



TOWN OF RAYMOND

Planning Board Agenda

June 17, 2021

7:00 p.m. - Raymond High School

Media Center - 45 Harriman Hill

Application # 2020-008, 2021-006 & 2021-002

Public Announcement

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

1. Public Meeting

- a) **Application #2020-008**: A Site Plan Review has been submitted by Alden Beauchemin on behalf of Jodi and Amy Grant from Grants' Towing. The applicant is proposing to build a 50' X 60' auto body and repair shop. The property is identified as Raymond Tax Map 32-2/ Lot 34 and located at 236 Route 27 Raymond NH, 03077 and is within Zone C1.
- b) **Application #2021-006**: A minor Subdivision Application has been submitted by Joe Coronati of Jones and Beach on behalf of Troy Brown of Loon Lake, LLC. The applicant is proposing to subdivide the property identified as Raymond Tax Map 46 Lot 9 located at 68-70 Mountain Road, Raymond NH, 03077 and is within Zone B.
- c) **Application #2021-002**: A Subdivision Application has been submitted by Paul Dobberstein on behalf of Jean-Marc Meunier. The applicant is proposing to subdivide for property identified as Raymond Tax Map 35 Lot 54 located at 11 Old Ham Rd. Raymond NH, 03077 and is within Zone B.

2. Approval of Minutes

- 05/20/2021
- 05/13/2021
- 05/18/2021 Site walk
- 06/03/2021

3. Public Comment

* 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 July 1, 2021.



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4. Other Business

- Staff Updates – Various subject matter pertaining to Planning Board Business-Appointment to RPC Commissioner(2). Needed paperwork?
- Board Member Updates
- Any other business brought before the board

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

Planning Board Meeting Dates 2021	
Submittal Deadline for Completed Application & Materials	Planning Board Meeting Dates (1st & 3rd Thursdays of the Month)
May 20, 2021	June 17, 2021 Mtn Rd Grant's Towing Old Ham
June 03, 2021	July 01, 2021 Lewis Subdiv., & Noble Homes Tom & Dee's Auto
June 17, 2021	July 15, 2021 Mareld Solar Ordinance Flag Lots
July 01, 2021	August 05, 2021
July 15, 2021	August 19, 2021
August 05, 2021	September 02, 2021
August 19, 2021	September 16, 2021
September 02, 2021	October 07, 2021
September 16, 2021	October 21, 2021
October 07, 2021	November 04, 2021
October 21, 2021	November 18, 2021
November 04, 2021	December 02, 2021
November 18, 2021	December 16, 2021

* 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 July 1, 2021.

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

May 6, 2021

Raymond Planning Board
Attn. Jonathan Wood, Chair
4 Epping Street
Raymond, NH 03077

**RE: Minor Subdivision Application
68-70 Mountain Road, Raymond, NH
Tax Map 46, Lot 9
JBE Project No.20763**

Dear Mr. Wood,

Jones & Beach Engineers, Inc. respectfully submits a Minor Subdivision Application for the above-referenced parcel on behalf of our client & owner, Troy Brown of Loon Lake, LLC. The intent of this application is to subdivide the property into 2 parcels. The lot currently consists of a 2-bedroom single family residential home as well as the Mountain Road Trading Post. The subdivision is proposed in order to subdivide the residential home into its own lot separate from the Trading Post. The Zoning Board granted variances on March 24 and March 31 from Article 2, Section 1.3, Article 15, Section 1.2, Article 15, Section 1.3, Article 15, Section 3.1, and Article 15, Section 1.1.

The existing house has a well and approved septic system that will remain on the proposed house lot. The Trading Post does not have a well or septic as there is no running water or bathroom facilities at the property. A 4,000 S.F. septic reserve area and well has been shown on the plan should facilities be needed in the future.

The following items are provided in support of this Application:

1. Subdivision Application.
2. ZBA Approval.
3. Letter of Authorization.
4. Copy of Deed.
5. Fee Check.
6. Test Pits.
7. Abutters List & Mailing Labels (3 sets).
8. Tax Map
9. Six (6) Full Size Plan Sets.
10. Ten (10) Half Size Plan Sets.
11. One (1) Digital Copy of All Documents Submitted.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Paige Libbey, P.E.
Project Engineer

cc: Troy Brown, Loon Lake, LLC (application and plans via email)
Jeff Adler, DuBois & King (application and plans via email & U.S. Mail)



SUBDIVISION APPLICATION

Town of Raymond NH

Map # 46 Lot # 9 Application Date 4/15/21 Application # _____

Project Name: _____

Location: 68-70 Mountain Road, Raymond, NH

Project Description: To subdivide the property into 2 parcels.

Zone: B New Industrial / Commercial Square Footage: _____ or Number of Residential Units: 2

Applicant/Agent Information:

Name: Troy Brown Phone: 617-957-9338

Company: Loon Lake, LLC Fax: _____

Address: 46 Jampsin Trail, Nottingham, NH 03290

Signed*: *Troy Brown* Date: 4/21/21

***Requires notarized letter of permission.**

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, during normal business hours to ensure compliance with all Raymond Zoning and Site Review regulations while your application is under consideration and during any construction and operational phases after approval is granted.

Owner Information:

Name: Same as Applicant Phone: _____

Company: _____ Fax: _____

Address: _____

Signed: *Troy Brown* Date: 4/21/21

Designers of Record:

Engineer: Paige Libbey, P.E., Jones & Beach Engineers - #16670

Surveyor: Matthew Salvucci - Jones & Beach Engineers - #1030

Soil Scientist: _____

Landscape Architect: _____

Fees: See Attached Fee Schedule

FOR OFFICE USE ONLY

Date Application Received: _____ Total Fees Collected with Application: \$ _____ Abutters

List Received: _____ Check List Received: _____

PB Hearing Date: _____ Notice Date: _____

PB Application Acceptance Date: _____



Subdivision Checklist

TOWN OF RAYMOND, NH

PROJECT NAME _____

MAP# 46 LOT # 9 APPLICATION DATE 4/15/21 APPLICATION # _____

This checklist can be used for either a major or minor subdivision. For a minor subdivision, several of the items would likely be waived by the Planning Board due to lack of relevancy (e.g., topographic or soils data) The Board, however, reserves the right to require that all items be met if, in its judgment, the data are necessary to make an informed decision.

A copy of all plans and technical reports must be sent to the Town engineer. Proof of submittal must be provided to the Community Development Department at the time of application. If proof of transmittal is not provided, the application may be delayed until the following month's Planning Board meeting. Address is: Dubois & King, 18 Constitution Dr., Bedford NH 03110, ATTN: Jeff Adler.

SUBMITTED			WAIVED	
YES	NO		YES	NO
<u>X</u>	___	1. Name of subdivision; name and address of subdivider.	___	___
<u>X</u>	___	2. Name, license number and seal of surveyor or other persons north arrow, scale and date of plan.	___	___
<u>X</u>	___	3. Names and addresses of all abutters and all holders of conservation preservation or agricultural preservation easements (on the plat or on separate sheet.)	___	___
<u>X</u>	___	4. Locus plan, showing zoning designations	___	___
<u>X</u>	___	5. Signature block for Planning Board endorsement.	___	___
<u>X</u>	___	6. Names of abutting subdivisions, streets, driveways, easements, building lines, parks/public spaces, notation of use of abutting land, and similar facts regarding abutting properties.	___	___
<u>X</u>	___	7. Boundary survey and location of permanent markers.	___	___
<u>X</u>	___	8. Location of property lines, lot areas in square feet and acres; lots numbered According to Town tax map system.	___	___
<u>X</u>	___	9. Location and amount of frontage on public right-of-way	___	___
<u>X</u>	___	10. Location of building setback lines.	___	___
<u>X</u>	___	11. Existing and/or proposed buildings, other structures.	___	___
<u>X</u>	___	12. Location of any existing or proposed easements, land to be dedicated to public use.	___	___
<u>X</u>	___	13. Existing and proposed water mains, culverts, drains, sewers; proposed connections or alternative means of providing water supply and sewage disposal.	___	___



Subdivision Checklist

TOWN OF RAYMOND, NH

SUBMITTED			WAIVED	
YES	NO		YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Existing and proposed streets, with names, classification, width of travel surface and rights-of-way.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	15. Final road profiles, centerline stationing, cross sections.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Location and width of existing and proposed driveways.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Location of all surface water, wetlands, rock ledges, stone walls, open space to be preserved, and any other man-made or natural features.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Existing and proposed topographic contours.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. Soil and wetland delineation. <i>(see: requirements for soils and wetlands data)</i> .	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	20. Location of perc tests, test results, outline of 4,000 area, applicable septic square-foot septic setback lines.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Location of existing and proposed wells, with required radius on property.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22. Base flood elevations.	<input type="checkbox"/>	<input type="checkbox"/>
OTHER:				
<input type="checkbox"/>	<input type="checkbox"/>	23. Plans for stormwater management and erosion control.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	24. Copy of state subdivision approval for septic system.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	25. Alteration of Terrain Permit.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	26. Town or DOT Driveway Permit	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	27. Copies of any proposed or existing easements, deed restrictions, covenants, and street deeds.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	28. Such additional studies as may be required.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	29. Six (6) full-size copies of all plans and ten (10) copies of all plans in 11 X 17 format, and digital copy of plans. *	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	30. Three (3) copies of all studies*	<input type="checkbox"/>	<input type="checkbox"/>
FEES				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Application Fees		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Abutters Notice Fees <i>(to include three (3) labels per abutter)</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Engineering and Legal Review Escrow		



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>

NOTICE OF DECISION

GRANTED

Raymond Zoning Board of Adjustment

Date of Decision: March 31, 2021

Application No: 2021-001

You are hereby notified that the Raymond Zoning Board of Adjustment has **GRANTED** a Variance to Jones & Beach on behalf of Troy Brown of Loon Lake LLC for property identified as Raymond Tax Map 46 / Lot 9, located at 68-70 Mountain Road, Raymond NH, 03077 within Zone B for relief from **Article 2 Section 1.3** To prohibit making pre-existing non-conforming lot more non-conforming by any changes to lot area, frontage, setbacks, or other dimensional requirement of the Ordinance. (03/2020) This notice serves both the new house lot and the Trading Post lot.

Conditions:

1. No further subdivision on either lot.
2. _____
3. _____

Christina McCarthy
Planning Technician

Date

NOTE: In accordance with the Raymond Zoning Ordinance, Section 9.5.2, this variance shall only be valid for a period of four (4) years from the date of this decision. If this time period is to lapse with substantial completion of any improvements, modifications, alterations or other changes in the property for which this approval was granted not having taken place, then the applicant may seek an extension to this time period per Section 9.5.3.

