design and install a sprinkler system using the proper components and materials after it has been determined that a sprinkler system is required. The administrative authority for requiring sprinklers within buildings rests with any of the following: the local building code; *NFPA 5000*[®]; *Building Construction and Safety Code*[®]; *NFPA 101*[®]; *Life Safety Code*[®]; *International Building Code*; or insurance regulations that typically specify which buildings and structures require sprinkler systems. Where the building code does not require a sprinkler system but one is installed voluntarily, the requirements of NFPA 13 still apply to the portion of the building being protected.

If there are no hose racks inside a building that is sprinklered in accordance with NFPA 13, does a hose stream allowance still need to be added to the hydraulic calculations?

Yes. An outside hose stream demand would be required in accordance with Table 11.2.3.1.2 in NFPA 13 (2016 edition). The table specifies an option for 0, 50, or 100 gpm for inside hose demand. Regardless of the inside hose demand, the total combined inside and outside hose demand must meet the flow specified in the table.

Are sprinklers required to be installed above a dropped ceiling?

This is a common question and the answer can be very simple or very complex depending on the nature of the building construction above the ceiling. The simple answer is no, sprinklers are not required if the construction above the ceiling is noncombustible. For buildings where the construction is combustible, sprinklers are required both above and below the ceiling. There are many exceptions to these simple rules that require careful scrutiny and are too lengthy to discuss here. A thorough review of Section 8.15 of NFPA 13 (2016 edition) is necessary to determine if sprinklers are required in specific cases.

How should the distance be measured from a heating source to a sprinkler?

When evaluating the distance from a heating source (such as a diffuser) to a sprinkler, the distance should be measured from the edge of the diffuser to the sprinkler. The proximity of the sprinkler to the heating source will also determine the temperature rating of the sprinkler. See Table 8.3.2.5(a) in NFPA 13 (2016 edition) for specific temperature ratings of sprinklers based on distance from heat sources.

For More Information

- ▶ Access the full text of NFPA 13 online at www.nfpa.org/13.
- ▶ Enroll in NFPA 13 training at www.nfpa.org/training-and-events/ to learn more about how to apply the requirements.
- ▶ Order the *NFPA Automatic Sprinkler Systems Handbook* at www.nfpa.org/13handbook for more in-depth explanations of the requirements in the standard.
- ▶ Learn more from our experts on NFPA Xchange™ at <https://community.nfpa.org/>.



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[F] 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 12,000 square feet (1115 m²) in area.
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

Exception: An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.

[F] 903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 12,000 square feet (1115 m²).
2. A Group F-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

[F] 903.2.4.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet (232 m²) in area which generate finely divided combustible waste or use finely divided combustible materials.

[F] 903.2.5 Group H. Automatic sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

[F] 903.2.5.1 General. An automatic sprinkler system shall be installed in Group H occupancies.

[F] 903.2.5.2 Group H-5. An automatic sprinkler system shall be installed throughout buildings containing Group H-5 occupancies. The design of the sprinkler system shall not be less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.5.2. Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

[F] TABLE 903.2.5.2
GROUP H-5 SPRINKLER DESIGN CRITERIA

LOCATION	OCCUPANCY HAZARD CLASSIFICATION
Fabrication areas	Ordinary Hazard Group 2
Service corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

[F] 903.2.5.3 Pyroxylin plastics. An automatic sprinkler system shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

[F] 903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

Exception: An automatic sprinkler system installed in accordance with Section 903.3.1.2 or 903.3.1.3 shall be allowed in Group I-1 facilities.

[F] 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 12,000 square feet (1115 m²).
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group M occupancy is used for the display and sale of upholstered furniture.

[F] 903.2.7.1 High-piled storage. An automatic sprinkler system shall be provided in accordance with the International Fire Code in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.

[F] 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

[F] 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 12,000 square feet (1115 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m²).

[F] 903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 10,000 square feet (929 m²).
2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 12,000 square feet (1115 m²).

DETOXIFICATION FACILITIES. Facilities that serve patients who are provided treatment for substance abuse on a 24-hour basis and who are incapable of self-preservation or who are harmful to themselves or others.

HOSPITALS AND MENTAL HOSPITALS. Buildings or portions thereof used on a 24-hour basis for the medical, psychiatric, obstetrical or surgical treatment of inpatients who are incapable of self-preservation.

NURSING HOMES. Nursing homes are long-term care facilities on a 24-hour basis, including both intermediate care facilities and skilled nursing facilities, serving more than five persons and any of the persons are incapable of self-preservation.

308.4 Group I-3. This occupancy shall include buildings and structures that are inhabited by more than five persons who are under restraint or security. An I-3 facility is occupied by persons who are generally incapable of self-preservation due to security measures not under the occupants' control. This group shall include, but not be limited to, the following:

- Correctional centers
- Detention centers
- Jails
- Prerelease centers
- Prisons
- Reformatories

Buildings of Group I-3 shall be classified as one of the occupancy conditions indicated in Sections 308.4.1 through 308.4.5 (see Section 408.1).

308.4.1 Condition 1. This occupancy condition shall include buildings in which free movement is allowed from sleeping areas, and other spaces where access or occupancy is permitted, to the exterior via *means of egress* without restraint. A Condition 1 facility is permitted to be constructed as Group R.

308.4.2 Condition 2. This occupancy condition shall include buildings in which free movement is allowed from sleeping areas and any other occupied smoke compartment to one or more other smoke compartments. Egress to the exterior is impeded by locked *exits*.

308.4.3 Condition 3. This occupancy condition shall include buildings in which free movement is allowed within individual smoke compartments, such as within a residential unit comprised of individual *sleeping units* and group activity spaces, where egress is impeded by remote-controlled release of *means of egress* from such a smoke compartment to another smoke compartment.

308.4.4 Condition 4. This occupancy condition shall include buildings in which free movement is restricted from an occupied space. Remote-controlled release is provided to permit movement from *sleeping units*, activity spaces and other occupied areas within the smoke compartment to other smoke compartments.

308.4.5 Condition 5. This occupancy condition shall include buildings in which free movement is restricted from an occupied space. Staff-controlled manual release is provided to permit movement from *sleeping units*, activity spaces and other occupied areas within the smoke compartment to other smoke compartments.

308.5 Group I-4, day care facilities. This group shall include buildings and structures occupied by persons of any age who receive custodial care for less than 24 hours by individuals other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the person cared for. A facility such as the above with five or fewer persons shall be classified as a Group R-3 or shall comply with the *International Residential Code* in accordance with Section 101.2. Places of worship during religious functions are not included.

308.5.1 Adult care facility. A facility that provides accommodations for less than 24 hours for more than five unrelated adults and provides supervision and *personal care services* shall be classified as Group I-4.

Exception: A facility where occupants are capable of responding to an emergency situation without physical assistance from the staff shall be classified as Group R-3.

308.5.2 Child care facility. A facility that provides supervision and personal care on less than a 24-hour basis for more than five children 2½ years of age or less shall be classified as Group I-4.

Exception: A child day care facility that provides care for more than five but no more than 100 children 2½ years or less of age, where the rooms in which the children are cared for are located on a *level of exit discharge* serving such rooms and each of these child care rooms has an *exit* door directly to the exterior, shall be classified as Group E.

SECTION 309 MERCANTILE GROUP M

309.1 Mercantile Group M. Mercantile Group M occupancy includes, among others, the use of a building or structure or a portion thereof, for the display and sale of merchandise and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public. Mercantile occupancies shall include, but not be limited to, the following:

- Department stores
- Drug stores
- Markets
- Motor fuel-dispensing facilities
- Retail or wholesale stores
- Sales rooms

309.2 Quantity of hazardous materials. The aggregate quantity of nonflammable solid and nonflammable or noncombustible liquid hazardous materials stored or displayed in a single *control area* of a Group M occupancy shall not exceed the quantities in Table 414.2.5(1).

SECTION 310 RESIDENTIAL GROUP R

310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the *International Residential Code* in accordance with Section 101.2. Residential occupancies shall include the following:

R-1 Residential occupancies containing *sleeping units* where the occupants are primarily transient in nature, including:

- Boarding houses (transient)
- Hotels (transient)
- Motels (transient)

Congregate living facilities (transient) with 10 or fewer occupants are permitted to comply with the construction requirements for Group R-3.

R-2 Residential occupancies containing *sleeping units* or more than two *dwelling units* where the occupants are primarily permanent in nature, including:

- Apartment houses
- Boarding houses (nontransient)
- Convents
- Dormitories
- Fraternities and sororities
- Hotels (nontransient)
- Live/work units
- Monasteries
- Motels (nontransient)
- Vacation timeshare properties

Congregate living facilities with 16 or fewer occupants are permitted to comply with the construction requirements for Group R-3.

R-3 Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

- Buildings that do not contain more than two *dwelling units*.
- Adult care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
- Child care facilities that provide accommodations for five or fewer persons of any age for less than 24 hours.
- Congregate living facilities* with 16 or fewer persons.

Adult care and child care facilities that are within a single-family home are permitted to comply with the *International Residential Code*.

R-4 Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including more than five but not more than 16 occupants, excluding staff.

Group R-4 occupancies shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in this code or shall comply with the *International Residential Code* provided the building is protected by an *automatic sprinkler system* installed in accordance with Section 903.2.7.

310.2 Definitions. The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meanings shown herein.

BOARDING HOUSE. A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.

CONGREGATE LIVING FACILITIES. A building or part thereof that contains sleeping units where residents share bathroom and/or kitchen facilities.

DORMITORY. A space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms, for persons not members of the same family group, under joint occupancy and single management, as in college dormitories or fraternity houses.

PERSONAL CARE SERVICE. The care of residents who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the resident while inside the building.

RESIDENTIAL CARE/ASSISTED LIVING FACILITIES. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides *personal care services*. The occupants are capable of responding to an emergency situation without physical assistance from staff. This classification shall include, but not be limited to, the following: residential board and care facilities, assisted living facilities, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug abuse centers and convalescent facilities.

TRANSIENT. Occupancy of a *dwelling unit* or *sleeping unit* for not more than 30 days.

SECTION 311 STORAGE GROUP S

311.1 Storage Group S. Storage Group S occupancy includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.

311.2 Moderate-hazard storage, Group S-1. Buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

- Aerosols, Levels 2 and 3
- Aircraft hangar (storage and repair)
- Bags: cloth, burlap and paper
- Bamboos and rattan
- Baskets
- Belting: canvas and leather
- Books and paper in rolls or packs
- Boots and shoes
- Buttons, including cloth covered, pearl or bone
- Cardboard and cardboard boxes
- Clothing, woolen wearing apparel
- Cordage
- Dry boat storage (indoor)
- Furniture

Furs
 Glues, mucilage, pastes and size
 Grains
 Horns and combs, other than celluloid
 Leather
 Linoleum
 Lumber
 Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials listed in Table 307.1(1) (see Section 406.6)
 Photo engravings
 Resilient flooring
 Silks
 Soaps
 Sugar
 Tires, bulk storage of
 Tobacco, cigars, cigarettes and snuff
 Upholstery and mattresses
 Wax candles

311.3 Low-hazard storage, Group S-2. Includes, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic trim, such as knobs, handles or film wrapping. Group S-2 storage uses shall include, but not be limited to, storage of the following:

Asbestos
 Beverages up to and including 16-percent alcohol in metal, glass or ceramic containers
 Cement in bags
 Chalk and crayons
 Dairy products in nonwaxed coated paper containers
 Dry cell batteries
 Electrical coils
 Electrical motors
 Empty cans
 Food products
 Foods in noncombustible containers
 Fresh fruits and vegetables in nonplastic trays or containers
 Frozen foods
 Glass
 Glass bottles, empty or filled with noncombustible liquids
 Gypsum board
 Inert pigments
 Ivory
 Meats
 Metal cabinets
 Metal desks with plastic tops and trim
 Metal parts
 Metals
 Mirrors
 Oil-filled and other types of distribution transformers
 Parking garages, open or enclosed
 Porcelain and pottery
 Stoves
 Talc and soapstones
 Washers and dryers

**SECTION 312
 UTILITY AND MISCELLANEOUS GROUP U**

312.1 General. Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:

Agricultural buildings
 Aircraft hangars, accessory to a one- or two-family residence (see Section 412.5)
 Barns
 Carports
 Fences more than 6 feet (1829 mm) high
 Grain silos, accessory to a residential occupancy
 Greenhouses
 Livestock shelters
 Private garages
 Retaining walls
 Sheds
 Stables
 Tanks
 Towers

HIGH-PILED COMBUSTIBLE STORAGE. Storage of combustible materials in closely packed piles or combustible materials on pallets, in racks or on shelves where the top of storage is greater than 12 feet (3658 mm) in height. Where required by the *fire code official*, *high-piled combustible storage* also includes certain high-hazard commodities, such as rubber tires, Group A plastics, *flammable liquids*, idle pallets and similar commodities, where the top of storage is greater than 6 feet (1829 mm) in height.

HIGH-PILED STORAGE AREA. An area within a building which is designated, intended, proposed or actually used for *high-piled combustible storage*, including operating aisles.