The Selectmen, any party to the action or any person directly affected has a right to appeal this decision within thirty (30) days of the date of decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Town Clerk's Office during regular business hours. This notice has been placed on file and made available for public inspection in the records of the Zoning Board of Adjustment.



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Conditions:

1. No further subdivision on either lot.
2. _____
3. _____

Christina McCarthy
Planning Technician

4/2/21

Date

NOTE: In accordance with the Raymond Zoning Ordinance, Section 9.5.2, this variance shall only be valid for a period of four (4) years from the date of this decision. If this time period is to lapse with substantial completion of any improvements, modifications, alterations or other changes in the property for which this approval was granted not having taken place, then the applicant may seek an extension to this time period per Section 9.5.3.

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Conditions:

1. _____
2. _____
3. _____

Christina McCarthy
Planning Technician

4/2/21

Date

NOTE: In accordance with the Raymond Zoning Ordinance, Section 9.5.2, this variance shall only be valid for a period of four (4) years from the date of this decision. If this time period is to lapse with substantial completion of any improvements, modifications, alterations or other changes in the property for which this approval was granted not having taken place, then the applicant may seek an extension to this time period per Section 9.5.3.

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Conditions:

1. _____
2. _____
3. _____

Christina McCarthy
Planning Technician

4/2/21

Date

NOTE: In accordance with the Raymond Zoning Ordinance, Section 9.5.2, this variance shall only be valid for a period of four (4) years from the date of this decision. If this time period is to lapse with substantial completion of any improvements, modifications, alterations or other changes in the property for which this approval was granted not having taken place, then the applicant may seek an extension to this time period per Section 9.5.3.

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Conditions:

1. No further subdivision on either lot.
2. _____
3. _____

Christina McCarthy

Christina McCarthy
Planning Technician

4/2/21

Date

NOTE: In accordance with the Raymond Zoning Ordinance, Section 9.5.2, this variance shall only be valid for a period of four (4) years from the date of this decision. If this time period is to lapse with substantial completion of any improvements, modifications, alterations or other changes in the property for which this approval was granted not having taken place, then the applicant may seek an extension to this time period per Section 9.5.3.

The Selectmen, any party to the action or any person directly affected has a right to appeal this decision within thirty (30) days of the date of decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Town Clerk's Office during regular business hours. This notice has been placed on file and made available for public inspection in the records of the Zoning Board of Adjustment.



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Raymond Zoning Board of Adjustment

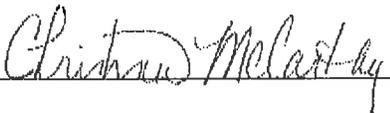
Date of Decision: March 31, 2021

Application No: 2021-001

You are hereby notified that the Raymond Zoning Board of Adjustment has **GRANTED** a Variance to Jones & Beach on behalf of Troy Brown of Loon Lake LLC for property identified as Raymond Tax Map 46 / Lot 9, located at 68-70 Mountain Road, Raymond NH, 03077 within Zone B for relief from **Article 15 Section 1.1 Minimum lot size requirement Zone B is 2 acres. This notice pertains to the new house lot.**

Conditions:

1. No further subdivision on either lot.
2. _____
3. _____



Christina McCarthy
Planning Technician

4/2/21

Date

NOTE: In accordance with the Raymond Zoning Ordinance, Section 9.5.2, this variance shall only be valid for a period of four (4) years from the date of this decision. If this time period is to lapse with substantial completion of any improvements, modifications, alterations or other changes in the property for which this approval was granted not having taken place, then the applicant may seek an extension to this time period per Section 9.5.3.

The Selectmen, any party to the action or any person directly affected has a right to appeal this decision within thirty (30) days of the date of decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Town Clerk's Office during regular business hours. This notice has been placed on file and made available for public inspection in the records of the Zoning Board of Adjustment.

Letter of Authorization

I, Troy Brown, Loon Lake, LLC, 46 Jampsin Trail, Nottingham, NH 03290, owner of property located in Raymond, NH, known as Tax Map 46, Lot 9, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 68-70 Mountain Road in Raymond, NH.

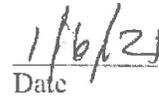
I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.



Witness



Troy Brown
Loon Lake, LLC



Date

Troy Brown subdivision

daniel shields <ltcds98@aol.com>

Sun 6/13/2021 4:10 PM

To: Christina McCarthy <cmccarthy@raymondnh.gov>

Cc: Troy Brown <f5mrtpnh@gmail.com>

Christina McCarthy &
Raymond planning board members

My name is Daniel Shields and I live on 71 Mountain Rd . I am writing to send my full support for Troy Brown's approval of the subdivision. I think it's great that he is keeping the trading post alive and the subdivision has no impact on our neighborhood . I wish Troy well on keeping another small business in Raymond.

Daniel Shields

Total Control Panel

[Login](#)

To: cmccarthy@raymondnh.gov

Message Score: 1

High (60): Pass

From: ltcds98@aol.com

My Spam Blocking Level: High

Medium (75): Pass

Low (90): Pass

[Block this sender](#)

[Block aol.com](#)

This message was delivered because the content filter score did not exceed your filter level.

PLAN REFERENCES:

1. SURVEY DATED MAY 1971, PREPARED BY WILLIAM GUNNARSON. R.C.R.D. 2309.
2. "MAP OF 4 LOTS SITUATED IN RAYMOND, N.H." DATED JANUARY 24, 1974. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 4230.
3. "A SURVEY AND A PLAT OF A SUBDIVISION TO BE KNOWN AS MOUNTAIN ROAD TRADING POST, SITUATED IN RAYMOND, N.H." DATED FEBRUARY 2, 1976. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 5798.
4. "A SURVEY AND PLAT OF A SUBDIVISION TO BE KNOWN AS RAYMOND KNOLLS-1, SITUATED IN RAYMOND, N.H." DATED AUGUST 4, 1976. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 6449.
5. "A SURVEY AND A PLAT OF A SUBDIVISION TO BE KNOWN AS HENRY J. TURCOTTE SUBDIVISION, SITUATED IN RAYMOND, N.H." DATED AUGUST 26, 1977. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 7381.
6. "RESUBDIVISION PLAN OF LAND, RAYMOND KNOLLS-1, RAYMOND, N.H." DATED APRIL 1983. PREPARED BY SURVEY FIELD SERVICES. R.C.R.D. 11703.
7. "A SURVEY & PLAT OF A SUBDIVISION PREPARED FOR 4 J CONSTRUCTION, SITUATED IN THE TOWN OF RAYMOND, N.H." DATED OCTOBER 22, 1990. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 20869.
8. "A SURVEY AND A PLAT OF PROPERTY PREPARED FOR CHARLES P. & ELANA A. HEALY, SITUATED IN THE TOWN OF RAYMOND, N.H." DATED APRIL 5, 1999. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 27279.
9. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS, PLANS OF PROPOSED N.H. PROJECT NO 8118-C, MOUNTAIN ROAD." ON FILE WITH NHDOT DISTRICT 6.

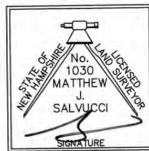
CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 5/5/21

LEGEND

- PROPERTY LINE
- - - ABUTTER PROPERTY LINE
- BUILDING SETBACK
- - - SURVEY TIE LINES
- WETLANDS
- TREE LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OHE OVERHEAD ELECTRIC LINES
- MAJOR CONTOUR
- MINOR CONTOUR
- WELL
- UTILITY POLE
- GUY WIRE ANCHOR
- ELECTRIC METER
- TEST PIT

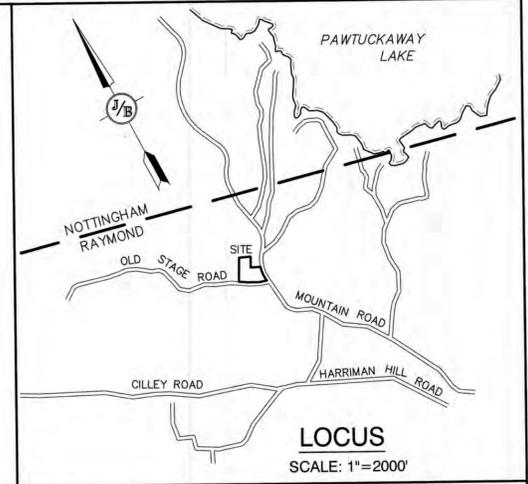
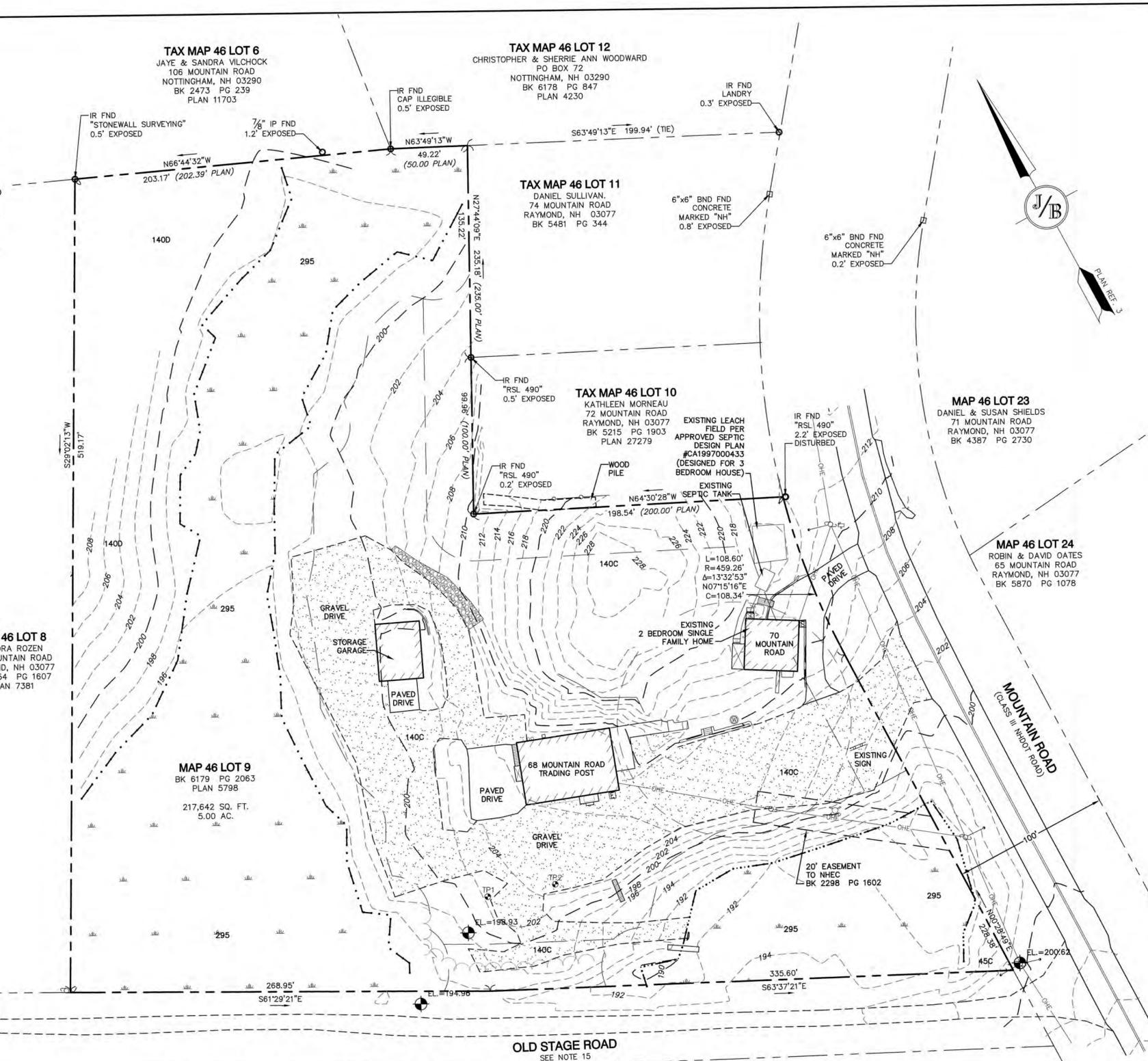
MAP 46 LOT 8
SANDRA ROZEN
62 MOUNTAIN ROAD
RAYMOND, NH 03077
BK 5754 PG 1607
PLAN 7381

MAP 46 LOT 9
BK 6179 PG 2063
PLAN 5798
217,642 SQ. FT.
5.00 AC.

MAP 46 LOT 26
SANDRA ROZEN
62 MOUNTAIN ROAD
RAYMOND, NH 03077
BK 3776 PG 983
PLAN 20869

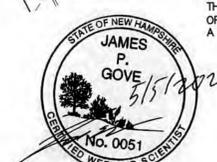
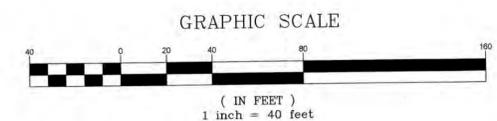
NRCS SOIL IDENTIFICATION LEGEND

SOIL MAP UNIT	SOIL SERIES	SLOPE CATEGORY	HSG
45C	MONTAUK FINE SANDY LOAM	8-15%	C
140C	CHATFIELD-HOLLIS-CANTON COMPLEX	8-15%	B
140D	CHATFIELD-HOLLIS-CANTON COMPLEX	15-35%	B
295	FREETOWN MUCKY PEAT	0-2%	D



NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF RAYMOND NH TAX MAP 46 LOT 9.
2. ZONING DISTRICT: B (RESIDENTIAL / AGRICULTURAL)
LOT AREA MINIMUM = 87,120 SF
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 30'
SIDE SETBACK = 30'
REAR SETBACK = 30'
WETLAND SETBACK = 25'
MAX. BUILDING HEIGHT = 30'
3. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
4. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 3301500185E, WITH EFFECTIVE DATE OF MAY 17, 2005
5. BASIS OF BEARING: HORIZONTAL - MAGNETIC PER PLAN REF 3.
VERTICAL - ASSUMED.
6. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
7. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
8. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF RAYMOND TAX RECORDS AND ARE SUBJECT TO CHANGE.
9. RESEARCH WAS PERFORMED AT THE TOWN OF RAYMOND ASSESSOR'S OFFICE, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, THE UNIVERSITY OF NEW HAMPSHIRE LIBRARY, AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
10. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
11. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
12. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES IN DECEMBER 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
13. THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 15,000.
14. SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
15. NO LAYOUT WAS FOUND BY THIS OFFICE FOR OLD STAGE ROAD. ON MARCH 13, 1923, THE TOWN OF RAYMOND VOTED "TO DISCONTINUE THE HIGHWAY LEADING FROM THE MOUNTAIN ROAD, NEAR THE HOUSE OF JAMES TRICKEY, TO THE PASTURE LAND OF PLUMMER CORSON." PLAN REFERENCE 3 (RSL 1976) SHOWS THE BOUNDARY OF THE SUBJECT PARCEL TO BE THE APPARENT RIGHT OF WAY OF OLD STAGE ROAD. PLAN REFERENCE 7 (RSL 1990) SHOWS OLD STAGE ROAD A DISCONTINUED, AND SHOWS THE BOUNDARY ALONG THE APPARENT CENTER LINE.



Design: PSL	Draft: PSL	Date: 1/11/2021
Checked: JAC	Scale: 1"=40'	Project No.: 20763
Drawing Name: 20763-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	ISSUED FOR REVIEW	BY
0	5/6/21	ISSUED FOR REVIEW	PSL

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	68-70 MOUNTAIN ROAD RAYMOND, NH
Owner of Record:	LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290

DRAWING No.	C1
SHEET 1 OF 3	JBE PROJECT NO. 20763

PLAN REFERENCES:

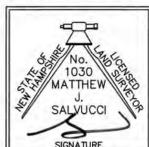
1. SURVEY DATED MAY 1971, PREPARED BY WILLIAM GUNNARSON. R.C.R.D. 2309.
2. "MAP OF 4 LOTS SITUATED IN RAYMOND, N.H." DATED JANUARY 24, 1974. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 4230.
3. "A SURVEY AND A PLAT OF A SUBDIVISION TO BE KNOWN AS MOUNTAIN ROAD TRADING POST, SITUATED IN RAYMOND, N.H." DATED FEBRUARY 2, 1976. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 5798.
4. "A SURVEY AND PLAT OF A SUBDIVISION TO BE KNOWN AS RAYMOND KNOLLS-1, SITUATED IN RAYMOND, N.H." DATED AUGUST 4, 1976. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 6449.
5. "A SURVEY AND A PLAT OF A SUBDIVISION TO BE KNOWN AS HENRY J. TURCOTTE SUBDIVISION, SITUATED IN RAYMOND, N.H." DATED AUGUST 26, 1977. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 7381.
6. "RESUBDIVISION PLAN OF LAND, RAYMOND KNOLLS-1, RAYMOND, N.H." DATED APRIL 1983. PREPARED BY SURVEY FIELD SERVICES. R.C.R.D. 11703.
7. "A SURVEY & PLAT OF A SUBDIVISION PREPARED FOR 4 J CONSTRUCTION, SITUATED IN THE TOWN OF RAYMOND, N.H." DATED OCTOBER 22, 1990. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 20869.
8. "A SURVEY AND A PLAT OF PROPERTY PREPARED FOR CHARLES P. & ELANA A. HEALY, SITUATED IN THE TOWN OF RAYMOND, N.H." DATED APRIL 5, 1999. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 27279.
9. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS, PLANS OF PROPOSED N.H. PROJECT NO 8118-C, MOUNTAIN ROAD." ON FILE WITH NHDOT DISTRICT 6.

CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

5/5/21

DATE:

MAP 46 LOT 8
SANDRA ROZEN
62 MOUNTAIN ROAD
RAYMOND, NH 03077
BK 5754 PG 1607
PLAN 7381

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	EDGE OF PAVEMENT
---	---	FENCE
---	---	EASEMENT
---	---	IRON PIPE/IRON ROD
---	---	IRON ROD/DRILL HOLE
---	---	DOUBLE POST SIGN
---	---	FRESHWATER WETLANDS
---	---	RETAINING WALL

TAX MAP 46 LOT 6
JAYE & SANDRA VILCHOCK
106 MOUNTAIN ROAD
NOTTINGHAM, NH 03290
BK 2473 PG 239
PLAN 11703

TAX MAP 46 LOT 12
CHRISTOPHER & SHERRIE ANN WOODWARD
PO BOX 72
NOTTINGHAM, NH 03290
BK 6178 PG 847
PLAN 4230

TAX MAP 46 LOT 11
DANIEL SULLIVAN,
74 MOUNTAIN ROAD
RAYMOND, NH 03077
BK 5481 PG 344

TAX MAP 46 LOT 10
KATHLEEN MORNEAU
72 MOUNTAIN ROAD
RAYMOND, NH 03077
BK 5215 PG 1903
PLAN 27279

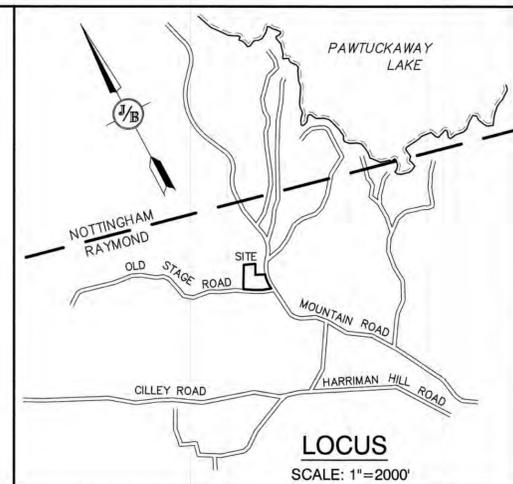
MAP 46 LOT 23
DANIEL & SUSAN SHIELDS
71 MOUNTAIN ROAD
RAYMOND, NH 03077
BK 4387 PG 2730

MAP 46 LOT 24
ROBIN & DAVID OATES
65 MOUNTAIN ROAD
RAYMOND, NH 03077
BK 5870 PG 1078

MAP 46 LOT 9
BK 6179 PG 2063
PLAN 5798
217,642 SQ. FT.
5.00 AC.
PROPOSED 190,900 S.F.
(4.38 AC.)

PROPOSED MAP 46, LOT 9-1
70 MOUNTAIN ROAD
26,742 S.F.
(0.61 AC.)