Return to:

Paul Hammond, Interim Town Manager
Raymond Town Offices
4 Epping Street
Raymond, NH 03077

EASEMENT FOR ACCESS TO DRY HYDRANT
Property Located at 68 Mountain Road, Raymond, NH 03077

KNOW ALL MEN BY THESE PRESENTS, that **LOON LAKE, LLC** a New Hampshire limited liability company with an address of 46 Jampsa Trail, Town of Nottingham, County of Rockingham, State of New Hampshire 03290 (the "Grantor"), for consideration received, grants to the Town of Raymond, a municipal body politic having a mailing address of 4 Epping Street, Town of Raymond, County of Rockingham and State of New Hampshire 03077, (the "Grantee") with **QUITCLAIM COVENANTS:**

An easement on, over, below, along, and across the Grantor's property shown as Lot 9 on a certain plan identified as "Subdivision Plan Map 46, Lot 9" dated September 2, 2021 and recorded in the Rockingham County Registry of Deeds as Plan # D-42971 (the "Plan"), (the "Premises") to reach an existing dry hydrant.

Meaning and intending to convey an easement to access an existing dry hydrant situated on Lot 9 on Plan #D-42971, said lot being a portion of that conveyed to the within Grantor by Deed of the Beaumont Family Trust u/d/t January 15, 2003, dated October 15, 2020 and recorded in the Rockingham County Registry of Deeds at Book 6179, Page 2063.

Purpose and Rights: The Grantee shall have a perpetual, permanent, uninterrupted, nonexclusive easement for the purpose of enabling the Town of Raymond Fire Department to enter the Premises to access, use, and maintain a dry hydrant. Grantee's exercise of the rights and easement herein granted shall be at the sole risk of Grantee.

Grantee indemnifies, releases and holds harmless the Grantor, its heirs, successors, assigns, tenants, subtenants, agents, contractors or employees (collectively, the "Released Parties") from any act or omission in connection with the exercise by Grantee of the rights herein granted, except, with respect to any of the Released Parties, to the extent that such loss, claim, cost, damage or expense is a result of the gross negligence or willful misconduct of such Released

Party.

Grantor shall have no responsibility for installation, maintenance, operation, or replacement of the dry hydrant.

Retained Rights: Grantor retains the right to freely use and enjoy its interest in the easement area insofar as the exercise thereof does not interfere with the purpose of this instrument.

Easement To Run With Land: All rights and privileges, obligations and liabilities created by this instrument shall inure to the benefit of, and be binding upon, the heirs, devisees, administrators, executor, successors and assignees of the Grantee and of the Grantor, the parties hereto and all subsequent owners of the Premises and shall run with the land.

This is an exempt transfer per R.S.A. 78-B:2(I).

IN WITNESS WHEREOF, Grantor has executed this document on this the ____ day of April, 2022.

LOON LAKE, LLC

By: _____

Troy Brown, Manager

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

This instrument was acknowledged before me on _____, 20__ by _____, duly authorized Manager/Member of LOON LAKE, LLC.

Notary Public / Justice of the Peace
(My commission expires: _____)

Planning Board Site Walk
6/2/2022
70 Mountain Road
Minutes

Site walk meeting called to order at 5:00pm by Chairman Brad Reed

Present included:

Brad Reed Chair

Patricia Bridgeo Vice Chair

Jim McLeod

Gretchen Gott

Diana Luszc

Kevin Woods

Scott Campbell

Jonathan Wood Alternate

Monica Kaiser Atty for applicant

Troy Brown Applicant

Keith Smith Resident

Chairman Reed recuses himself, Vice chair Bridgeo assumes Chair

Atty Kaiser describes the property including improvements that have been made and the house which has been sub-divided

Mr. Brown notes the addition will be 2 stories up to 2nd floor of the existing building.

Mr. Brown notes the location of the bathrooms, and they will be accessible from inside and out.

Atty Kaiser notes the Shelter logic outbuilding is building permitted.

Mr. J Wood asked about the foundation, Mr. Brown noted it will be partial crawl space coming out from existing to slab. It was noted the crawl space would be used for plumbing and utilities.

It was noted that the outbuildings are for storage of things like canoes, kayaks, and other items.

Mr. Brown related a typical day operation during the summer.

Atty Kaiser noted the boundary marker for the existing house. Mr. Brown described the area as a lot of ledge and trees.

Vice-chair Bridgeo asked about parking, it was noted it was on drawing C2.

Members of the committee looked at a abutting house. It was noted it is on a different road.

Vice Chair Bridgeo adjourned the site walk at 5:28pm

Respectfully submitted

Kevin Woods

Planning Board Secretary

1 Planning Board Minutes

2 June 2, 2022

3 7:00 PM

4 Media Center Raymond High School

5
6 **Planning Board Members Present:**

7 Brad Reed (Chairman)

8 Patricia Bridgeo (Vice- Chairman)

9 Dee Luszcz

10 Kevin Woods (Secretary)

11 Jim McLeod

12 Gretchen Gott

13 Scott Campbell (Selectmen ex officio)

14 Jonathan Wood (Alternate) (Seated for first application)

15
16 **Planning Board Members Absent:**

17 None

18
19 **Staff Present:**

20 Glenn Coppelman - Circuit rider

21 Madeleine Dilonno -Circuit Rider Planner, RPC

22
23 **Pledge of Allegiance**

24
25 Brad Reed recused himself from the first application and Jonathan Wood was seated.

26
27 The first application was Mountain Road Trading Post.

28 Monica Keiser introduced herself and Troy Brown from his business address 68
29 Mountain Road.

30
31 Monica Keiser

32 The first concern related to the proposed expansion and whether the proposed
33 expansion required a variance or not. Ms. Bridgeo had presented some documents and
34 she was referring to some electronic documents that she believed imposed a condition
35 of no further expansion. We have since reviewed the building file, reviewed those
36 documents, as I believe have the building department. And I think in your packet for last
37 month, it may have been that the building department submitted a letter confirming what
38 we had been saying before, which is that the proposed expansion complies with the
39 ordinance. There is no previous condition against any further expansion. I believe that's
40 the letter and the information that Ms. Bridgeo was referring to. So, our position is that

41 there is no previous approval by any board that says anything like no further expansion.
42 So, I think that's our position on that our position on sprinklers is the same as it was
43 before. We've done some further examination of again; we had provided a letter to the
44 town saying what our position was based on the plain language of the ordinance that
45 this is not a newly constructed use. It is a newly constructed building for a use that
46 exists and has existed for eons. And for those reasons, we simply don't believe that the
47 sprinkler language applies. So, in any event we don't want to be unreasonable about the
48 sprinkler situation. But we're relying on the plain language of the ordinance and the
49 original TRC process which had flagged any and all issues that we had addressed and
50 prepared and presented in our previous packet.

51 Sprinkler in this building, the estimate that we've been given is \$30,000. It's not an
52 insignificant amount. And this is what's proposed is cold storage, bathroom break room
53 and a place for people to make adjustments and small boat repairs. There's not going to
54 be any manufacturing, there's not going to be any flammable items. Nobody's going to
55 obviously be residing there or even in that space for long periods of time.

56 I don't know if you've gotten independent information from your counsel. But when this
57 was discussed the assessment of counsel was, well, it looks like this language is not
58 very clear, seems ambiguous could be interpreted either way.

59 I do not have a copy of your building code. It looks like the Raymond Building Code
60 refers to another document. That's not the International Building Code. But what I can
61 tell you, based on Paige Libby, who was here earlier and her examination, we don't think
62 it's 5000 square feet, simply the scope of this addition is small enough that it would not
63 require sprinkler in unless it wasn't for a home and if it wasn't storing flammable
64 material. So, we stand by our analysis on the sprinkler issue. But again, we want to be
65 clear that this is primarily an issue of expense more than anything else. It's just not
66 feasible. I think those were the two primary issues. If you recall, there were waivers
67 submitted for full drainage or stormwater workup. And the justification for that had been
68 that we were proposing a 10 addition over what you saw to be and what's represented
69 on the plan to be a paved area. So essentially no net change. We asked for a waiver
70 from lighting because we don't want to add any lighting. We want to be respectful of the
71 neighbors and not have the additional lighting. And we had sought a waiver for
72 landscaping. Because there is sort of a significant buffer already around the area, both
73 topographically in terms of the ledge and the steep incline that you saw. But there's also
74 a lot of trees and existing sort of screening on the property as well. So those were the
75 three waivers for you.

76 Motion:

77 Mr. J. Wood made a motion with the finding of fact that there are no abutter objections

78 to this application. Mr. Mcleod seconded the motion. Results of motion not shown in
79 video.

80
81 The Board then discussed with Monica Keiser the verbiage for the 25% expansion.
82 Under ordinance 2.2.3 : *Expansion of any use by twenty-five percent (25%) or more is*
83 *not permitted*. In 2004. It did the expansion. Mrs. Luszcz asked Attorney Keiser why do
84 you feel you get another 25%?

85
86 Monica Keiser

87 First of all, beginning at 2.21.

88 Use existing out adoption uses which exist at the time of the adoption of this ordinance
89 may continue unless that use was found to be in imminent danger to public health,
90 safety and welfare, blah, blah. I'm looking at the 2022 ordinance. And we have an
91 expansion that was permitted in 2004. If your ordinance if the intent of your ordinance is
92 to never permit another expansion, then it would say you get a onetime expansion of
93 25% rules of statutory interpretation rules and interpretation of the ordinance. And in
94 fact, the way your department in your town interpreted this interpreted this to not be a
95 bar against any subsequent expansion. So, I'm not trying to talk legalese. What I'm
96 saying is talking about the plain language of the ordinance is where we always start.
97 The plain language of the ordinance does not say a onetime expansion of 25%. The
98 ordinance says you have what you have, and if it's non-conforming, it may continue. And
99 then it says expansions of more than 25% are not permitted. Our expansion is under
100 25%. It's been presented to the town and several months have gone by as the town
101 reviewed it and sent it to TRC. They have now submitted a letter to you saying how they
102 calculated, and it is under 25%. So, we got to the sport no one suggested that
103 was completely non permitted. But my answer is that the reason why we get a second
104 bite of the apple is because your ordinance does not say otherwise. And the purpose of
105 that is to evaluate that, frankly conditions in the neighborhood and in a town change
106 over a period of decades. And if you have something that was permitted in 2004, it may
107 well change, and the surrounding area may be different. So, I suspect that's why your
108 ordinance doesn't say you can never expand again.

109
110 Mr. Campbell

111 I know you're saying that a second bite of the apple, the ordinance basically says in this
112 specific square footage, and we have those numbers, there's no timelines, no
113 limitations. But it does specifically say square footage. That's pertinent because the
114 square footage is in the original September 16th 2004. So, if you use the number of

115 1008 feet as your percentage, which means you got 192 square feet leftover for that
116 25%? Well, two things. First of all, I don't see square footage, it just says expansion of
117 any use by 25% or more is not permitted in 3800 square feet is what we started with
118 when the expansion started. So, if we're looking at numbers, that's 4800 square feet, it
119 was allowed 1800 square feet and 2004. So that means you're allowed 12. So, you have
120 192 lefts. I disagree, and I believe the plain language of the ordinance says otherwise.
121 And I would have to disagree and say that those numbers are right there. And we have
122 that in black and white. I understand it's right in there above the percentage, you are
123 well under the percentage that you can use. It was granted. But now, when we look at
124 and say, okay, what was the amount you could have used back then? It would have
125 been 1200 square feet, which would have been your 25%. So, you do have 192 leftover
126 credits of cumulative. But we're going off of what was already granted what's leftover. I
127 disagree. Your square footage? Yeah, it says 25% and your 25% of the building was
128 4800. And it was granted.

129

130 Monica Keiser

131 But looking today, we have an existing condition. And we have a use that is protected as
132 a non-conforming use, you can't just look at the single sentence, you also have to look
133 at the part of the ordinance that says uses existing now, you know that have existed are
134 protected or you know the specific language of 2.2.1. Then you go on to further
135 information, you can't reestablish a non-conforming use that lasts. There're these
136 exceptions, there's that exception expansion limits, does not say cumulative expansion
137 beyond 25% is not permitted. It does not give you a timeframe to evaluate, you know,
138 over a percentage. I would suggest you consult your counsel about that.

139

140 Mrs. Luszc

141 In the letter of September 16, 2004. That's in the file off this one I've got. A second
142 paragraph says in reviewing the Raymond Zoning Ordinance, Article four, use non-
143 conforming section 4.800.03. limits expansion of any non-conforming use to a maximum
144 of 25%.

145

146 Ms. Gott

147 And the reason I believe that your point of being cumulative is not pertinent that this is
148 pertinent, as you say, is because it's a non-conforming use. I believe that if we were
149 talking about conforming uses, there would be no issue. But we have a non-conforming
150 use. And the regs have always said no greater than a certain amount or not always but
151 a long time.

152

153 Mr. J. Wood asked and how long has the commercial activity been since that particular
154 ordinance or zoning ordinance said that it was not permitted?

155

156 Mrs. Luszczyk responded I think the important date is that in 2004 it was recognized as a
157 non-conforming use.

158

159 Mr. Brown

160 We, not knowing how this all works sought the Council of the town and asked the
161 building inspector and the planning team for an interpretation of this. And when you
162 submitted our idea about how we thought what it meant. And they went back and
163 reviewed with Maddie and the planning commission, and they come back and confirmed
164 what we thought was the calculation and how to think about it was correct. And we
165 relied on that from November 4th to invest in architects and attorneys and engineers for
166 the town that did not tell us that we were okay. We wouldn't have made those
167 investments from then till now.