MAP 46 LOT 26
SANDRA ROZEN
62 MOUNTAIN ROAD
RAYMOND, NH 03077
BK 3776 PG 983
PLAN 20869



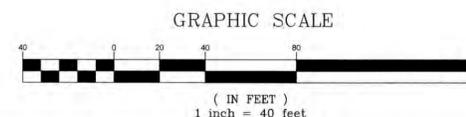
SUBDIVISION NOTES:

1. THE INTENT OF THIS PLAN IS TO SUBDIVIDE MAP 46, LOT 9 INTO TWO (2) LOTS. THE EXISTING LOT CONSISTS OF "MOUNTAIN ROAD TRADING POST" AND A SINGLE FAMILY HOME SERVICED BY ONSITE WELL AND SEPTIC. THE PROPOSAL IS TO SUBDIVIDE THE TWO INTO SEPARATE LOTS.
2. ZONING DISTRICT: B (RESIDENTIAL/AGRICULTURAL)
LOT AREA MINIMUM = 87,120 SF
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 30'
SIDE SETBACK = 30'
REAR SETBACK = 30'
WETLAND SETBACK = 25'
MAX. BUILDING HEIGHT = 30'
3. ON MARCH 31, 2021, THE RAYMOND ZONING BOARD OF ADJUSTMENT VOTED TO GRANT THE FOLLOWING VARIANCES FROM THE "TOWN OF RAYMOND ZONING ORDINANCE" WITH THE CONDITION THAT THERE SHALL BE NO FURTHER SUBDIVISION ON EITHER LOT:
A. SECTION 15.1.1.-MINIMUM LOT SIZE
B. SECTION 15.1.2.-MINIMUM FRONTAGE
C. SECTION 15.1.3.-MINIMUM SETBACK REQUIREMENTS
D. SECTION 15.3.1.-MINIMUM CONTIGUOUS UPLAND
E. SECTION 2.1.3.-PRE-EXISTING NON-CONFORMING LOTS
4. NHDOS APPROVAL FOR SUBDIVISION PERMIT NO. DATED
5. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
6. BASIS OF BEARING: MAGNETIC PER PLAN REF 3.
7. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
8. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 33015C0185E, WITH EFFECTIVE DATE OF MAY 17, 2005.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
10. ALL CONSTRUCTION WILL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
11. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
12. IRON RODS WITH SURVEY CAPS TO BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS BOUNDARY, DO NOT DISTURB, STRATHAM, N.H." AS SHOWN.
13. WETLANDS WERE DELINEATED BY JIM GOVE, GOVE ENVIRONMENTAL SERVICES, DURING DECEMBER 2020, AND LOCATED BY THIS OFFICE
14. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF RAYMOND TAX RECORDS AND ARE SUBJECT TO CHANGE.
15. NO LAYOUT WAS FOUND BY THIS OFFICE FOR OLD STAGE ROAD. ON MARCH 13, 1923, THE TOWN OF RAYMOND VOTED "TO DISCONTINUE THE HIGHWAY LEADING FROM THE MOUNTAIN ROAD, NEAR THE HOUSE OF JAMES TRICKEY, TO THE PASTURE LAND OF PLUMMER CORSON." PLAN REFERENCE 3 (RSL 1976) SHOWS THE BOUNDARY OF THE SUBJECT PARCEL TO BE THE APPARENT RIGHT OF WAY OF OLD STAGE ROAD. PLAN REFERENCE 7 (RSL 1990) SHOWS OLD STAGE ROAD AS DISCONTINUED, AND SHOWS THE BOUNDARY ALONG THE APPARENT CENTER LINE.
16. RESEARCH WAS PERFORMED AT THE TOWN OF RAYMOND ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
17. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
18. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
19. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
20. SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.

TOTAL LOT AREA
217,642 S.F.
5.00 AC.

APPROVED - TOWN, STATE PLANNING BOARD

DATE:



Design: PSL	Draft: PSL	Date: 1/11/2021
Checked: JAC	Scale: 1"=40'	Project No.: 20763
Drawing Name: 20763-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	ISSUED FOR REVIEW	BY
0	5/6/21	ISSUED FOR REVIEW	PSL
		REVISION	

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SUBDIVISION PLAN MAP 46 LOT 9
Project:	68-70 MOUNTAIN ROAD RAYMOND, NH
Owner of Record:	LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290

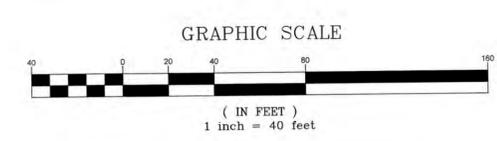
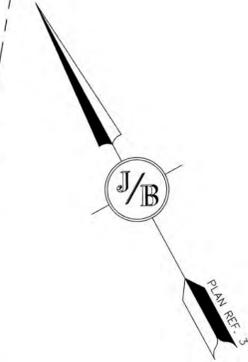
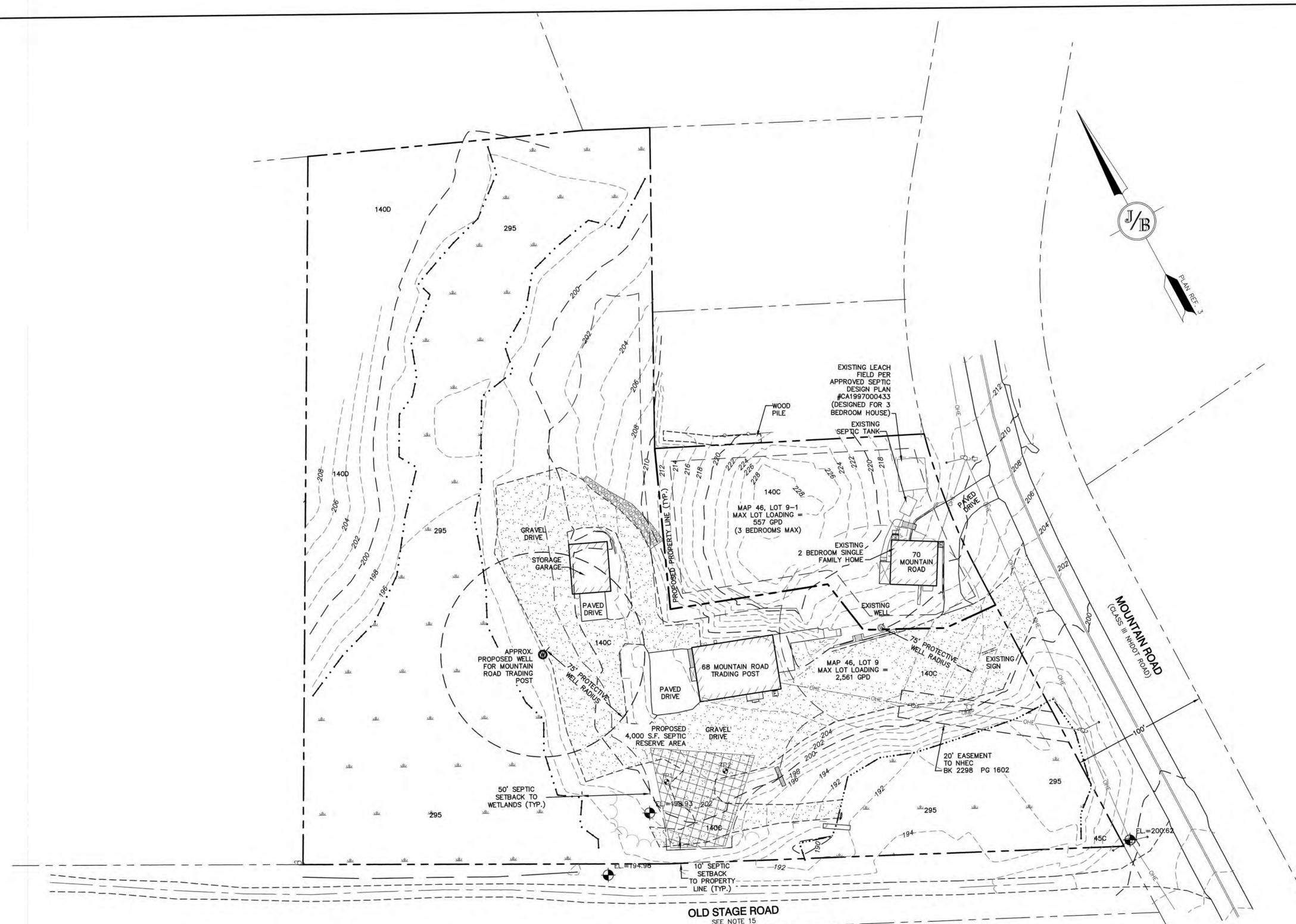
DRAWING No.	A1
SHEET 2 OF 3	JBE PROJECT NO. 20763

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TREE LINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	OVERHEAD ELECTRIC
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	UTILITY POLE
---	---	4K SEPTIC AREA
---	---	RIPRAP
---	---	FRESHWATER WETLANDS
---	---	RETAINING WALL

**SANITARY SEWER FLOW CALCULATIONS
(MAP 46 LOT 9):**

1,750 S.F. STORE (DRY GOODS) @ 5 GPD/100 S.F. = 87.5 GPD
 + 5 EMPLOYEES @ 10 GPD/EMPLOYEE = 50 GPD
 TOTAL = 137.5 GPD (300 GPD DESIGN FLOW)



TOTAL LOT AREA
 217,642 S.F.
 5.00 AC.

Design: PSL	Draft: PSL	Date: 1/11/2021
Checked: JAC	Scale: 1"=40'	Project No.: 20763
Drawing Name: 20763-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
0	5/6/21	ISSUED FOR REVIEW	PSL

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	TOPOGRAPHIC PLAN
Project:	68-70 MOUNTAIN ROAD RAYMOND, NH
Owner of Record:	LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPIN TRAIL, NOTTINGHAM, NH 03290

DRAWING No.

C3

SHEET 3 OF 3
 JBE PROJECT NO. 20763



SUBDIVISION APPLICATION

Town of Raymond NH

Map # 35 Lot # 54 Application Date 3/10/21 Application # _____

Project Name: Meunier Subdivision

Location: 11 Old Ham Road

Project Description: 2 Lot Subdivision of 9.7 acre property

Zone: New Industrial / Commercial Square Footage: or Number of Residential Units: 1

Applicant/Agent Information:

Name: Paul Dobberstein Phone: 603-430-9282 ext. 309

Company: Ambit Engineering, Inc. Fax: 603-436-2315

Address: 200 Griffin Road, Unit 3 Portsmouth, NH 03801

Signed*:  Date: 3/10/2021

****Requires notarized letter of permission.***

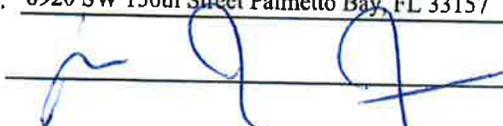
By signing this application, you are agreeing to all rules and regulations of the Town of Raymond, and are agreeing to allow agents of the Town of Raymond to conduct inspections, during normal business hours to ensure compliance with all Raymond Zoning and Site Review regulations while your application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

Owner Information:

Name: Jean-Marc Meunier Phone: 786-253-5185

Company: _____ Fax: _____

Address: 8920 SW 156th Street Palmetto Bay, FL 33157

Signed:  Date: 3/15/2021

Designers of Record:

Engineer: Ambit Engineering, Inc.

Surveyor: Ambit Engineering, Inc.

Soil Scientist: Marc Jacobs

Landscape Architect: N/A

Fees: See Attached Fee Schedule

FOR OFFICE USE ONLY

Date Application Received: _____ Total Fees Collected with Application: \$ _____ Abutters

List Received: _____ Check List Received: _____

PB Hearing Date: _____ Notice Date: _____

PB Application Acceptance Date: _____



Subdivision Checklist

TOWN OF RAYMOND, NH

PROJECT NAME Meunier Subdivision

MAP# 35 LOT # 54 APPLICATION DATE 3/10/21 APPLICATION # _____

This checklist can be used for either a major or minor subdivision. For a minor subdivision, several of the items would likely be waived by the Planning Board due to lack of relevancy (e.g., topographic or soils data) The Board, however, reserves the right to require that all items be met if, in its judgment, the data are necessary to make an informed decision.

A copy of all plans and technical reports must be sent to the Town engineer. Proof of submittal must be provided to the Community Development Department at the time of application. If proof of transmittal is not provided, the application may be delayed until the following month's Planning Board meeting. Address is: Dubois & King, 18 Constitution Dr., Bedford NH 03110, ATTN: Jeff Adler.

SUBMITTED			WAIVED	
YES	NO		YES	NO
<u>X</u>	___	1. Name of subdivision; name and address of subdivider.	___	___
<u>X</u>	___	2. Name, license number and seal of surveyor or other persons north arrow, scale and date of plan.	___	___
<u>X</u>	___	3. Names and addresses of all abutters and all holders of conservation preservation or agricultural preservation easements (on the plat or on separate sheet.)	___	___
<u>X</u>	___	4. Locus plan, showing zoning designations	___	___
<u>X</u>	___	5. Signature block for Planning Board endorsement.	___	___
<u>X</u>	___	6. Names of abutting subdivisions, streets, driveways, easements, building lines, parks/public spaces, notation of use of abutting land, and similar facts regarding abutting properties.	___	___
<u>X</u>	___	7. Boundary survey and location of permanent markers.	___	___
<u>X</u>	___	8. Location of property lines, lot areas in square feet and acres; lots numbered According to Town tax map system.	___	___
<u>X</u>	___	9. Location and amount of frontage on public right-of-way	___	___
<u>X</u>	___	10. Location of building setback lines.	___	___
<u>X</u>	___	11. Existing and/or proposed buildings, other structures.	___	___
<u>X</u>	___	12. Location of any existing or proposed easements, land to be dedicated to public use.	___	___
<u>X</u>	___	13. Existing and proposed water mains, culverts, drains, sewers; proposed connections or alternative means of providing water supply and sewage disposal.	___	___



Subdivision Checklist

TOWN OF RAYMOND, NH

SUBMITTED			WAIVED	
YES	NO		YES	NO
<u>X</u>	<u> </u>	14. Existing and proposed streets, with names, classification, width of travel surface and rights-of-way.	<u> </u>	<u> </u>
<u>n/a</u>	<u> </u>	15. Final road profiles, centerline stationing, cross sections.	<u> </u>	<u> </u>
<u>X</u>	<u> </u>	16. Location and width of existing and proposed driveways.	<u> </u>	<u> </u>
<u>X</u>	<u> </u>	17. Location of all surface water, wetlands, rock ledges, stone walls, open space to be preserved, and any other man-made or natural features.	<u> </u>	<u> </u>
<u>X</u>	<u> </u>	18. Existing and proposed topographic contours.	<u> </u>	<u> </u>
<u>X</u>	<u> </u>	19. Soil and wetland delineation. <i>(see: requirements for soils and wetlands data)</i> .	<u> </u>	<u> </u>
<u>X</u>	<u> </u>	20. Location of perc tests, test results, outline of 4,000 area, applicable septic square-foot septic setback lines.	<u> </u>	<u> </u>
<u>X</u>	<u> </u>	21. Location of existing and proposed wells, with required radius on property.	<u> </u>	<u> </u>
<u>X</u>	<u> </u>	22. Base flood elevations.	<u> </u>	<u> </u>
OTHER:				
<u> </u>	<u>X</u>	23. Plans for stormwater management and erosion control.	<u> </u>	<u> </u>
<u>In Progress</u>	<u> </u>	24. Copy of state subdivision approval for septic system.	<u> </u>	<u> </u>
<u> </u>	<u>n/a</u>	25. Alteration of Terrain Permit.	<u> </u>	<u> </u>
<u>X</u>	<u> </u>	26. Town or DOT Driveway Permit	<u> </u>	<u> </u>
<u>X</u>	<u> </u>	27. Copies of any proposed or existing easements, deed restrictions, covenants, and street deeds.	<u> </u>	<u> </u>
<u> </u>	<u> </u>	28. Such additional studies as may be required.	<u> </u>	<u> </u>
<u>X</u>	<u> </u>	29. Six (6) full-size copies of all plans and ten (10) copies of all plans in 11 X 17 format, and digital copy of plans. *	<u> </u>	<u> </u>
<u>X</u>	<u> </u>	30. Three (3) copies of all studies*	<u> </u>	<u> </u>
FEES				
<u>X</u>	<u> </u>	1. Application Fees		
<u>X</u>	<u> </u>	2. Abutters Notice Fees <i>(to include three (3) labels per abutter)</i>		
<u>X</u>	<u> </u>	3. Engineering and Legal Review Escrow		

Soil Test Pit Profile Descriptions

Location: 11 Old Ham Road
Raymond, NH
Assessors Map 35, Lot 54
Evaluator: Marc Jacobs, CSS 038



Backhoe: Kubota KX121-3 Excavator
Operator: Great Cove Landscaping
Date: 01/20/21
Witness: Gregory Arvenitis

Test Pit 1

Depth (Inches)	Color	Texture	Structure	Consistence
+1	Forest Duff		NA	NA
0	10 YR 3/2 Very dark grayish brown	Fine sandy loam	Weak medium granular	Moist friable
4	10 YR 4/6 Dark yellowish brown	Fine sandy loam	Massive	Moist friable
18	10 YR 5/3 Brown	Fine sandy loam	Massive	Moist friable
38	10 YR 5/3 Brown, 2% 10 YR 5/8 Yellowish brown redoximorphic concentrations	Sandy loam	Weak subangular blocky	Moist friable

ESHWT: (Inches):	38 (weak)	Roots: (Inches)	Medium – common to 36	Restrictive Layer:	None observed
Observed H ₂ O:	None	Refusal (Inches):	Possible bedrock @ 48	Estimated Percolation Rate (Min/In):	8 @ 36"
Notes:	Canton series – pit location marked with solid color pink flag				

Test Pit 2

Depth (Inches)	Color	Texture	Structure	Consistence
+1	Forest Duff	NA	NA	NA
0	10 YR 3/2 Very dark grayish brown	Fine sandy loam	Weak medium granular	Moist friable
4	10 YR 4/6 Dark yellowish brown	Fine sandy loam	Massive	Moist friable
16	10 YR 5/3 Brown, 5% 7.5 YR 5/6 Strong brown redoximorphic concentrations @ 36 inches	Sandy loam	Massive	Moist friable

ESHWT: (Inches):	36	Roots:	Fine & medium roots to 36	Restrictive Layer:	No mineral
Observed H ₂ O:	None	Refusal (Inches):	Bedrock @ 40	Estimated Percolation Rate (Min/In):	8 @ 36"
Notes:	Technically Chatfield series – pit location marked with solid color pink flag				



AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

TECHNICAL REPORT OF WETLAND DELINEATION, CLASSIFICATION & IDENTIFICATION

Ambit Engineering Project No.:3272 **Date(s) of Delineation:** 11/17/20 **Date of Report:** 12/11/20

Field Delineator: Steven D. Riker

Compiled by: Steven D. Riker

Project Location/Tax Map & Lot: 11 Oldham Road, Raymond, NH. Tax Map 35, Lot 54

Prepared for: Jean-Marc Meunier 8920 SW 156th Street, Palmetto Bay, FL, 33157.

Site Area Observed: Entire lot to establish wetlands and wetland buffer.

Site Conditions: Lot with uplands adjacent to freshwater wetlands.

Weather/Seasonal Conditions: 30 cloudy, early winter conditions, no snow cover.

Site Disturbance: Historic filling around previously developed area.

Wetlands Present: Yes. Property contains freshwater wetlands.

Wetland conditions/atypical situation/problem area: Wetlands are not considered atypical or a problem area.

Hydric Soil Criterion: A11. Field Indicators of Hydric Soils in the United States, Version 8.2, USDA-NRCS, 2018.

Delineation Standards Utilized:

1. *US Army Corps of Engineers Wetlands Delineation Manual*, Technical Report Y-87-1 (Jan 1987). **AND** Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0, January 2012.
2. Field Indicators of Hydric Soils in the United States, Version 8.2, USDA-NRCS, 2018 **AND (for disturbed sites)** *Field Indicators for Identifying Hydric Soils in New England*, Version 4. NEIWPC Wetlands Work Group (April 2019).
3. *National List of Plant Species That Occur in Wetlands: Northeast (Region 1)*. USFWS (May 1988).

Notes: A1-A15 is a poorly drained palustrine open water wetland system that is diked/impounded and/or influenced by beaver activity (POWhb). Please note that a very poorly wetland boundary associated with the wetland exists but was not delineated in the field. The lot was also observed for vernal pools. There are no potential vernal pools located on the subject parcel.





AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

24 May, 2021

Jonathan Wood, Chair
Town of Raymond Planning Board
4 Epping Street
Raymond, NH 03077

RE: Request for Minor Subdivision Approval 11 Old Ham Road, Assessor's Map 35 Lot 64

Dear Mr. Wood:

We hereby submit revised Subdivision and Subdivision Site (Sheet C2) Plans based on feedback received both from the Board and abutting property owners at the Planning Board meeting on May 13, 2021 and at the subsequent Planning Board Site Walk on May 18, 2021. I have also submitted the High Intensity Soil Survey (Sheet C3) that was mistakenly not included in the originally submitted Subdivision Plan Set. A waiver request to Article II – definition of *Frontage* in the Town of Raymond Subdivision Regulations is also attached and made part of the existing application.