168

169 Motion:

170 Ms. Gott made a motion to have legal banter on this question.

171 Mr. Campbell made a point of order asking that if we go and bring this to legal, I'd like it
172 to be in front of all the boards to be discussed what legal says. Mr. Campbell seconded
173 the motion. The motion passed with a vote of 5 in favor, 1 opposed and 1 abstention.

174

Brad Reed - yes

175

Patricia Bridgeo - Yes

176

Dee Luszczyk - Yes

177

Kevin Woods - Yes

178

Jim McLeod - Abstain

179

Gretchen Gott - Yes

180

Scott Campbell - Yes

181

182 Mrs. Luszczyk said we still have the sprinkler issue. So, it is cold storage, but it has a heat
183 source and people will be in the structure. This is our concern.

184

185 Mr. Brown

186 It will only be heated in the bathroom, the shop, and the break room. The bulk of the
187 building is the cold storage in the back.

188

189 Ms. Gott

190 I am very concerned about buildings. And believe right up front, honest with you that
191 they should have sprinklers and that is because we have a very resolute but small fire
192 department.

193

194 Mr. Mcleod read a letter from the Fire Chief to Christina McCarthy (See attached)

195

196 Ms. Bridgeo

197 I think in one of the letters it states because it's cold storage. And that's why your
198 application says cold storage, heated cold storage. And that's also a conflict. It says that
199 they have given exceptions to cold storage because of not putting sprinklers in cold
200 storage. But when you read what your application says it says that it's going to have
201 cold storage with people working out there. So, it's not truly cold storage. It's heated. It's
202 a work break room along with a workstation and the heated bathroom. And that's where
203 the cold storage statements from the former fire chief where he says that he has given
204 exceptions for cold storage, but this is not cold storage. This is a mixed use. And it's
205 heated and the addition is a separate application of usage from where you have your
206 sales floor. And now you're going to be adding in a work area for your workers to be
207 going out there and it will be heated for them and it's a different space than the actual
208 sales floor inside the building. It is a separate use.

209

210 Mr. Brown

211 We've never tried to represent the entire thing as cold storage. That's not what we
212 represented. When you look at the IBC and look at the code, what's required based on
213 the size we have, and based on the type of contents we have, for those two reasons,
214 the code does not require us to have sprinklers either the IBC, the International Building
215 Code.

216

217 Mr. J. Wood

218 So, it comes down to the board here saying, if they need if we follow our ordinance the
219 way we see it, then they have to have sprinklers and if they don't want to have sprinklers
220 they have to go for a variance.

221

222 Mr. Mcleod

223 I believe our code is more stringent than NFPA and IBC. And I also believe that the
224 wording of this is clear. And I don't know why legal found ambiguity in it. The intent is
225 clear, and the language is clear to me.

226

227

228 Maddie Dilonno

229 Madam Chairman, I just wanted to point out above the ordinance that talks about the
230 sprinklers 8.3.2 it says, all construction in the town of Raymond shall conform to the
231 state building code, as referenced in RSA 155.A2. Are you talking about the state
232 building code or your international I'm not familiar with?

233

234 Monica Keiser

235 Well, the state building code may say, and this is what this is, what's confusing is
236 sometimes we'll say, we go with the IBC, this version, or the State might say we're going
237 with the IBC, you know, 2015, or whatever, and then you have to look and see, but I can
238 tell you that the IBC sections if the, if the ordinance wants to rely on the IBC that's not
239 your building code references some other kind. I couldn't find the sections of the IBC I
240 think are 903 2.7 and 903 2.9. Which is a group and automatic sprinklers shall be
241 provided throughout buildings in a group, an occupancy if the fire area exceeds 12,000
242 square feet, is located more than three stories above grade plane, the combined area of
243 group and fire areas on all floors exceeds 24,000 square feet. I will find her email to be
244 sure.

245

246 Ms. Bridgeo

247 Poll: Should the Board require a sprinkler?

248 Kevin Woods - I think it should be.

249 Jonathan Wood - Yes

250 Dee Luszcz - At this time, I would say yes, but I like to do a little more research.

251 Scott Campbell - I'd like to see the sprinkler system, but I think we should look into it a
252 little bit deeper.

253 Jim Mcleod - Yes.

254 Trisha Bridgeo - Yes.

255 Gretchen Gott - Yes.

256

257

258 Monica Keiser

259 If the board could just let us know where you are on the other waivers that we had
260 asked for the landscaping, the stormwater workup, and the lighting and if you
261 if you are in sort of an agreement with us that we don't need to do a full drainage
262 analysis and service. And if you're in agreement with us that the lighting stuff isn't
263 required since we don't want to add any lighter. And if you agree that the landscaping,

264 you know, the conditions are such that we can get a waiver from those three things.
265
266 Ms. Gott
267 I was less concerned about the storm drainage until I saw the wetland. And the fact that
268 it's downslope and unfortunately, I don't want to waive that.
269
270 Poll: Do you want to waive the stormwater?
271
272 Kevin Woods - Yeah, I don't think he's doing anything with that property there requires
273 stormwater.
274
275 Jonathan Wood - Waive.
276
277 Scott Campbell - I think we should still look into that.
278
279 Jim Mcleod - I'd be willing to waive that.
280
281 Trisha Bridgeo - I want us to look into that.
282
283 Dee Luszcz - Either hold my vote or say no, not granted it at this time. Doesn't mean
284 that with more research.
285
286 Monica Keiser
287 Again, the basis of the request is the area where we want to put the building is already
288 paved and already impervious. So, we're not adding any new impervious surface. We're
289 just taking a structure and putting it on top of something that's already impervious.
290
291 Ms. Bridgeo
292 So, the second waiver is in regard to landscaping.
293
294 Kevin Woods - I would waive that.
295
296 Jonathan Wood -Waive
297
298 Dee Luszcz - I would waive that.
299
300 Scott Campbell - Waive

301
302 Jim McLeod - Waive
303
304 Trisha Bridgeo - I don't know until we see were. I have to actually research to see where
305 those houses were today.
306
307 Gretchen Gott- Well, that's my concern is that the house, the gray house by Old Stage
308 Road, that's all deciduous, there's not a very thick buffer to begin with. And we talk
309 about protecting neighbors, it's not always the same ones that are going to be living
310 there. We talked about protecting unlike zones. So, we protect it with a buffer and
311 fencing. We asked for it for the other abutting property that was residential. I feel like we
312 should be consistent and ask for that as well.
313
314 Ms. Bridgeo
315 The last one would be lighting.
316
317 Poll:
318 Kevin Woods - They're not adding any lighting. So, I would say that can be waived.
319
320 Jonathan Wood - Waive
321
322 Dee Luszcz - Waive
323
324 Scott Campbell- Waive
325
326 Jim McLeod - Waive
327
328 Trisha Bridgeo - Waive
329
330 Gretchen Gott - Waive
331
332 Motion:
333 Mr. McLeod made a motion to continue the application 2021- 024 until July 7, 2022 at 7
334 pm at the Raymond High School Media Center. Mr. J. Wood seconded the motion. The
335 motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.
336 Brad Reed - yes
337 Patricia Bridgeo - Yes
338 Dee Luszcz - Yes

339 Kevin Woods - Yes
340 Jim McLeod - Yes
341 Gretchen Gott - Yes
342 Scott Campbell - Yes

343
344

345 Mr. Reed rejoined the Board as Chairman at approximately 8:01pm.

346 Mr. J. Wood was no longer seated as a voting member.

347

348 Mr. Reed disclosed that his company uses Pinard Waste System and that it will not
349 affect his judgment on the application.

350

351 John Lorden of Tighe & Bond on behalf of Pinard Waste gave a status report on what
352 was resubmitted and where we are. They did update and revise the plans, including the
353 architectural plans. They provided a traffic memo which showed no significant impact to
354 the traffic operations in the vicinity of the site. Majority of the site traffic is distributed
355 throughout the day and largely outside of the peak traffic periods. They revised a
356 drainage study, they had to infiltrate infiltration test results, and they addressed the
357 review engineer comments that were related to drainage. They also finalized a few
358 outstanding comments to the review engineer's comments. And they addressed the
359 comments from the Rockingham Planning Commission. One of those was that a
360 conditional use permit would be required for regulated substances over 100 gallons. So,
361 Pinard put together a spill prevention control and countermeasure plan that was
362 submitted. Also, with this overall submittal. Mr. Lorden was not in attendance but there
363 was a site walk for landscaping, one of the abutters around the corner. I guess it wasn't
364 really much of an opportunity to do it near the abutters' home. So, there's a discussion
365 about putting some trees up closer to the structure itself. Unfortunately, there's a large
366 swale with stormwater so it wasn't a good spot for those. So, what they did on the plans
367 is they marked off 160 linear feet of where the chain link fences to put some privacy
368 slats and hoped that that would kind of help to create a bit of a wall there.

369

370 Dottie Simmineau, 18 Otter Road, asked about the buffer and what they are going to do
371 about the chain-link fence? Are you going to add to this fence in height or leave it the
372 same way?

373

374 John Lorden agreed that if she wanted to add to height they would add to the height.

375

376 Dottie Simmineau said, "you are going to have to put a ten-foot fence on top of what you

377 have already got there.”

378
379 John Lorden replied “Commercially, I think a standard fence that they make is 12 feet
380 high. So, I believe it's six feet now. We could double to 12 feet anything above that
381 would be kind of a non-normal construction.”

382
383 John Simmineau, 18 Otter Road, asked “So what do you have over there for the fence
384 right now? A six foot? So, you have to put another 6-foot high on top of that and you are
385 still going to put the slats in it?” “I have seen putting up a mesh that you can't see
386 through.”

387
388 Tony Belanger responded “Just because there's not a lot of options here. Okay, we can't
389 grow trees, we can't plant trees. You don't want them on your property. I think the best
390 thing we could do is what you two have just discussed. It goes as high as we can to the
391 regular fence without going crazy. And if that's a possibility, then you know, people have
392 called me, and I'll find out what it is. And see if it's viable in that area. You know, if it
393 makes sense, then we'll do it.”

394
395 Ms. Gott
396 I was just trying to establish what you are comfortable with and what both sides are
397 agreeing to, so I understand. And I'm hearing now, a three eighth inch mesh on a 12-
398 foot fence, the 160 feet as you described, and that's acceptable. And you do not wish to
399 have it on your property per se. It's on their site. I just want to make sure I understand
400 what you all are agreeing to.

401

402 -----

403 Ms. Gott asked how the river gets protected?

404
405 John Lorden answered “So everything is an improvement on the site. We're collecting
406 the stormwater and we're putting it through best management practice. And those
407 practices are either infiltration, which is said as a sediment forebay before, collecting
408 some stuff, suspended solids, etc., puts it into the infiltration basin, and it goes through
409 the sand, and it cleans itself from the sand. Alternatively, on the other side, it's a gravel
410 wetland, it stays wet, anaerobic activity, nutrients, it's just and it's a cleansing method
411 designed by UNH that where the water just stormwater used to just flow off into the
412 wetlands, it now is going to get pretreated and treated. There's maintenance and there's
413 an operation and maintenance program that goes with it. And typically it's just it's

414 mowing once or twice a year, the sediment forebay you just have to inspect it and if
415 there is a lot of sediment that a lot of sand does get tracked in and then it ends up in that
416 sediment forebay that either has to get raked out or eventually you might have to get a
417 tractor or something into some mechanical means to scrape it out and replace that
418 infiltration basins have to dry down within 72 hours if they don't dry down within 72 hours
419 that materials to be taken out and replaced because it's clogged and it's not functioning
420 correctly. It is all in the drainage report.

421

422 Maddie Dilonno

423 But getting back to the gravel wetlands, I just wanted to bring to the board's attention
424 that the gravel wetlands are actually encroaching into the 25-foot wetland setback. And I
425 understand this was done in response to a town engineer comment in a memo.

426 However, I was wondering if you could just go over what those impacts of the wetland
427 setback might be. So, my question was whether or not the applicant would need a
428 special permit for disturbance of the wetlands, even though they're not directly disturbing
429 the wetlands or disturbing the setback. But it's not entirely clear to me in the ordinance
430 whether the 25-foot setback is included in the zone G Conservation District. However, I
431 advise a special permit just in the event that the board felt that there was a disturbance
432 to the wetlands.

433

434 Mr. Reed

435 The area you have disturbing is within the area that's already your yard.

436

437 John Lorden

438 It is already disturbed.

439

440 Poll: Do you think it is a fair trade off?

441

442 Gretchen Gott - I think that's a fair trade off.

443

444 Kevin Woods- I think it is.

445

446 Dee Luszcz - Yes.

447

448 Scott Campbell- Yes

449

450 Jim Mcleod - Yes

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Trisha Bridgeo - Yes
Brad Reed - Yes

Motion:

Ms. Bridgeo made a motion to accept the compromise that they have made for the Town Engineer. Mrs. Luszcz seconded the motion. The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.