The proposed property line between Lots 1 & 2 has been revised to allow for Lot 2 to be accessed from an existing drive location as discussed at the aforementioned Planning Board Site Walk. In consultation with the owner it was determined that adjusting the proposed boundary line was preferable to an easement across Lot 1 for access to Lot 2 to reduce the potential for disputes regarding property rights in any easement between potential owners of the lot in the future. The areas of both lots remain relatively unchanged in area, with only a difference between the revised Subdivision Plan and the originally submitted plan being a reduction of the size of Lot 1 by 152 s.f. with the balance being added to Lot 2 and the reduction of the frontage of Lot 1 being reduced by 30.01' with the additional 30.01' being added to the frontage of Lot 2.

At the May 13, 2021 Planning Board Meeting it was moved and approved to continue the application to the July Planning Board Meeting and requiring that the application, specifically the necessary improvements to Old Ham Road were to be reviewed by the Technical Review Committee prior to continuing the application's review. We feel that given the revision of the plans to address the concerns of the Planning Board and abutting property owners that this review by the TRC is no longer necessary for the Planning Board's review and/or Conditional Approval of the application. We humbly request that the requirement to meet with the TRC prior to the Board taking up the application again be reviewed by the Board at their next meeting, and the prior decision be reversed to allow a timely review of the application.

We understand the concerns that the Board and abutters had with the previous proposed driveway location for Lot 2, and the associated improvements to Old Ham Road. We are of the opinion that the revised location presents far less issues relative to potential improvements and potential offsite impacts, and thereby places the review and coordination of said improvements to the Town Road more

appropriately within the Department of Public Work's jurisdiction outside of the Planning Board process in this matter. Therefore, we would request that coordination of said improvements be a condition of either the Subdivision Approval or any future issuance of a Building Permit or Driveway Permit pursuant to RSA 674:41(c).

Additionally, it was mentioned by at least one Board member that there is some concern over the "wood platform", which is within the Town's 75' Protected Shoreland. As the Site Walk did not include a walk of the lot, I have attached two photos showing the platform for the Board's information.

We appreciate your consideration of this matter and the thoughtful review and comments thus far provided. I look forward to your review and approval of the subdivision at your next Planning Board meeting. If you require any additional information or copies, please feel free to contact me at any time.

Sincerely,



Paul Dobberstein, LLS
Ambit Engineering, Inc.

J:\JOBS3\JN 3200's\3270's\3272\2020 Subdivision\Applications\Town of Raymond\02 Submission 052421\Planning Board Submission Letter 052421.docx



Raymond NH Planning Board Waiver Request Form

Applicable to Site Plan Review and Subdivision Regulations

Project Name & Application Number:

Regulation, Article & Section from which a waiver is being sought:

Subdivision Regulations, Article II-definition of Frontage, requiring that frontage be on a road proposed to be built equal to or better than a Class V road.

Where the Planning Board finds that unnecessary hardship may result from strict compliance with these regulations with respect to a particular tract of land, the Board may modify or waive these regulations so that substantial justice may be done and the public interest is secured, provided that:

Please respond to the criteria below:

- a. Explain how the granting of the waiver will not be detrimental to public safety, health, or welfare or injurious to other adjacent property;

The Subdivision regulations define Frontage as “The total length of all property lines of a premises which abut an existing Class V or better road, or a road proposed to be built equal to or better than a Class V road.” Granting the waiver would not be detrimental to other adjacent properties, to the contrary. Comments received from abutting property owners make it clear that they do not wish for the existing road to be upgraded to a Class V or better standards. There is an express view by both the abutters and the applicant that the existing road maintain it's current character and remain unaltered to the extent possible while still maintaining appropriate improvements necessary to address emergency access, as well as any improvements to the drainage to accommodate compliance with Subdivision Regulations Section 4.11.

- b. Explain how granting this waiver shall not have the effect of nullifying the intent and purpose of these regulations, the Zoning Ordinance, Master Plan or Official Zoning Map;

While the Subdivision Regulations define Frontage as stated above, the Zoning Ordinance defines Frontage as “The length of the lot at its front lot line which borders on a public street or a street paved in a subdivision approved by the Planning Board.”. Furthermore, the Zoning Ordinance goes on to define Street as “A thoroughfare, road, avenue, freeway, highway, and other ways open to public use. ‘Street’ shall mean the entire width of the right-of-way whether unimproved or improved, serving more than two (2) dwellings.” Therefore, the requested waiver will not be contrary to the Zoning Ordinance. The reduction of impact to the current condition of Old Ham Road and the preservation of the rural character of the area is in the spirit with the Master Plan Sections II.A, III.A, III.J, and XII.B. This waiver request will have no impact on the Official Zoning Map.

In granting waivers, the Planning Board may require such conditions as will, in the Board’s judgment, secure substantially the objectives of the standards or requirements of these regulations.

A petition for waiver shall be submitted by the applicant at the time when the application is filed for consideration by the Planning Board. All petitions shall be made in writing using the Town’s Waiver Request Form. The petition shall state fully the grounds for the waiver and all of the facts relied upon by the petitioner.

Any granted waivers must be noted on the final approved plan.

PROPOSED SUBDIVISION

11 OLD HAM ROAD

RAYMOND, NEW HAMPSHIRE

PERMIT PLANS

OWNER:
JEAN-MARC MEUNIER
 8920 SW 156TH STREET
 PALMETTO BAY, FL 33157

**CIVIL ENGINEER, LAND SURVEYOR
 & WETLAND SCIENTIST:**
AMBIT ENGINEERING, INC.
 200 GRIFFIN ROAD, UNIT 3
 PORTSMOUTH, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

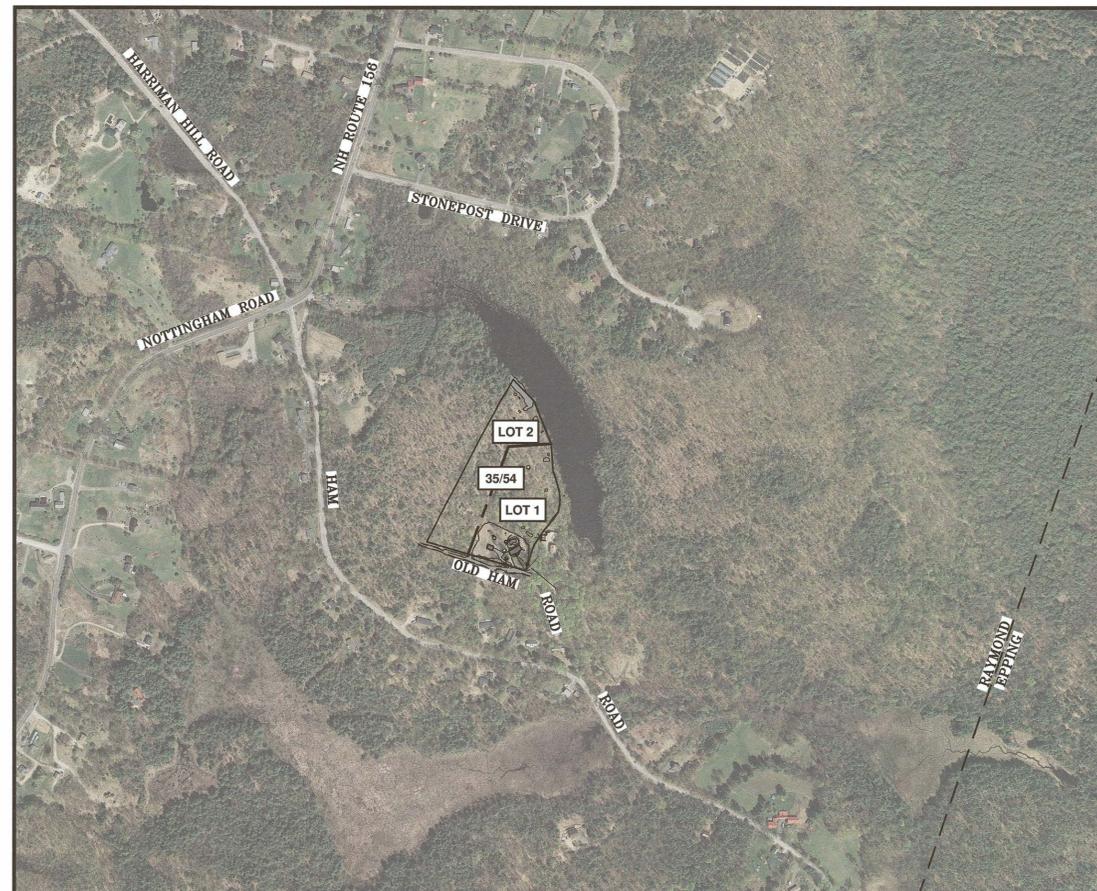
SOIL SCIENTIST:
MARC JACOBS, CWS, CSS
 PO BOX 417
 GREENLAND, NH 03840
 Tel (603) 686-5097

UTILITY CONTACTS

ELECTRIC:
 EVERSOURCE
 74 OLD DOVER ROAD
 ROCHESTER, N.H. 03867
 Tel. (603) 332-4227, Ext.
 555.5325
 ATTN: MARK COLLINS
 EMAIL: mark.collins@eversource.com

COMMUNICATIONS:
 FAIRPOINT
 JOE CONSIDINE
 1575 GREENLAND ROAD
 GREENLAND, N.H. 03840
 Tel. (603) 427-5525

CABLE:
 XFINITY BY COMCAST
 MIKE COLLINS
 334B CALEF HIGHWAY
 EPPING, N.H. 03042
 Tel. (603) 679-5695
 Ext. 1037



SCALE: 1" = 500'

INDEX OF SHEETS

- C1 SUBDIVISION PLAN
- C2 EXISTING CONDITIONS PLAN
- C3 SUBDIVISION SITE PLAN
- C4 HIGH INTENSITY SOIL SURVEY



LEGEND:

N/F	NOW OR FORMERLY		
RP	RECORD OF PROBATE		
RCRD	ROCKINGHAM COUNTY		
	REGISTRY OF DEEDS		
(11/21)	MAP 11/LOT 21		
● IR FND	IRON ROD FOUND		
○ IP FND	IRON PIPE FOUND		
● IR SET	IRON ROD SET		
○ DH FND	DRILL HOLE FOUND		
○ DH SET	DRILL HOLE SET		
■	GRANITE BOUND w/IRON ROD FOUND		
EXISTING		PROPOSED	
FM	FM	FM	FORCE MAIN
S	S	S	SEWER PIPE
SL	SL	SL	SEWER LATERAL
G	PG	PG	GAS LINE
D	D	D	STORM DRAIN
FD	FD	FD	FOUNDATION DRAIN
W	W	W	WATER LINE
FS	FS	FS	FIRE SERVICE LINE
UE	UGE	UGE	UNDERGROUND ELECTRIC SUPPLY
		---	UNDERGROUND ELECTRIC SERVICE
		---	OVERHEAD ELECTRIC/WIRES
		---	RETAINING WALL
		---	EDGE OF PAVEMENT (EP)
100	100	100	CONTOUR
97x3	98x0	98x0	SPOT ELEVATION
○	○	○	UTILITY POLE
E	E	E	ELECTRIC METER
■	■	■	TRANSFORMER ON CONCRETE PAD
So	So	So	WATER SHUT OFF/CURB STOP
C.O.	C.O.	C.O.	PIPE CLEANOUT
GV	GV	GV	GATE VALVE
HYD	HYD	HYD	HYDRANT
CB	CB	CB	CATCH BASIN
SMH	SMH	SMH	SEWER MANHOLE
DMH	DMH	DMH	DRAIN MANHOLE
WMH	WMH	WMH	WATER METER MANHOLE
TP 1	TP 1	TP 1	TEST BORING
			TEST PIT
LA	LA	LA	LANDSCAPED AREA
CI	CI	CI	CAST IRON PIPE
COP	COP	COP	COPPER PIPE
CMP	CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DI	DUCTILE IRON PIPE
PVC	PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYD	HYDRANT
CL	CL	CL	CENTERLINE
EP	EP	EP	EDGE OF PAVEMENT
EL.	EL.	EL.	ELEVATION
FF	FF	FF	FINISHED FLOOR
INV	INV	INV	INVERT
TBM	TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYP	TYPICAL

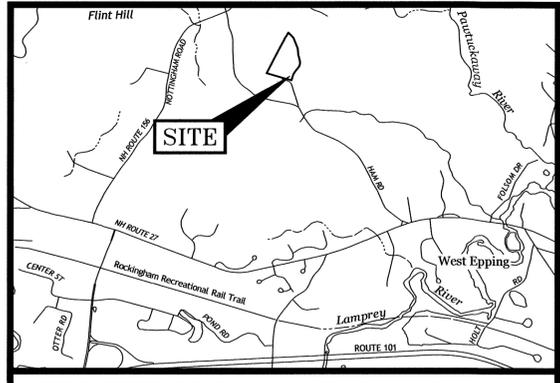
PROPOSED SUBDIVISION
11 OLD HAM ROAD
RAYMOND, N.H.

AMBIT ENGINEERING, INC.
 Civil Engineers & Land Surveyors
 200 Griffin Road - Unit 3
 Portsmouth, N.H. 03801-7114
 Tel (603) 430-9282
 Fax (603) 436-2315

PLAN SET SUBMITTAL DATE: 5/24/2021

APPROVED BY THE RAYMOND PLANNING BOARD ON

CHAIRMAN, VICE CHAIRMAN, OR SECRETARY _____ DATE _____



LOCATION MAP SCALE 1"=2,000'

LEGEND:

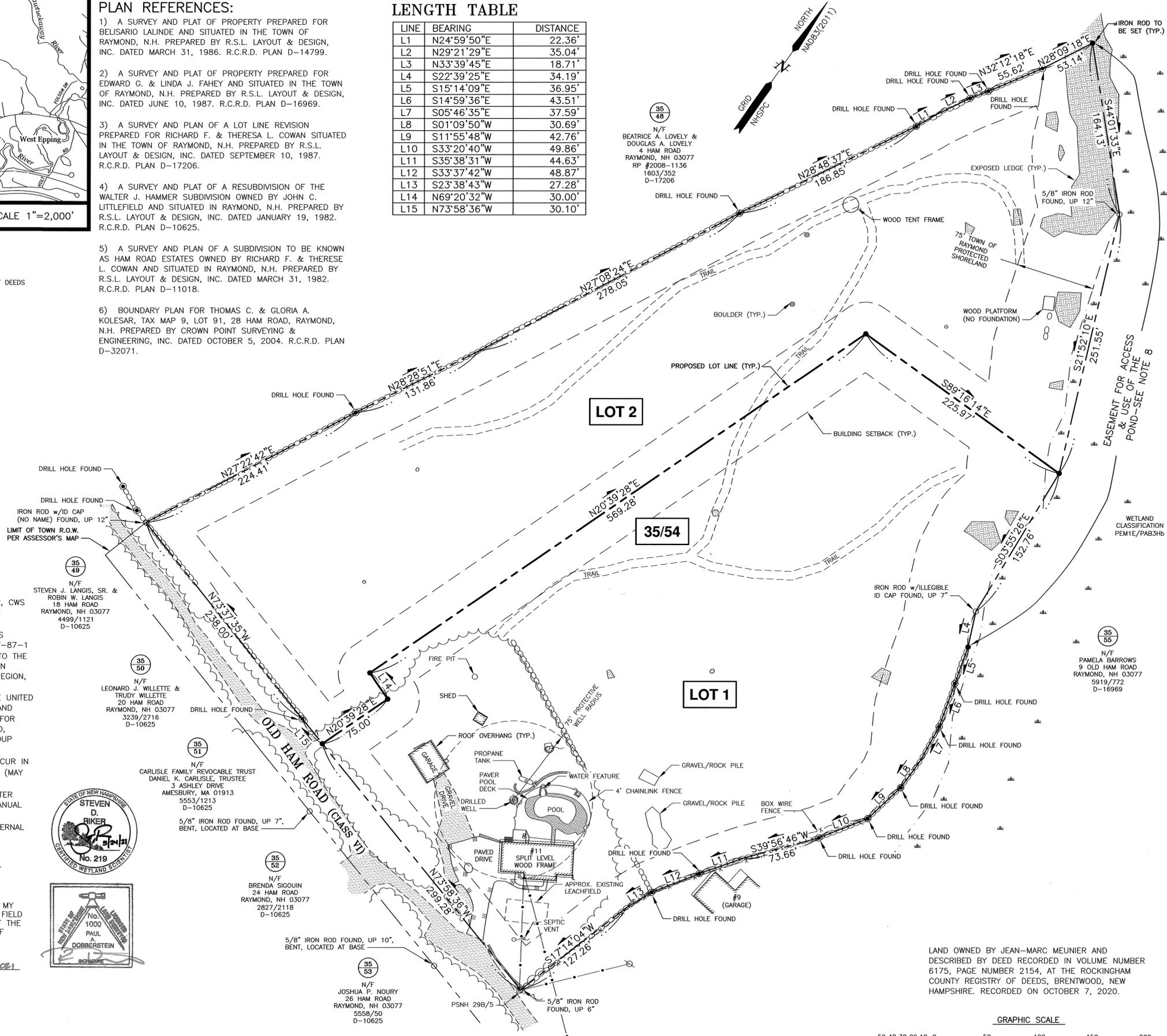
- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- MAP 11 / LOT 21
- BOUNDARY
- PROPOSED BOUNDARY
- SETBACK
- RAILROAD SPIKE FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND SET
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- METER (GAS, WATER, ELECTRIC)
- TYP. TYPICAL
- LSA LANDSCAPED AREA

PLAN REFERENCES:

- 1) A SURVEY AND PLAT OF PROPERTY PREPARED FOR BELISARIO LALINDE AND SITUATED IN THE TOWN OF RAYMOND, N.H. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED MARCH 31, 1986. R.C.R.D. PLAN D-14799.
- 2) A SURVEY AND PLAT OF PROPERTY PREPARED FOR EDWARD G. & LINDA J. FAHEY AND SITUATED IN THE TOWN OF RAYMOND, N.H. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED JUNE 10, 1987. R.C.R.D. PLAN D-16969.
- 3) A SURVEY AND PLAN OF A LOT LINE REVISION PREPARED FOR RICHARD F. & THERESA L. COWAN SITUATED IN THE TOWN OF RAYMOND, N.H. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED SEPTEMBER 10, 1987. R.C.R.D. PLAN D-17206.
- 4) A SURVEY AND PLAT OF A RESUBDIVISION OF THE WALTER J. HAMMER SUBDIVISION OWNED BY JOHN C. LITTLEFIELD AND SITUATED IN RAYMOND, N.H. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED JANUARY 19, 1982. R.C.R.D. PLAN D-10625.
- 5) A SURVEY AND PLAN OF A SUBDIVISION TO BE KNOWN AS HAM ROAD ESTATES OWNED BY RICHARD F. & THERESA L. COWAN AND SITUATED IN RAYMOND, N.H. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED MARCH 31, 1982. R.C.R.D. PLAN D-11018.
- 6) BOUNDARY PLAN FOR THOMAS C. & GLORIA A. KOLESAR, TAX MAP 9, LOT 91, 28 HAM ROAD, RAYMOND, N.H. PREPARED BY CROWN POINT SURVEYING & ENGINEERING, INC. DATED OCTOBER 5, 2004. R.C.R.D. PLAN D-32071.

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N24°59'50"E	22.36'
L2	N29°21'29"E	35.04'
L3	N33°39'45"E	18.71'
L4	S22°39'25"E	34.19'
L5	S15°14'09"E	36.95'
L6	S14°59'36"E	43.51'
L7	S05°46'35"E	37.59'
L8	S01°09'50"W	30.69'
L9	S11°55'48"W	42.76'
L10	S33°20'40"W	49.86'
L11	S35°38'31"W	44.63'
L12	S33°37'42"W	48.87'
L13	S23°38'43"W	27.28'
L14	N69°20'32"W	30.00'
L15	N73°58'36"W	30.10'



WETLAND NOTES:

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 11/20/2020 ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

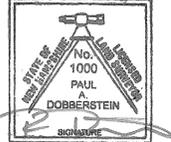
N/F STEVEN J. LANGIS, SR. & ROBIN W. LANGIS
18 HAM ROAD
RAYMOND, NH 03077
4499/1121
D-10625

N/F LEONARD J. WILLETTE & TRUDY WILLETTE
20 HAM ROAD
RAYMOND, NH 03077
3239/2716
D-10625

N/F CARLISLE FAMILY REVOCABLE TRUST DANIEL K. CARLISLE, TRUSTEE
3 ASHLEY DRIVE
AMESBURY, MA 01913
5553/1213
D-10625

N/F BRENDA SIGOUIN
24 HAM ROAD
RAYMOND, NH 03077
2827/2118
D-10625

N/F JOSHUA P. NOURY
26 HAM ROAD
RAYMOND, NH 03077
5558/50
D-10625



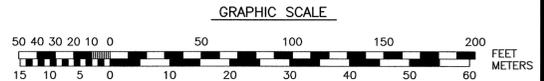
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A. DOBBERSTEIN, LLS DATE 5/24/2021

APPROVED BY THE RAYMOND PLANNING BOARD ON

CHAIRMAN, VICE CHAIRMAN, OR SECRETARY DATE

LAND OWNED BY JEAN-MARC MEUNIER AND DESCRIBED BY DEED RECORDED IN VOLUME NUMBER 6175, PAGE NUMBER 2154, AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, BRENTWOOD, NEW HAMPSHIRE. RECORDED ON OCTOBER 7, 2020.