- Brad Reed - Yes
- Patricia Bridgeo - Yes
- Dee Luszcz - Yes
- Kevin Woods - Yes
- Jim McLeod - Yes
- Gretchen Gott - Yes
- Scott Campbell - Yes

John Lordan explained the need for a Conditional Use Permit. “a conditional use permit is required for regulated substances over 100 gallons. Tony verified that this number is something from the documentation is 300 gallons of motor oil, 300 gallons of hydraulic oils, and 250 gallons of waste oil stored. So, part of the Conditional Use Permit is a spill prevention control and countermeasure plan, which Tony and his team put together. And that shows a map of how it flows and what happens, it kind of lists contacts, and what would happen in case of an emergency.

Maddie Dilonno

Mr. Chairman, I do have a comment from Dave Frederickson about the SBCC plan. I'll just read it. He says you might have already just said this. But I would recommend the ceiling of any existing floor drains not knowing if the inside on the buildings concrete floors is porous, I would suggest the floor maintenance plan be developed. I don't know if it would need to encompass the whole floor just a large enough area to give time to react. I did see in the emergency spill response line five, all fluids are set up with secondary containment. This emergency spill response document met to cover outside of the building as well.

Mr. Reed

Well, in other words, if you have a leak outside the building, you blow a hydraulic hose. Do you have a plan?

489
490 Tony Belanger
491 So, if we broke the hydraulic, it's similar to that same plan that we have inside. We
492 contain, assess quantity because we have to report anything over 25 gallons and get
493 the EMS down there. And then they usually let us do it, or they'll have us call in one of
494 the Clean Harbors people. But it's the same plan for this is part of one that you wouldn't
495 see because it's part of our, our safety plan. So as the drivers out there driving on the
496 road, that's where we expect to see a hydraulic leak more and more often than at home,
497 right. But if it was to happen at home, they've got the spill kits in their trucks with the
498 bolts there you know, to try to stop it from getting anywhere. And then we get a crew
499 over there to put "speedy dry" down. So, I can provide that to you, as well as this, where
500 we can add it to this and say that it encompasses this particular property. This is what
501 the plan would be for outside as well.

502
503 Ms. Gott
504 That would be a condition of approval to have this plan modified and those that added to
505 it for an outside spill.

506
507 Mrs. Luszcz asked how many gallons in one truck for hydraulic fluid?

508
509 Tony Belanger
510 There are four sources of fluid in a truck that are measurable. Diesel fluid with 75 to 100
511 gallons. So that's of concern right now and then you've got your hydraulic tank, which is
512 typically 55 to 75. Both of those are of concern, which is when you lose a main line,
513 that's when you know that every now and then they blow right? And that's a mess.
514 We've had lots of experiences coming down the road, the guys collecting trash, he didn't
515 know his line. And next thing, you know, seven miles later, you get this big, long line,
516 you know, so then you've got antifreeze, which is, you know, those radiators, and the
517 reservoirs on those trucks are much more sizable, more sizable in the car. So, even
518 though I don't think they don't hit the 25-gallon mark, I'm guessing they must be at least
519 a 10-gallon mark, you know, which is plausible, you know. And then the last one is your
520 and I don't even know whether this stuff measures or not, Oh, transmission. So,
521 transmission and DEF. Transmission fluid measures 6 to 8 gallons.

522
523 Motion:
524 Ms. Bridgeo made a motion to accept the Conditional Use Permit for 5.2.1.1. Mr.
525 Campbell seconded the motion. The motion passed with a vote of 7 in favor, 0 opposed,

526 and 0 abstentions. Brad Reed - Yes
527 Patricia Bridgeo - Yes
528 Dee Luszcz - Yes
529 Kevin Woods - Yes
530 Jim McLeod - Yes
531 Gretchen Gott - Yes
532 Scott Campbell - Yes

533
534

535 The Board discussed Conditions of Approval. The first condition agreed upon was a 160
536 foot by minimum 12-foot-high fence as shown on the plan. The second condition is on
537 sheet C107 they are going to update the notes to reflect LED, dark sky compliant
538 fixtures, and that they were going to add the SPCC Plan for outside spills in the yard.

539

540 Ms. Gott asked if this building was going to be sprinkled?

541

542 Tony Belanger

543 So, what's going to happen is I believe it's going to require a dry system. Dry systems
544 are for when you don't have enough heat to keep it below a certain temperature. We
545 upgraded our water from the main road to meet compliance for that very reason to make
546 sure we had enough water supply a sprinkler system.

547

548 Jim McLeod

549 The requirement for sprinklers is just that it's a commercial building, or industrial
550 building. It doesn't have anything to do with the size of the building. It's a commercial
551 building. It needs to be sprinkled.

552

553 Several conditions of approval were added stating that fire suppression is required in all
554 newly constructed areas. That sheet C102 note 15 needs to be completed and that all
555 remaining comments or outstanding issues from Dubois and King be addressed to the
556 satisfaction of Dubois and King.

557

558 Motion:

559 Mr. Reed made a motion to approve application 2022-001a site plan application for a 30
560 by 40 metal foot metal building a 1260 square foot office addition and a 10,575 square
561 foot addition for recycling processing center at 3 Otter Court, tax map 28-4, lot 2, subject
562 to the following conditions. (See attached) Mrs. Luszcz seconded the motion. The
563 motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.

564 Brad Reed - Yes
565 Patricia Bridgeo - Yes
566 Dee Luszczyk - Yes
567 Kevin Woods - Yes
568 Jim McLeod - Yes
569 Gretchen Gott - Yes
570 Scott Campbell - Yes

571
572

573 Minutes:

574

575 Motion:

576 Ms. Bridgeo made a motion to accept the May 12, 2022 minutes as amended. Mrs.
577 Luszczyk seconded the motion. The motion passed with a vote of 7 in favor, 0 opposed
578 and 0 abstentions.

579 Brad Reed - Yes
580 Patricia Bridgeo - Yes
581 Dee Luszczyk - Yes
582 Kevin Woods - Yes
583 Jim McLeod - Yes
584 Gretchen Gott - Yes
585 Scott Campbell - Yes

586 Mr. K. Woods asked if Ms. Bridgeo was able to get the ARN Application signed?

587
588 Ms. Bridgeo said it was actually the Drinking Water Safety, and it did go off to the water
589 department and they said it is done.

590

591 Mr. Reed recused himself from the May 19th minutes.

592

593 Motion:

594 Mr. McLeod made a motion to accept the May 19, 2022 minutes as amended. Mrs.
595 Luszczyk seconded the motion. The motion passed with a vote of 6 in favor, 0 opposed
596 and 1 abstention.

597 Brad Reed - Abstain
598 Patricia Bridgeo - Yes
599 Dee Luszczyk - Yes
600 Kevin Woods - Yes
601 Jim McLeod - Yes
602 Gretchen Gott - Yes
603 Scott Campbell - Yes

604

605 Ms. Gott suggested moving the Ethics training to July 14th as part of the work session.

606

607 Board Member Updates:

608

609 Mr. K. Woods reported that the CIP is trying to meet on June 28, 2022.

610 Ms. Bridgeo said the CIP meeting will be on June 28th at 6:30 pm at the High School.

611

612 Ms. Bridgeo reported that they went before the Selectmen regarding video, and she
613 would like to see that definitely ironed out. She would also like to state since the
614 Selectmen aren't allowing public comment that if she is going to dedicate her time and
615 go to RPC that she should be put on the agenda for conveying the information to the
616 townspeople. She is requesting that the representatives to RPC be put on the
617 Selectmen's agenda.

618

619 Ms. Gott requested reports from the commissioners to RPC or one of the
620 commissioners.

621

622 Mr. Reed asked that a report be given at the next work session.

623 Mrs. Luszcz stated that she was at the Selectmen's meeting about the videos and said
624 the Selectmen were all in favor of video support.

625

626 Ms. Gott

627 We need to have excavation reports. And we're supposed to take action by June 30, I
628 believe is the date. So, we're approaching June 30. And we've had nothing yet again
629 this year. So that's something of great concern to me. We have excavations going on in
630 the town. We need to be looking at that. I bet we have new members who have no clue
631 even where things are. So, we need to be aware of those and be talking about it and
632 getting reports.

633

634 Mr. Reed said he believes there are only 3 active sites.

635

636 Ms. Gott said there was activity on an inactive site.

637

638 Mr. Reed

639 The last thing I recall being on the board, and I'll check on this, was that we voted. I
640 think this was back when Ernie was still here, that these people had to get together with
641 staff and come up with a report to give to us. And we haven't seen it. And we have not

642 seen that this year. So, Maddie that's how it was left. That staff was going to check with
643 each site, get an update on it. If there was something we needed to deal with they were
644 going to set up a meeting for us. If not, they're just going to give us a report on each site.
645 We used to take a night and go around to each site. But we haven't done that. We will
646 follow up with staff and see what info we have and then we can talk about going out
647 early on a work session. We'd have to contact all the people to make arrangements to
648 do that.

649
650 Motion:
651 Ms. Bridgeo made a motion to adjourn. Mrs. Luszcz seconded the motion. The video did
652 not indicate a final vote.

653
654 The meeting adjourned at approximately 10:01 pm.

655
656 Respectfully submitted,

657
658 Jill A. Vadeboncoeur

FW: interpretation of Section 8.3.3.Paul Hammond <phammond@raymondnh.gov>

Wed 4/27/2022 2:37 PM

To: Christina McCarthy <cmccarthy@raymondnh.gov>

Christina,

Mr. Brown has identified a flaw in what once was a very clear Town Ordinance. The original ordinance as written stated "All new construction of commercial or industrial buildings as well as multi-family dwellings of three or more units shall be sprinklered to NFPA 13 standards". That has been the goal since 1988. Laura Spector-Morgan opined both interpretations were possible. If the Planning Board feels comfortable that legal could defend the Ordinance in Court if needed, I would be inclined to stand behind our Ordinance.

*Paul Hammond**Fire Chief, EMD*

Phone: 603-895-3321

1 Scribner Road, Raymond NH 03077



TOWN OF RAYMOND

Community Development Department
Office of Planning & Zoning
4 Epping Street
Raymond, NH 03077

Tel: (603) 895-7018
Fax: (603) 895-7064
<http://www.raymondnh.gov>

Performance Agreement

Application #2022-001

Tighe & Bond Inc. on behalf of Pinard Waste
Raymond Tax Map 28-4 / Lot 2
3 Otter Court, Raymond NH 03077

This Performance Agreement for an amended Site Plan Application for the construction of a 30' x 40' metal building, a 1,260-sf office addition, and 10,575 sf addition/overhang for the recycling processing program, conditionally approved on June 2, 2022, by and between Tighe & Bond, Inc. on behalf of Pinard Waste Systems, with a principal address of 32 West River Road, Hooksett, NH 03106 (hereinafter referred to as "PETITIONERS"), their heirs, successors and assigns, and the Raymond Planning Board, with participation of the Selectmen of the Town in their capacity as bearing responsibility for the maintenance of all roads and other public improvements, with a mailing address of 4 Epping Street, Raymond, New Hampshire 03077 (hereinafter referred to as "TOWN") represents the understanding between the parties with regard to the Raymond Planning Board granting conditional approval of a certain Site Plan Application for the PETITIONERS for property located on 3 Otter Court, Raymond NH 03077.

WHEREAS the Raymond Planning Board is duly authorized to review and regulate Site Plans and has established regulations relating thereto, and;

WHEREAS, the PETITIONERS have applied for approval of a Site Plan all in compliance with the Town of Raymond Zoning Ordinance, Site Plan Regulations and Rules and Regulations of the Raymond Planning Board, and;

WHEREAS, the PETITIONERS have agreed to certain conditions and commitments for the development of the plan identified as:

- Prepared for: Pinard Waste Systems
- Prepared by: Tighe & Bond, Inc.
- Map & Lot: Map 28-4 Lot 2
- Plan Date: April 18, 2022
- Plan Revision: May 18, 2022

NOW, THEREFORE, in consideration of the Raymond Planning Board granting conditional SITE PLAN approval, it is agreed:

I make a motion to approve Application #2022-001, a Site Plan application for Pinard Waste Systems at 3 Otter Court, Raymond NH subject to the following conditions:

- The following conditions shall apply: That the PETITIONERS shall abide by all Site Plan Regulations, Building Codes, and the Town of Raymond Zoning Ordinance in effect as of the date herein and made a part of this agreement.
- The PETITIONERS will be responsible for obtaining such State and Federal permits as may be necessary or occasioned by the proposed development.

The following conditions shall apply:

1. The conditions of approval designated as conditions precedent must be completed within six (6) months, unless otherwise specified, or this approval shall become null and void.

The following are conditions precedent:

- a. The applicant must obtain all required local, State and Federal permitting for the project, and provide copies of same to the Community Development Department.
 - b. Impact fees shall not be assessed for this Site Plan.
 - c. Deeds, easements, conservation easements, condominium documents, maintenance agreements, and any other legal documentation pertinent to this project shall be reviewed and approved by Town Counsel, and where applicable, the Board of Selectmen pursuant to RSA 41:14-a.
 - d. Within 30 days of the date of this decision (July 5, 2022), a Performance Guarantee Agreement shall be executed between the Town of Raymond and the Applicant. **Failure to execute this required agreement will result in plan approval revocation.**
2. The following items must be completed within twenty-four (24) months of the completion of conditions precedent for this project to constitute "active and substantial development or building" pursuant to RSA 674:39:
 - a. Completion of all proposed improvements.
 3. The following items must be completed within five (5) years of the completion of conditions precedent for this project to constitute "substantial completion of the improvements" pursuant to RSA 674:39:
 - a. Completion of all proposed improvements.
 4. This approval is subject to the following waivers, as granted by the Raymond Planning Board:
 - a. **Site Plan Regulation 5.02.03-** A plan with the scale 1" =20 up to 1"=50
 5. This approval is subject to the following Special Permits, as granted by the Planning Board:

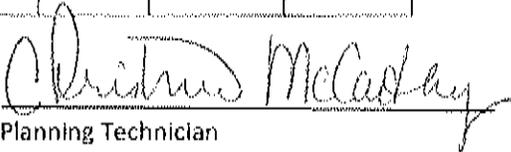
- a. N/A
6. This approval is subject to a Condition Use Permit, as granted by the Planning Board:
 - a. **Conditional use permit** – Groundwater Conservation Overlay District
7. This approval is subject to the following variances, as granted by the Raymond Zoning Board of Adjustment:
 - a. **Special Exception** granted by the ZBA March 23, 2022 for a recycling processing center in the Industrial District.
8. Other Conditions imposed by the Planning Board:
 - a. Install a 160' x 12' (minimum) fence with privacy provisions as shown on the Plan
 - b. Update lighting notes on Sheet C107 to LED dark sky compliant fixtures
 - c. Add SPCC plan to site plan sheets for outside spills
 - d. Fire suppression required in all newly constructed buildings.
 - e. Correct note on sheet C102

Any persons aggrieved by any decision of the Planning Board concerning a plat or subdivision may present to the Superior Court a petition in accordance with New Hampshire RSA 677:15 (or, as applicable, to the Zoning Board of Adjustment pursuant to RSA 676:5, III), within thirty (30) days of the Date of Decision identified above. This notice has been placed on file and made available for public inspection in the records of the Planning Board.

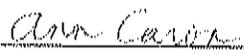
Member Name	Motion/Second	Approve	Deny	Abstain	Recuse
Brad Reed, Chair	motion	X			
Gretchen Gott		X			
Patricia Bridgeo, Vice Chair	second	X			
Jim Mcleod		X			
Scott Campbell, Selectmen Rep.		X			
Dee Luszc		X			
Kevin Woods		X			



 Petitioner/Representative



 Planning Technician



 Witness



 Witness

6/21/22

 Date

6/23/2022

 Date

1 Planning Board Minutes

2 June 16, 2022

3 7:00 PM

4 Media Center Raymond High School

5
6 **Planning Board Members Present:**

7 Brad Reed (Chairman)

8 Patricia Bridgeo (Vice- Chairman)

9 Dee Luszcz

10 Jim McLeod

11 Gretchen Gott

12 George Plante (Selectmen ex officio)

13 Jonathan Wood (Alternate) (Seated)

14
15 **Planning Board Members Absent:**

16 Kevin Woods (Secretary)

17
18
19 **Staff Present:**

20 Glenn Coppelman - Circuit rider

21 Madeleine Dilonno -Circuit Rider Planner, RPC

22
23 **Pledge of Allegiance**

24
25 Brad Reed announced that Kevin Woods would not be attending, and Jonathan Wood
26 was seated. Mr. Reed also announced that he has tentatively scheduled a work session
27 to work only on the Planning Board Procedures on June 23, 2022 at 7 pm in the Media
28 Center.

29
30 Application number 2022-003 a site plan application being submitted by Craig Francisco
31 of Bedford Design Consultants. On behalf of 155 Farmington Road LLC. They are
32 proposing an expansion of the existing self-storage facility. This property is represented
33 as Raymond tax map 38 lot 20 and located at 21 Dudley Road. I received a letter from
34 them last Thursday that they would like to be continued until July 7.

35
36
37
38
39
40 **Motion:**

41 Mr. J. Wood made a motion to continue application 2022-003 until July 7, 2022 at 7pm
42 at Raymond High School. Ms. Bridgeo seconded the motion. The motion passed with a
43 vote of 7 in favor, 0 opposed and 0 abstentions.

44 Brad Reed - In favor
45 Patricia Bridgeo - In favor
46 Dee Luszcz - In favor
47 Jim McLeod - In favor
48 Gretchen Gott - In favor
49 George Plante - In favor
50 Jonathan Wood - In favor

51
52

53 Application #2022-004 In accordance with RSA 676:4 II(b) and Section 3.003.02 of Raymond
54 Site Plan Review Regulations the Planning Board will engage in a nonbinding design review
55 discussion with an applicant Wayne Morrill of Jones & Beach Engineers and authorized
56 representatives on June 16, 2022 at 7:00 p.m. in the Raymond High School Media
57 Center (library). The discussion will be regarding a proposal for a 500,025 s.f. industrial
58 distribution warehouse with associated parking property is Raymond Tax Maps as Map 22,
59 Lots 44,45, 45, & 47 Map 28- 3 Lot 120 -1.Per RSA 676:4 II(b), the Planning Board may engage
60 in nonbinding discussions with an applicant beyond conceptual and general discussions which
61 involve more specific design and engineering details; provided, however, that the design review
62 phase may proceed only after identification of and notice to abutters, holders of conservation,
63 preservation, or agricultural preservation restrictions, and the general public as required
64 by subparagraph I(d). The board may establish reasonable rules of procedure relating to the
65 design review process, including submission requirements. At a public meeting, the Board
66 may determine that the design review process of an application has ended and shall inform the
67 applicant in writing within 10 days of such determination. Statements made by planning board
68 members shall not be the basis for disqualifying said members or invalidating any action taken.
69 Continued from 5/19/22.

70

71 Wayne Morrill of Jones and Beach and Douglas Richardson of ONYX Partners LTD introduced
72 themselves.

73

74 Mr. Morrill explained that the parcel that we're here to talk to the board about tonight is at the
75 end of Industrial Drive. It is a 123-acre parcel. It's currently an active pit that's being operated by
76 Hardrock Enterprises and Hartman Enterprises. We came to this board last year, and we gave
77 you a brief overview where we were, we've met with your conservation commission a couple
78 times. And we proceeded to meet with DEP Army Corps and everything. So, we felt it'd be a
79 good idea to come back to the board, give you an idea of where we've been going with this
80 project so that in the coming months, we plan on filing an application with this board, and just
81 wanted to make sure that we were heading in the right direction. So, the site that you have in

82 front of you is at the end of Industrial drive. It was purchased by Hardrock Enterprises in 2005
83 and 2006. There was an active AOT permit, which allows the operation of the quarry to be
84 happening. There were three different wetland permits granted as part of this project that's
85 going on right now. There's a culvert that gave them access to the site, a removal of a beaver
86 dam as a replacement of a swale. Those were all taken care of by the previous owner. The site
87 itself now, it does, as I said, it's actively being moved. There's basically 20,000 cubic yards of
88 material that come out of that site within a monthly period. So, we did the existing conditions
89 last July. Since that time, about 89,000 cubic yards had been removed from the site. And we've
90 had all the wetland delineation done by GOVE Environmental. So, our plans are to utilize the
91 site, we're going to be proposing to develop 40 of the 123 acres of the site. And it's right at the
92 end of the industrial drive. At the end of that cul de sac will have two driveways, it will go up into
93 the site itself. The current floor of the operations out there right now, the floor of this building
94 would be raised about 25 feet above the existing floor of the quarry operation. There's still a
95 large amount of material that still has to come out of the site. So even after approvals that site
96 will still continue to be a quarry operation until they get to the finish floor of what we need that
97 site to be. We've been working with Army Corps and DES on the wetland permitting, the active
98 AOT permits that we'll need for this project. There are wetlands in the middle of the site that
99 were supposed to be filled as part of the original AOT for the quarry operations that were not
100 permitted. So, we will be permitting those impacts in additional impacts on the perimeter of the
101 site. We have been working with AOT to be able to develop this site so it's a 500,500 square
102 foot industrial building. There are 326 vehicles parked on the front for the office space. There
103 are 244 trailer parking spaces around the perimeter of the site in 158 loading spaces along the
104 two sides of the building. When we came to the board, we showed you this, this plans the last
105 time, it's basically a large industrial building with three sides of the building would have loading
106 bays, all the trucks stay away from the vehicle parking so the lanes themselves, keep the trucks
107 around the perimeter. And then the front parking lot is for the pedestrian vehicles and the
108 workers that are inside this part of the AOT permit and we've been working on some of the
109 drainage, which includes a lot of using the existing parking lot in the front, where we'll be filling
110 that we'll be using crushed stone in there. So, the void space of that stone, a lot of the detention
111 will be sub surfaced in the front of the site, the rest of the drainage would go off to the two sides
112 through larger ponds that are both in uplands. So, everything's going to go to this drainage area
113 here. In the two ponds. We originally showed a proposed road going towards Old Manchester,
114 and we're not going to have a road go into Old Manchester, all that traffic is going to stay on
115 industrial drive, so that we can go right from industrial drive out to route 101. The project itself
116 will be we've been working with your DPW to look at increasing the waterline size on industrial
117 drive, they'll show drive currently has an eight-inch water line in the road, we'll be replacing that
118 with a 12-inch water line, then taking that 12-inch water line and looping it around the entire
119 site. Adding hydrants as we go along, the septic would be out in the front of the parking lot. And
120 we'd be finding a spot for an underground propane gas for the site. We go along. So, this is a
121 plan showing the waterline upgrades of industrial drive. Working with the DPW we will also be

122 adding exit lanes on industrial drive so that anybody that was going downtown, there'll be a turn
123 lane so they wouldn't get backed up with any of the field's schools try to pick it left. And so, it
124 will be increasing the size of that entrance and also relocating the hydrant that sits right up
125 against the edge of pavement right now. When we develop the site will be created two
126 conservation easements that we've discussed with the Conservation Commission. One, the
127 large one would be the existing part, which we want to make sure that gets protected. So, we'll
128 be creating a 90.31-acre conservation easement over the pond. So that will be protected. The
129 developer wants to be able to enhance that along the pond and put some more benches in
130 there. So, there's a situation where people in town can go to that pond, and be able to recreate
131 on that pond, then also another 9.69-acre conservation easement that would be on the north
132 end of the developments, which would actually give some buffer to the downtown. One of the
133 big things that when you look at the grading of the site, is this site is going to be cut into the
134 back of the hill. And so, when we do the excavating into the back, that'd be facing downtown,
135 we'll be having a shear wall that will be about 50 to 60 feet of height above the ground surface.
136 So that'll create this large solid wall of natural stone right there. So that everything will stay
137 inside the site, and nothing will be no noise will be transmitted away off site towards the down.
138 So, this is the architectural plan that we plan on moving forward with. Like I said, we are actively
139 moving forward on Wetland Permit with the Army Corps. And so, we're here tonight to try to get
140 some feedback from the board to see if there's something that you'd like us to change or if you
141 have questions about what we're doing.

142
143 Mrs. Luszczyk commented that my concern would be many tractor trailers going up and down,
144 especially on the side of the pond, children and residents, there's no barrier between them the
145 road and a bench. Is there anything proposed?

146
147 Mr. Richardson responded maybe an actual walkway. I was there last week, and someone had
148 a truck, and they were fishing, and they were able to pull the car off the pavement in an area to
149 fish so we can look at that area waiting and see about some improvement there and some
150 proper signage, so people realize.

151
152 Mr. Reed asked Do you have any plan for any kind of buffering for noise along the old
153 Manchester Roadside? You're doing a good job towards the center of town, but we have a
154 school over there; residents.

155
156 Mr. Morrill commented that when you look at the Old Manchester side, it drops down into an old
157 beaver pond, and then it goes straight back up. And then it goes into the old tannery type of
158 sites there, so we are not going to be touching any of that land that's anywhere near the beaver
159 pond. So, all that wood buffer that's currently there, none of that will be touched. Yep. And that's
160 one of the reasons why we did remove that roadway going towards Old Manchester because
161 we felt there was no reason to create noise there, and the possibility of having any traffic from

162 the site going down into that area. So, we felt it was better to just concentrate everything right
163 on the industrial drive so that we can get the one on one in a timely manner.

164

165

166 Ms. Bridgeo

167 So, on the side with the wall, the 60-foot wall, and you said that wall will act as a noise buffer.
168 What if it actually acts as an echo chamber out onto Main Street, and instead of dulling, we
169 have Walmart, across town on the other side. And Walmart has grown. Not only is the truck
170 traffic, the beeping of the trucks, the movement of the trucks, the 24, hour seven going
171 downside roads, it has increased tremendously in the past few years. And part of that was the
172 uptick of everybody being home ordering things. But the expansion of and they are also I do not
173 know if they have changed lighting, but their lighting is a totally different look over now whether
174 or not it was what fixtures they changed, but it is much more of a ballpark look. So, where
175 you're located, is that going to be heard, seen? Is Main Street going to be affected? Because
176 you would think that the people on exit five a distance from Walmart wouldn't be, but I can tell
177 you living there. Oh, yes. And the trucks regularly go down the street now.

178

179 Mr. Morrill

180 So, one of the things that we'll be doing as part of the cycle and design we'll be doing our
181 lighting plan which will be afforded naturally as planned. We'll be having light poles along the
182 perimeter of the site, there'll be downcast shoebox style dark sky compliant lights, so that
183 should all be cast into the parking lot so it won't be cast out the wall itself I mean, we're talking
184 we're going to be here, and you can tell Main Streets way we're in that area there. So that area
185 of trees is all going to remain in between our site and that. So that wall would be going it's we're
186 going to be blasting that wall out having a fence at the top so nobody would come over that
187 area but that will help deflect that sound and the noise back towards Old Manchester out in this
188 area here. You'll see it as you go by on Old Manchester near the end of Industrial but when you
189 get downtown, and even over near the school, you're not going to see that because of the tree
190 cover.

191

192 Ms. Gott

193 I know that I will be very interested to see a number of studies, traffic study, noise study, light
194 study. Community and past the wall that you're speaking about, I understand it's not smooth
195 faced, but it does bump it will bounce noise and light back toward Old Manchester Road. My
196 concern is the elementary school there, their activities there from, you know, seven o'clock in
197 the morning for the kids. First kids get dropped off until sometimes nine in the evening. So, I'm
198 concerned about that. And you mentioned a lane on Old Manchester and Industrial drive, I think
199 you may need to think about based on a traffic study that may tell you this, a lane coming off of
200 Old Manchester Road from 101 down. We have a safety complex, and we have other activities.
201 I'm not saying that you folks are completely responsible or should be completely responsible,

202 but certainly there will be the increased traffic. Now I'm aware that there are people right now
203 that come in early for deliveries for Jackson lumber, and often there are five, six trucks down
204 there. Obviously, they're going to need a place to go and that's Jackson's problem, not yours.
205 But that does impact travel on that road.

206

207 Mr. Richardson

208 We will absolutely engage with a traffic engineer, and we fully expect that the Town of
209 Raymond would have peer review of that.

210

211 Ms. Gott

212 As you've mentioned the past and is heavily used lots of critters, lots of there was a loon until
213 about three weeks ago when somebody brought their motorboat in, in the loan is gone. But
214 there is a Blanding. Turtle. So, you'll need to look for that. And have your people be aware of
215 that. And I don't know whether you need to talk to Cons Com, The state, whatever. Now this
216 particular little Blanding turtle was about this big. It had gone over on your side to lay its eggs
217 and was coming back to the pond when I came to see it. So, I think that that's something you
218 need to be and there are lots of other turtles and fish and critters and everything. How far back
219 and how much are you going to cut to put this project in? What do you mean? Oh, there's some
220 cutting going on already there, behind where the quarry is.

221

222 Mr. Morrill

223 So, all the quarry operation has gone on so far under this the original AOT permit. So, from
224 where it is right now, we're going back about 200 feet more than what is currently out there right
225 now.

226

227 Kathy McDonald, 1 Park Place

228 Would the developers ever consider putting solar panels on top of the roof?

229

230 Mr. Richardson

231 Our intention is to be owners, and this would be at least so yes, we would certainly look at the
232 ability to put solar panels, especially in a new construction. It can be programmed as part of that
233 we've even looked at potentially you could do it in the parking lot with solar structures. Yeah.
234 Gives a little weather protection also as a side benefit to the vehicles.

235

236 Maddie Dilonno

237 Something to keep in mind. But when you start putting your application together, this site is
238 located in Raymond's Groundwater Protection District, so I would point you to that section of
239 the zoning ordinance.

240

241 Ms.Gott

242 Trish mentioned another facility in town, they happen to have a garage maintenance facility for
243 their trucks. Will you be planning any such thing? Will there be any onsite service of minimal
244 treatments?

245

246 Mr. Richardson

247 Truck maintenance, no fueling.

248

249 Motion:

250 Mr. Reed made a motion to close the design review process of this application. Mr. J. Wood
251 seconded the motion. The motion passed with a vote of 7 in favor, 0 opposed and 0
252 abstentions.

253

Brad Reed - In favor

254

Patricia Bridgeo - In favor

255

Dee Luszcz - In favor

256

Jim McLeod - In favor

257

Gretchen Gott - In favor

258

George Plante - In favor

259

Jonathan Wood - In favor

260

261

262

263 Application # 2021- 019 : A SITE PLAN application is being submitted by Joseph Coronati of
264 Jones & Beach Engineers, Inc. on behalf of IC REED & Sons, Inc. The intent of the
265 application is to show a recently constructed gravel laydown yard on the subject parcel and
266 associated site improvements. The property is represented as Raymond Tax Map 22/ Lot 15
267 and located at 3 Gile Road.

268

269 Mr. Reed recused himself from this application and Ms. Bridgeo acted as Chair of the meeting.
270 It was noted that there are two addresses for the same application 3 Gile Road and 10 Scribner
271 Road. 3 Gile Road is an old address for the same site.

272 Joe Coronati introduced Dan Meditz of Jones and Beach Engineers, as well as Shawn Reed
273 and Brad Reed from IC REED and Sons.

274

275 Mr. Coronati explained that since the last meeting they has submitted a couple of updated
276 plans. They submitted an updated site plan and two updated lighting plans that have revision
277 dates of June 7th.

278

279 Mr. Plante disclosed that he does the same business as IC Reed but that it will have no bearing
280 on his decision making.

281

282 Mr. Coronati

283 The last planning board meeting, there was a lot of input from the board from the abutters. We
284 also obviously have a state permitting process as well in this, where we filed for an alteration of
285 train permit. Part of the AOT review is a New Hampshire fishing game review and just
286 yesterday we did receive sign off from New Hampshire Fish and Game. So, there is a June
287 10th packet from Jones and Beach which we collaborated with the Reed's. So, we submitted a
288 historical look at the property. The 1981 maps show this area as an active sand pit. The site
289 lighting was one of those items in the memo. We submitted a brochure about the types of
290 treatment the poles have. Another item was the swamp matting. There was some discussion
291 about how that swamp matting when it's cleaned, how it's used, where it gets cleaned and the
292 process and so we outlined that process in our in that memo as well and the long and short of it
293 is that the mats are cleaned to the best stability they can be in the field. When they're pulled out
294 of the wetland areas that they're laid down in at the site. They're used. Basically, it would seem
295 it's like a skid steer with a roller was like a sweeper brush on it, to brush them clean. And then
296 that dirt is actually collected and put into dumpsters and hauled off. The additional item was we
297 have a whole section on groundwater protections. We also submitted a spill response plan,
298 which is a requirement of the groundwater protection zone criteria. We also did a look at the
299 property location relative to buffers, fencing the residential agricultural zone to provide the
300 buffering that we need to provide between the commercial and residential zones. And so that's
301 all outlined in the June 10 memo.

302

303 Mr. Brad Reed

304 I have the original reclamation plan. The last one that was filed with the town we found it on file
305 just the other day. The plan clearly shows there were no wetlands in the area we've worked. In
306 a memo from the planning tech, John Galloway of Walterboro LLC last filed an intent to
307 excavate in 2015 and 2016. 2016 was the last year filed but never removed any materials. The
308 gravel pit remained untouched for five to six years and became overgrown. But it was never
309 reclaimed according to the plan on file, but, but not recorded that notice. That's why you guys
310 couldn't find it because it was never recorded. That's why we weren't able to find it before. The
311 last inspection was on Wednesday 28th of June 2019. When the planning tech, the building
312 inspector and John Galloway went out and reviewed the conditional travel templates written
313 there. Brian, I arrived at the gravel pit and observed that it was grown over with high grass and
314 small trees. Mr. Galloway drove us around the pit in his truck there wasn't much change over
315 the past year, as Galloway stated that they did not file an intent for the 2019/2020 he stated that
316 they haven't hauled out of there for almost two years and that they were almost finished with
317 the job. I have pictures attached from the site visit. Mr. Galloway stated they haven't been
318 working on this since it's almost done, and they have been working in other places.

319

320 Regional Impact Worksheet

321

322 School impact: does a development create a significant new student population affecting a
323 Regional District?

324 Patricia Bridgeo - No
325 Dee Luszcz - No
326 Jim McLeod -No
327 Gretchen Gott - No
328 George Plante - No
329 Jonathan Wood - No
330

331 Traffic generation: will the project generate traffic that will create an impact on surrounding
332 municipalities?

333 Patricia Bridgeo - No
334 Dee Luszcz - No
335 Jim McLeod -No
336 Gretchen Gott - No
337 George Plante - No
338 Jonathan Wood - No
339

340 Road networks. Does the development provide the opportunity to create a more efficient road
341 network for regional area or potentially affect regional travel patterns?

342 Patricia Bridgeo - No
343 Dee Luszcz - No
344 Jim McLeod -No
345 Gretchen Gott - No
346 George Plante - No
347 Jonathan Wood - No
348

349

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357

358 Building size is the building greater than 50,000 square feet? No building?

359 Patricia Bridgeo - N/A
360 Dee Luszcz -N/A
361 Jim McLeod -N/A
362 Gretchen Gott - N/A
363 George Plante - N/A
364 Jonathan Wood - N/A

365
366 Visual impact will the development create visual impact to neighboring municipalities such as
367 light pollution, glare, or structures visible from neighboring municipalities?

368 Patricia Bridgeo - No
369 Dee Luszcz - No
370 Jim McLeod -No
371 Gretchen Gott - No
372 George Plante - No
373 Jonathan Wood - No

374
375 Pollution? Does the development propose the operation of a facility or business which
376 could generate excessive amounts of air pollution, wastewater discharge noise or
377 hazardous waste transport?

378 Patricia Bridgeo - No
379 Dee Luszcz - No
380 Jim McLeod -No
381 Gretchen Gott - No
382 George Plante - No
383 Jonathan Wood - No

384
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390
391 Water supply impacts with the development require a major impact wetland permit from
392 New Hampshire DES.

393 Patricia Bridgeo - No
394 Dee Luszcz - No
395 Jim McLeod -No
396 George Plante - No
397 Jonathan Wood - No
398 Gretchen Gott - No

399

400 Will impacts to known aquifers occur?

401 Jonathan Wood - No
402 Dee Luszcz - No
403 George Plante - No
404 Jim McLeod - I think this deserves more discussion. I would have to say yes.
405 Patricia Bridgeo - Yes
406 Gretchen Gott - Yes

407

408 Does the project involve permitting for a large groundwater withdrawal?

409 Patricia Bridgeo - No

410 Dee Luszcz - No

411 Jim McLeod -No

412 George Plante - No

413 Jonathan Wood - No

414 Gretchen Gott - No

415

416 Will the development cause a negative impact to another community's municipal water supply?

417

418 Jonathan Wood - No

419 Dee Luszcz - No

420 George Plante - No

421 Jim McLeod- Unknown at this point. This falls into the other part

422 that it does require further discussion because those two questions

423 are very similar.

424 Patricia Bridgeo - undecided

425 Gretchen Gott - undecided

426

427 Conservation land: does a development about existing conservation land Greenway or existing

428 farmland says that coordination between municipalities could lead to the creation and

429 preservation of greenways or wildlife habitat areas or prevent fragmentation of forest farms or

430 other conservation lands.

431 Jonathan Wood - No

432 Dee Luszcz - No

433 George Plante - No

434 Jim McLeod- No

435 Patricia Bridgeo - Yes

436 Gretchen Gott - No

437

438 Economic impact. Does the development propose the creation of business or industry that

439 would significantly impact regional economic development?

440 Jonathan Wood - No

441 Dee Luszcz - No

442 George Plante - No

443 Jim McLeod- No

444 Patricia Bridgeo - Potentially

445 Gretchen Gott - Yes because you are a regional company.

446

447 Emergency Response does the proposal create a significant increased demand for emergency

448 service response from abutting communities.

449 Jonathan Wood - No

450 Dee Luszcz - No
451 George Plante - No
452 Jim McLeod- No
453 Patricia Bridgeo - No
454 Gretchen Gott - No

455
456 Historical or Cultural resources: Does the proposed development have negative impacts on
457 historical cultural resources that may have significance regionally?
458

459 Jonathan Wood - No
460 Dee Luszcz - No
461 George Plante - No
462 Jim McLeod- No
463 Patricia Bridgeo - No
464 Gretchen Gott - No

465
466 Does a development create other regional impacts?
467

468 Jonathan Wood - No
469 Dee Luszcz - No
470 George Plante - No
471 Jim McLeod- No
472 Patricia Bridgeo - No
473 Gretchen Gott - No

474 Mr. McLeod

475 So, in your response letter regarding the treatment of utility poles you mentioned that it's
476 commonly used, which it is, and I agree. Basically, with anything that is said here. The
477 characterization of the pressure treated poles as being non impactful is also part of our
478 packet this CCA pole, which is like a trade publication by the people that use this
479 process 90% of the arsenic that is used in the United States is used in this process. The
480 health risk assessment that is in here is listed as a respected environmental consulting
481 firm gradient corporation conducted this assessment. And I looked those folks up online,
482 and their reputation is not as scaling as it is proposed in
483 This. The CCA treated wood it says here this is from the CDC website. The greatest
484 health risks from CCA are the exposure to the arsenic, which is the A and CCA. CCA
485 contains arsenic, chromium, and copper. Available information suggests that exposure
486 to arsenic and CCA treating causes the greatest potential health risk. However, there is
487 great uncertainty regarding the exposure dose that results from contact with CCA
488 treated with. I just wanted to point out that this wood is toxic. It's infused and treated with
489 copper, chromium, and arsenic. And that does leach out. Another item that I found,

490 which is a record of leaching of copper, chromium, and arsenic from CCA treated utility
491 poles, the entire thing is a very dry and tough read, but on page 10 In summary. Like to
492 just read a couple of these sentences and I'm cherry picking on the essay, I encourage
493 people to read the whole thing. This is regarding actual tests of poles in the ground and
494 the amount of leaching that is occurring at different distances from the pole. So, it starts
495 at the pole, then it goes to 30 centimeters, 67 centimeters, and then seven meters.
496 And the other thing that I gained from this is that the leaching occurs mostly with our
497 new poles, because you've just been treated and the older poles because they get
498 cracks in them that opens up the surface area for it to be exposed to leach. So new polls
499 have the second highest impact. So, all the polls have a higher impact. New polls are
500 the second highest. The higher rates of leaching seem to occur when there's more
501 rainfall. So, all of this leaching if there's no rain, there's no leaching. So, when those
502 poles are exposed to the elements, which is when they're going to leach to 259 which is
503 a location samples zero centimeters from the utility poles contain the highest metal
504 concentrations in these poles are the most whether distinctly, we're the oldest and been
505 exposed to the highest cumulative rainfall. Soil samples at zero centimeters can have
506 the second highest metal concentration, which may have been a result of the wash off
507 effect from the new polls. And arsenic was the most critical, because the average soil
508 concentration of arsenic at all distances from the poll exceeded the acceptable
509 allowable concentrations. And arsenic appeared to be the most mobile in the soil as
510 well. There could be cause for concern that arsenic could leach from CCA treated
511 timber, migrate to groundwater can reach wells or ponds, especially if the underlying soil
512 is porous. And that language is important because we're talking about impervious.
513 There's discussion about impervious soil here. But it says especially not only paperwork
514 that you have provided, you also have noted that infiltration to the groundwater is
515 extremely unlikely. And I think that that language is also important because it means
516 that it's possible.

517

518 Mr. Coronati

519 The Poles will be sitting on concrete bunks that are up off the ground. Right. And we
520 could pave a section under those. But the stormwater from the whole site is you saw the
521 gravel that's out there. It's compacted gravel, compacted gravel acts very much like
522 pavement. Once it's driven on, it is plowed. So yes, we could, we could pave a section,
523 but all of the stormwater from the entire area goes into treatment ponds before it leaves
524 this property.

525

526 I'm certainly not an environmental engineer or scientist knowing how arsenic breaks
527 down in treatment ponds, but we're obligated to meet AOT's regulations, which is, you
528 know, strict stormwater treatment regulation. And they look at high load areas, consider
529 these sites high load, similar to where IC Reed is located. Now, when we got there, AOT
530 permits, it's a high load area. So, they look at things as if they give us about four options
531 on types of stormwater ponds that they've studied. And allow us to use them for these
532 large projects. And so, this type of pond is one of those. And it's basically it's a, it's a wet
533 pond, and it's the dilution of anything that comes into it gets, you know, basically treated
534 in the pond, captured in the stays in the pond, the water that exits the pond is the
535 cleaner water. And that's how they treat many, many sites have wet ponds, sites you've
536 approved even, you know, the ponds that you see in front of the daycare, on Essex,
537 that's an example of a wet pond used for treatment and approved through an OT. So,
538 they have to get your literature on how those operate from the state, but it's all in their
539 stormwater guidance manuals. And similar to this report, it's not the easiest reading.

540

541 Mr. McLeod

542 Yeah, that's the arsenic. It is the one that travels more than the other two. And it's my
543 biggest concern. On that one, it's eight to 40 times over the allowable limit, at least in
544 this test that they had done. And I'm not saying I just want to get this out here. Because I
545 think it's important that we have a discussion about this, and I'm here to absorb more
546 information. I think the idea of being able to capture the water before it gets into the
547 ground. I think that's a great idea. What happens to that water if it goes into this pond?
548 Is that a way to remediate it? If we can find out and say yes, will it remediate it?

549

550 Mr. Reed

551 We're concerned about this too. And we're trying to do the best way to do this, so we
552 can keep your power on basically, this EPA. I just want to show you that. We are
553 handed the technology of the day, this goes back. Just doing this you get an idea.
554 Personally, I am a pentachlorophenol fan, I tend to like Penta Poles because Penta
555 poles work with the chemicals that are a carcinogen. That's why they've been outlawed.
556 But about two, which is what I would like about, we don't we don't have that option any
557 longer. So, the CCA is what we've been given. Supposedly, the major pole
558 manufacturers have altered their CCA treatment, they're using acid borne treatment.
559 Now it's not a waterborne treatment, like the old residential CCA was. So, the poles that
560 are tested now are supposed to be drier. And they're not supposed to leave too far. But
561 this is all new. So, we don't have any testing or any evidence of that at this point. And
562 that being said, 2019, the EPA started in this document here, they've started their review

563 of all these things. Come next year, we might have a totally different pole treatment.
564 That's the truth, folks. So, in the meantime, I don't want you to spend three days on this.
565 I agree with Jonathan, this isn't a regional issue. But that's my personal opinion, you
566 guys have to make that call, we can ask Joe to find out from his engineers how to get
567 the treatment ponds, that is what is needed to take care of arsenic. Go and see if we
568 can find out that answer. It's a great question. And we can see if we can find that out.
569

570 Mr. McLeod

571 Well, I can definitely give a no for the regional impact on that. If that's the case, then we
572 can revisit it, I guess.

573

574 Mr. Coppelman

575 You have the applicant saying that they, at this point, they're willing to remove the pole
576 storage from this consideration at this moment. And without the poles, you then don't
577 have an issue with leaching, and that you'll be dealing with that anyway, later down the
578 line when you come to the conditional use permit, and the whole site plan review
579 process. And in the meantime, they're going to be gathering information and coming
580 back with some more stuff. And this is certainly not the end of the discussion for you all
581 with regard to this.

582 Ms. Bridgeo

583 So 7B will impacts to known aquifers occur?

584 Jonathan Wood - No

585 Dee Luszcz - No

586 George Plante - No

587 Jim McLeod- No

588 Patricia Bridgeo - No

589 Gretchen Gott - No

590

591 Does the project involve permitting for a large groundwater withdrawal?

592 Jonathan Wood - No

593 Dee Luszcz - No

594 George Plante - No

595 Jim McLeod- No

596 Patricia Bridgeo - No

597 Gretchen Gott - No

598

599 Will the development cause negative impacts to another communities' municipal water
600 supply?

601 Jonathan Wood - No

602 Dee Luszcz - No
603 George Plante - No
604 Jim McLeod- No
605 Patricia Bridgeo - No
606 Gretchen Gott - No

607 Motion:

608 Mr. wood made a motion that the Board has found that there is no regional impact for
609 this application. Mr. Plante seconded the motion. The motion passed with a vote of 6 in
610 favor, 0 opposed and 0 abstentions.

611 Jonathan Wood - In favor
612 Dee Luszcz - In favor
613 George Plante - In favor
614 Jim McLeod- In favor
615 Patricia Bridgeo - In favor
616 Gretchen Gott - In favor

617
618 Poll:
619 This use will be among the lowest impact to the site as well as the neighborhoods the board is
620 asked to acknowledge about the low impact nature of this site use in the C1 zone.

621 Jonathan Wood - It has a very low impact.
622 Dee Luszcz - I agree.
623 George Plante - I agree.
624 Jim McLeod- I am not sure what the impact is.
625 Patricia Bridgeo - I will wait until we finish our meeting.
626 Gretchen Gott - It is premature, no.

627
628 Mrs. Luszcz

629 In anticipation of ordering and delivering supplies to the site. How many times do we come in?
630

631 Shawn Reed

632 The swamp maps that you saw out there, that's probably the biggest thing that we're going to
633 use them for, as currently for what we want to use the yard. It's all based on what we have for
634 work and where we're working. The pole storage if that ends up going through somehow with
635 this. That's probably one of the biggest things that we would store. There. Most of the rest of
636 this stuff is for our stuff that we have for jersey barriers that you saw there, you know, the
637 concrete blocks, the temporary fence, swamp mats, was a big round culvert. So, we use the Set
638 poles and when we're on our wetland, that's the kind of thing we're looking for in our trailers and
639 some equipment. But like I said, on our site walk, there's a reason why we bought 26 acres so
640 that we had room for expansion down the road. So, I don't want I don't want to lie here and tell
641 you that we're not ever going to move material in there and use that to store material either. But
642 so, I guess it's kind of a loaded question and hard to answer.

643

644 Mr. McLeod
645 A couple of things that had come up that were public concerns and brought this up that the site
646 walk was the four hours on the timer on the emergency lights, understanding that those lights
647 are necessary for you know, those purposes, that they could be set to a two-hour time limit
648 instead of four. Just want to make sure that that gets updated or added as a condition of
649 approval. One of the other concerns was that the fencing was going to have barbed wire on the
650 top. And the reason for the fencing was that if there were trespassers, and they injured
651 themselves on the equipment that you would be liable. Is that true if you don't have the barbed
652 wire on the fence?

653
654 Shawn Reed
655 If we just give a kind of a scenario here, if we didn't do everything, we could keep someone out.
656 And they got hurt, and we had to go to court? They're going to sit there and say, why didn't you
657 do everything you could to keep those people out? It's going to be on us.

658
659 Ms. Bridgeo discussed the possibility of issuing a special permit for the laydown yard because
660 there is no definition in the town ordinances, and it is not a warehouse. Ms. Bridgeo also
661 discussed the location of the dumpsters.

662
663 Mr. Coronati
664 We have a potential dumpster site, but it may move. Our goal is shielding it from the road.

665
666 Ms. Bridgeo asked if Cons Com had submitted their comments. Ms. Bridgeo said Greg sent 3
667 Gile Road which is 10 Scribner Road it is 13.1.85 it is a warehouse establishment or structure
668 used primarily for the storage of products, including finished goods, fuels, lumber, food, and
669 chemicals, whether or not involved in the wholesaling or retailing of such products principally off
670 the premises.

671
672 Maddie Dilonno
673 The use is not explicitly permitted or prohibited in the zoning ordinance. I can't speak for Greg.
674 But when we reviewed this, what we did was we looked at the definition of the commercial
675 district, I looked at the purpose, we looked at some of the other uses that are explicitly
676 permitted in the district. And we came to the conclusion that this use, in our opinion, closely
677 aligned with some of the some of those uses that are allowed within the commercial district, the
678 warehouse. establishment was one of them. So, you're right, it's a gray area. It's not explicitly
679 permitted. But it was our opinion, staff opinion, that the use did align with the intent of the
680 commercial zone. But that is obviously up to the board. But that wouldn't be a special permit per
681 se if the board disagreed with that. And the applicant would need to get a variance from the
682 zoning board.

683

684 Mrs. Luszczyk said it was brought up at our previous hearing that we as a board could make an
685 allowable use.

686

687 Motion:

688 Mr. J. Wood made a motion that this site being a laydown yard is an allowable use within the
689 C1 zoning district. Mr. McLeod seconded the motion. The motion passed with a vote of 6 in
690 favor, 0 opposed and 0 abstentions.

691

692 There was discussion about when the yard was first used, and it was determined that it was not
693 in use until April of 2021.

694

Jonathan Wood - In favor

695

Dee Luszczyk - In favor

696

George Plante - In favor

697

Jim McLeod - In favor

698

Patricia Bridgeo - In favor

699

Gretchen Gott - In favor

700

701

702 Ms. Bridgeo asked about the lights used for emergency situations and couldn't they turn off the
703 lights as they were leaving.

704

705 Brad Reed discussed reasons they might not go back and turn off the lights and discussed
706 putting the lights on a timer.

707

708 Ms. Gott had concerns about lighting on Scribner Road.

709

710 Brad Reed said they had already agreed to move that pole back.

711

712 Ms. Gott would like to see all the lighting reduced as much as possible. She would like to see
713 that reduced as much as possible and still have security.

714

715 Ms. Gott also asked why they did not apply for a change of use permit.

716

717 Shawn Reed responded I went to the town before we moved in there, before we moved
718 anything in there, and talked to Christina. And she then talked to people in the town. And I know
719 one of them was Greg, because he was code. So, we went in there to ask her permission
720 before we did anything there. And she said, It's your land. And you can use it as you want. And
721 I explained how we wanted to regrade it and make it flat and use everything that was on site to
722 flatten it out. And she said that that was fine. The mistake that I made was I didn't know there
723 was a square footage thing that would put us over into an AOT thing. If I had known that we
724 wouldn't be here today, we would have stayed underneath that square footage. So, we were

725 just trying to you again, we didn't haul any not one dump truck load of soil off the site. And we
726 didn't bring one load of soil to the site to do what we did. And based on my conversation with
727 Christina, we were allowed to use the dirt because we were on our own site to grade and do
728 what we wanted with our property. And that was my understanding that what we were doing
729 was okay. And I had asked her permission before we did any of that.

730

731 Ms. Gott asked for clarification whether crushing is allowed on commercial sites.

732

733 Ms. Gott continued further discussing fencing and the need for non-deciduous trees for the 20-
734 foot vegetative buffer. Ms. Gott suggested rather than barbed wire that we do eight feet around,
735 whatever kind of meshes that you were speaking about, particularly around the house.

736

737 Brad Reed said we are willing to do vinyl around the house and wherever people look at it.

738

739 Mr. Coronati said the fencing is set for 8 feet already.

740

741 Ms. Bridgeo

742 The applicant has said that they would like to meet with the abutters, and they will discuss
743 fencing and I think that that would be the most agreeable. Does everyone agree?

744

745 Brad Reed asked for a list of things that the Board would like them to work on.

746

747 Ms. Bridgeo

748 I think the first thing would be information on the poles. The poles and in relationship to the
749 aquifer and the wellhead. The fencing. The discussion so far from everybody has been that
750 there's some lighting that has some questioning of where the pole is that would be taken care of
751 and the timer that that's put on here that it's under emergency, that timer is reduced to two
752 hours, but it was also able to be shut off if they remember when they leave.

753

754 Brad Reed

755 I just want to understand that as long as we're not leaching something that's going to damage
756 our aquifer or our wells, we have no regional impact, based on that assumption that we are
757 currently approved as a laydown yard. You guys have given us a lot of news. It's an allowable
758 use.

759

760 Motion:

761 Mr. J. Wood made a motion to continue application 2021-019 until August 18, 2022 at 7 pm in
762 the Media Center. Mrs. Luszcz seconded the motion. The motion passed with a vote of 6 in
763 favor, 0 opposed and 0 abstentions.

764

Jonathan Wood - In favor

765

Dee Luszcz - In favor

766 George Plante - In favor
767 Jim McLeod- In favor
768 Patricia Bridgeo - In favor
769 Gretchen Gott - In favor

770 Motion:

771 Mrs. Luszczyk made a motion that they postpone the approval of minutes from June 2, 2022 site
772 walk and meeting minutes until July 7, 2022 at 7 pm in the Media Center. Mr. McLeod
773 seconded the motion. The motion passed with a vote of 6 in favor, 0 opposed and 0
774 abstentions.

775 Jonathan Wood - In favor
776 Dee Luszczyk - In favor
777 George Plante - In favor
778 Jim McLeod- In favor
779 Patricia Bridgeo - In favor
780 Gretchen Gott - In favor

781
782 Brad Reed stated they are tentatively scheduling a meeting for next Thursday, June 23.
783

784 Public Comment:

785
786 Bob McDonald, 1 Park Place.
787 I had sent a package to the Selectmen back on May 25th about 41 Chester Road. Monday
788 morning, they started work on 41 Chester Road. I had contacted DES about their wetland
789 permit. They were supposed to contact DES 48 prior to the start of any work. We got an email
790 back from DES which they did not have. So, they started work in violation of the wetland permit.
791 That day, that night, I had a professional drone pilot to go over the site. And they didn't even
792 have the proper wetland fencing. Because it is going right along the perennial stream. And all
793 this water runs right through our property. So, I'm going to pass that packet to the board. I don't
794 need the answers tonight. Here are my questions. It's very quick. I called the building inspector
795 and he told me it is not his responsibility. Who is in charge of this project? In the original
796 Planning Board approval, there were five preceding conditions. No one has a copy of the
797 driveway permit at Town Hall. I just want to know who was in charge?

798
799 Brad Reed said there is a complaint form. I believe it's in the building department.

800
801 Bob McDonald
802 The other question I have is when was the plan signed by the board? I don't know if it wasn't
803 funny how they started work. I guess I just want some simple answers. That isn't your thing,
804 you're proving that part is yes. So, if you didn't sign it, there's a problem.

805
806 Brad Reed I am pretty sure it has been signed or they wouldn't have started work.

807
808 Bob McDonald
809 I have an attorney. It is not on record. The deed is here. The deed is in the packet.
810
811 Motion:
812 Mr. McLeod made a motion to adjourn. Mr. J. Wood seconded the motion, The motion passed
813 with a vote of 7 in favor, 0 opposed and 0 abstentions.
814 Brad Reed - In favor
815 Jonathan Wood - In favor
816 Dee Luszcz - In favor
817 George Plante - In favor
818 Jim McLeod- In favor
819 Patricia Bridgeo - In favor
820 Gretchen Gott - In favor
821
822 The meeting adjourned at approximately 10:00 pm.
823
824 Respectfully submitted,
825
826 Jill A. Vadeboncoeur
827
828
829
830
831
832
833
834
835
836
837
838
839
840

1 Planning Board Draft Minutes

2 June 23, 2022

3 7:00 PM

4 Media Center Raymond High School

5
6 **Planning Board Members Present:**

7 Brad Reed (Chairman)

8 Patricia Bridgeo (Vice- Chairman)

9 Kevin Woods (Secretary)

10 Dee Luszcz

11 Jim McLeod

12 Gretchen Gott

13 Scott Campbell (Selectmen ex officio)

14
15
16 **Planning Board Members Absent:**

17 Jonathan Wood (Alternate)

18
19
20 **Staff Present:**

21 Madeleine Dilonno -Circuit Rider Planner, RPC

22
23 Pledge of Allegiance

24
25 Mr. . Reed made an announcement that the Board still needs alternates.

26 Mr. Reed also explained that the Board has no enforcement authority after the Board
27 has approved a plan. If there is a question or complaint it needs to go to the Code
28 Enforcement Office and a complaint form needs to be filled out. That is the first step in
29 getting anything addressed.

30
31 The Board discussed revision control systems to differentiate the different versions of
32 the documents.

33
34 The Board discussed 1.200 MEETING DATE, TIME, AND PLACE *that Board meetings*
35 *shall start no earlier than 7:00 p.m. unless otherwise specified.* Mr. Reed asked the
36 board if they wanted site walks to be spelled out.

37 Kevin Woods - No

38 Dee Luszcz - No

39 Brad Reed - No

40 Patricia Bridgeo - No

41 Jim McLeod - No

42 Gretchen Gott - Yes
43 Scott Campbell - No

44
45
46 2.400 PROCESS FOR APPOINTMENT OF ALTERNATE MEMBERS *The announcement will also be*
47 *48 broadcasts on Raymond Community TV (channel 13 and/or 22) if requested.* It was agreed that that
48 sentence was sufficient.

49
50 2.500 PROCESS FOR FILLING VACANT MEMBER SEATS *first based upon seniority, then* was struck
51 from the document.

52
53 Ms. Gott indicated that on 3.500 INELIGIBILITY OF HOLDING OFFICE *the Ex Officio Member,* should
54 be read as the Board of Selectmen Ex Officio Member. The consensus of the board was that it should
55 remain as a general statement.

56
57 Ms. Gott recommended under 4.100 BOARD STAFF that the Tech Review Committee have a
58 description of what the Tech Review Committee is. It was determined that it is already in the Zoning and
59 site plan review.

60
61 It was agreed the CDD, the Community Development Director, should be spelled out.

62
63 7.200 SEATING OF ALTERNATE MEMBERS *said Alternate Member may remain seated in the place*
64 *of any absent Member until the Board renders a final decision on the topic at hand.* Mr. Reed explained
65 that it is up to the majority of the Board to determine whether the alternate member may remain seated.
66 Ms. Gott expressed her opinion that there should be a process that the elected member should serve. A
67 poll was taken to have the rewording be *May.*

68 Kevin Woods - Yes
69 Dee Luszcz - Yes
70 Brad Reed - Yes
71 Patricia Bridgeo - Yes
72 Jim McLeod - Yes
73 Gretchen Gott - No
74 Scott Campbell - Yes

75
76 Mr. Reed read 7.300 ROLE OF ALTERNATE MEMBERS *At planning board meetings, alternates who*
77 *are not activated to fill the seat of an absent or recused member or who have not been appointed by the*
78 *chair to temporarily fill the unexpired term of a vacancy, may participate with the board in a limited*
79 *capacity. During a public hearing, alternates may sit at the table with the regular members and may view*
80 *documents, listen to testimony, and actively participate and interact with other board members, the*
81 *applicant, abutters, and the public. However, they shall not be allowed to make or second motions and*
82 *shall not participate in any way during the deliberations by the board. Upon the close of the public*
83 *hearing, alternates must remove themselves from the table and sit with other members of the public*
84 *unless they are sitting in place of another member. During work sessions or portions of meetings that*
85 *do not include a public hearing, alternates may fully participate, exclusive of any motions or votes that*

86 *may be made. At all times, the chair shall fully inform the public of the status of any alternate present*
87 *and identify the members who shall be voting on the application.*

88 All those in favor of how this paragraph was written.

89 Kevin Woods - Yes
90 Dee Luszcz - Yes
91 Brad Reed - Yes
92 Patricia Bridgeo - Yes
93 Jim McLeod - Yes
94 Gretchen Gott - Yes
95 Scott Campbell - Yes

96

97 Mr. Campbell excused himself from the meeting at approximately 7:27pm.

98

99 7.500 CONDUCT OF PUBLIC HEARINGS *All those who wish to speak shall come before the*
100 *Board and state their name and address for public record.*

101 All those in favor of that.

102 Kevin Woods - Yes
103 Dee Luszcz - Yes
104 Brad Reed - Yes
105 Patricia Bridgeo - Yes
106 Jim McLeod - Yes

107

108 10.200 MEETING MINUTES

109 Planning Board minutes shall include:

110

- 111 *A. The names of members and alternate members present.*
- 112 *B. The names of persons appearing before the public body, and*
- 113 *C. A brief description of the subject matter discussed and final decisions.*
- 114 *D. All votes shall be a roll call vote and recorded.*
- 115 *E. All votes will include the motion and the second.*

116

117 *The minutes shall not be word for word transcript.*

118

119 *Any means utilized to prepare the minutes shall be retained for 5 years and made available for public*
120 *inspection per RSA 91-A. After 5 years supporting media may be destroyed.*

121

122 Mr. Reed explained that the Rules of Procedure will be voted on at their next and asked for a roll call
123 vote as to where they are.

124 Kevin Woods - Yes
125 Dee Luszcz - Yes
126 Brad Reed - Yes
127 Patricia Bridgeo - Yes
128 Jim McLeod - Yes
129 Gretchen Gott - Yes

130
131 The Board had further discussion on how the minutes were to be taken and how deliberation and
132 questions are to be done.
133
134 Motion:
135 Mr. Reed made a motion to have Maddie take the information given to her and wordsmith getting back
136 to the Board for final approval. Mrs. Luszczyk seconded the motion. The motion passed with a vote of 6 in
137 favor, 0 opposed and 0 abstentions.
138 Kevin Woods - In favor
139 Dee Luszczyk - In favor
140 Brad Reed - In favor
141 Patricia Bridgeo - In favor
142 Jim McLeod - In favor
143 Gretchen Gott - In favor
144
145 Ms. Bridgeo gave a report on the RPC. Ms. Bridgeo said they need to be on the Board of Selectmen's
146 agenda by the 11th of July. The deadline is July 15th. The three different items they were working on
147 have been narrowed down to one ten-year transportation plan. She said they need them to allow us to
148 present and they need to make a motion by the 11th because everything has to be in by the 15th.
149
150 Mr. Reed said he would draft a note to the Town Manager and copy the Board of Selectmen Chairman.
151
152 Motion:
153 Mr. Reed made a motion that the Planning Board send a note to the Town Manager and Board of
154 Selectmen to request that the Rockingham Planning Commissioners be heard as soon as possible. Mrs.
155 Luszczyk seconded the motion. The motion passed with a vote of 6 in favor, 0 opposed and 0 abstentions.
156 Kevin Woods - In favor
157 Dee Luszczyk - In favor
158 Brad Reed - In favor
159 Patricia Bridgeo - In favor
160 Jim McLeod - In favor
161 Gretchen Gott - In favor
162
163 The First CIP meeting will be Tuesday June 28, 2022 at 6:30pm.
164
165 Staff Update:
166 Maddie Dilonno reported that the attorney requested to meet at 6:00pm on July 7, 2022 to talk privately
167 before the regular meeting.
168
169 A poll was taken about the meeting on the fourth Thursday of the month.
170 Kevin Woods - In favor
171 Dee Luszczyk - As needed
172 Patricia Bridgeo - We need to get ourselves righted and we are not there yet.
173 Jim McLeod - As needed

174
175 Motion:
176 Mr. McLeod made a motion to table the approval of minutes from June 2, 2022 until the next meeting.
177 Ms. Bridgeo seconded the motion. The motion passed with a vote of 6 in favor, 0 opposed and 0
178 abstentions.
179 Kevin Woods - In favor
180 Dee Luszcz - In favor
181 Brad Reed - In favor
182 Patricia Bridgeo - In favor
183 Jim McLeod - In favor
184 Gretchen Gott - In favor
185
186
187 Motion:
188 Ms. Bridgeo made a motion to adjourn. Mrs. Luszcz seconded the motion. The motion passed with a
189 vote of 6 in favor, 0 opposed and 0 abstentions.
190 Kevin Woods - In favor
191 Dee Luszcz - In favor
192 Brad Reed - In favor
193 Patricia Bridgeo - In favor
194 Jim McLeod - In favor
195 Gretchen Gott - In favor
196
197 The meeting adjourned at approximately 8:32pm.
198
199 Respectfully submitted,
200
201 Jill A. Vadeboncoeur
202
203
204
205