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE TOWN OF RAYMOND ASSESSOR'S MAP 35 AS LOT 54.
- 2) OWNER OF RECORD:
JEAN-MARC MEUNIER
301 SW 11th STREET
FORT LAUDERDALE, FL 33315
6175/2154
D-14799
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PLAN AREA 33015C0192E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA:
422,449 S.F.
9.6981 ACRES

PROPOSED LOT AREAS:
LOT 1 217,800 S.F. 5.0000 ACRES
LOT 2 204,649 S.F. 4.6981 ACRES
- 5) PARCEL IS LOCATED IN THE RESIDENTIAL/AGRICULTURAL (B) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 87,120 S.F.
FRONTAGE: 200 FEET
SETBACKS: FRONT 30 FEET
SIDE 30 FEET
REAR 30 FEET
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ASSESSOR'S MAP 35 LOT 54 IN THE TOWN OF RAYMOND INTO TWO LOTS.
- 8) PARCEL BENEFITS FROM AN EASEMENT FOR ACCESS TO AND USE OF THE POND ON ASSESSOR'S MAP 35 LOT 55. EASEMENT FOR ACCESS IS FROM THE NORTHERLY CORNER OF THE PARCEL AND RUNS SOUTHERLY TO THE NORTHERLY END OF THE STONE WALL LABELED AS "LS" HEREON. PARCEL IS SUBJECT TO CONDITIONS, LIMITATIONS, AND OTHER MATTERS CONTAINED IN THE EASEMENT DEED, R.C.R.D. 6175/2152.
- 9) NHDES SUBDIVISION APPROVAL NUMBER: PENDING.

NO.	DESCRIPTION	DATE
1	REVISE LOT LAYOUT, ADD WETLAND BUFFER	5/23/21
0	ISSUED FOR COMMENT	3/10/21

SUBDIVISION PLAN
TAX MAP 35 - LOT 54
OWNER:
JEAN-MARC MEUNIER
PROPERTY LOCATED AT:
11 OLD HAM ROAD
TOWN OF RAYMOND
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

LEGEND:

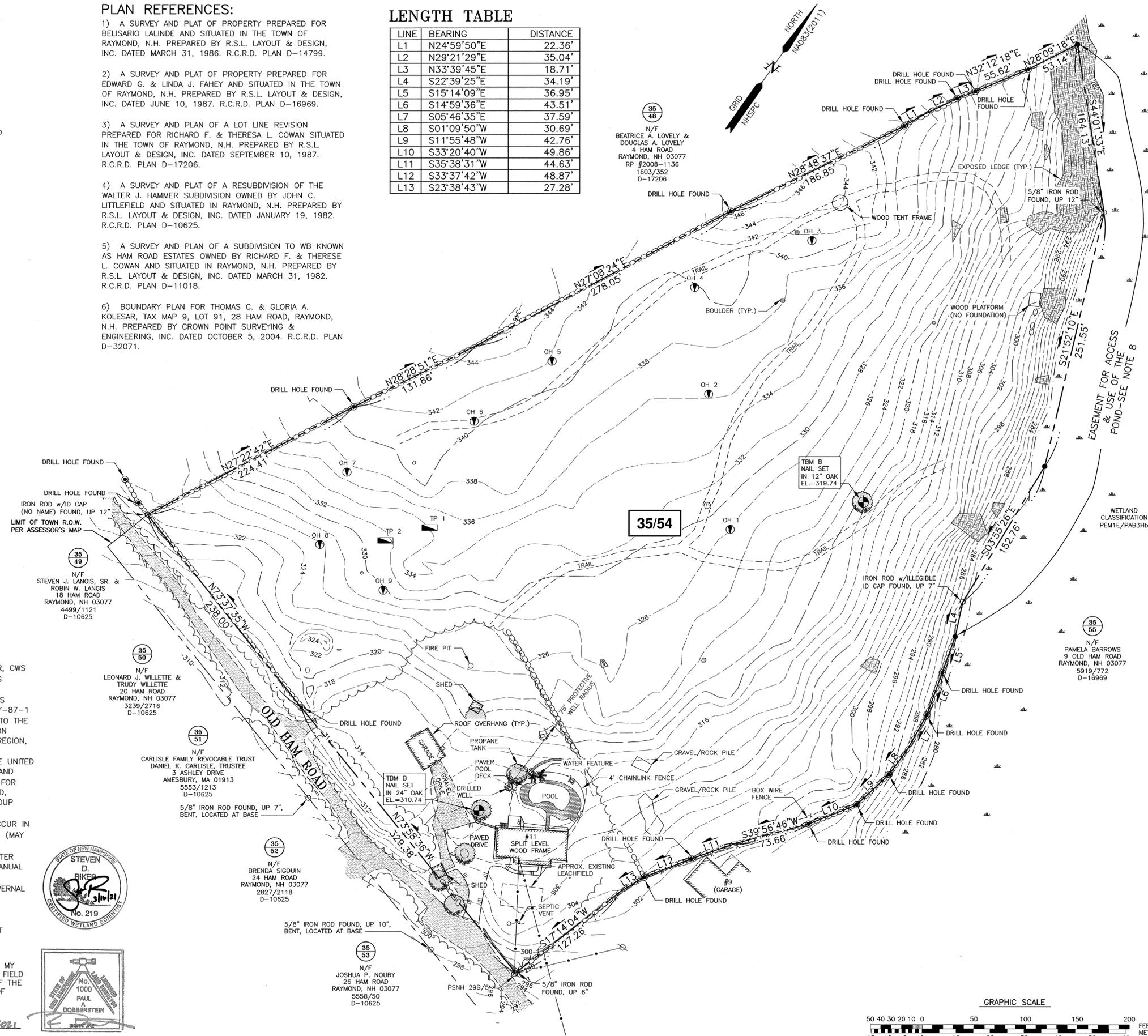
- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
REGISTRY OF DEEDS
MAP 11 / LOT 21
- BOUNDARY
- SETBACK
- RAILROAD SPIKE FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
- GRANITE BOUND SET
- OVERHEAD WIRES
- CONTOUR
- SPOT ELEVATION
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- F.F. FINISHED FLOOR
- INV. INVERT
- TBM TEMPORARY BENCHMARK
- TYP. TYPICAL
- LSA LANDSCAPED AREA
- TP TEST PIT LOCATION
- OH OBSERVATION HOLE LOCATION

PLAN REFERENCES:

- 1) A SURVEY AND PLAT OF PROPERTY PREPARED FOR BELISARIO LALINDE AND SITUATED IN THE TOWN OF RAYMOND, N.H. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED MARCH 31, 1986. R.C.R.D. PLAN D-14799.
- 2) A SURVEY AND PLAT OF PROPERTY PREPARED FOR EDWARD G. & LINDA J. FAHEY AND SITUATED IN THE TOWN OF RAYMOND, N.H. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED JUNE 10, 1987. R.C.R.D. PLAN D-16969.
- 3) A SURVEY AND PLAN OF A LOT LINE REVISION PREPARED FOR RICHARD F. & THERESA L. COWAN SITUATED IN THE TOWN OF RAYMOND, N.H. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED SEPTEMBER 10, 1987. R.C.R.D. PLAN D-17206.
- 4) A SURVEY AND PLAT OF A RESUBDIVISION OF THE WALTER J. HAMMER SUBDIVISION OWNED BY JOHN C. LITTLEFIELD AND SITUATED IN RAYMOND, N.H. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED JANUARY 19, 1982. R.C.R.D. PLAN D-10625.
- 5) A SURVEY AND PLAN OF A SUBDIVISION TO WB KNOWN AS HAM ROAD ESTATES OWNED BY RICHARD F. & THERESA L. COWAN AND SITUATED IN RAYMOND, N.H. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED MARCH 31, 1982. R.C.R.D. PLAN D-11018.
- 6) BOUNDARY PLAN FOR THOMAS C. & GLORIA A. KOLESAR, TAX MAP 9, LOT 91, 28 HAM ROAD, RAYMOND, N.H. PREPARED BY CROWN POINT SURVEYING & ENGINEERING, INC. DATED OCTOBER 5, 2004. R.C.R.D. PLAN D-32071.

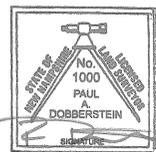
LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N24°59'50"E	22.36'
L2	N29°21'29"E	35.04'
L3	N33°39'45"E	18.71'
L4	S22°39'25"E	34.19'
L5	S15°14'09"E	36.95'
L6	S14°59'36"E	43.51'
L7	S05°46'35"E	37.59'
L8	S01°09'50"W	30.69'
L9	S11°55'48"W	42.76'
L10	S33°20'40"W	49.86'
L11	S35°38'31"W	44.63'
L12	S33°37'42"W	48.87'
L13	S23°38'43"W	27.28'



WETLAND NOTES:

- 1) WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 11/20/2020 ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (2019).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFWS MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A. DOBBERSTEIN, LLS

3/16/2021
DATE



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE TOWN OF RAYMOND ASSESSOR'S MAP 35 AS LOT 54.
- 2) OWNER OF RECORD:
JEAN-MARC MEUNIER
8920 SW 156th STREET
PALMETTO BAY, FL 33157
6175/2154
D-14799
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0192E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING LOT AREA:
422,449 S.F.
9.6981 ACRES
- 5) PARCEL IS LOCATED IN THE RESIDENTIAL/AGRICULTURAL (B) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 87,120 S.F.
FRONTAGE: 200 FEET
SETBACKS: FRONT 30 FEET
SIDE 30 FEET
REAR 30 FEET
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 35 LOT 54 IN THE TOWN OF RAYMOND.
- 8) PARCEL BENEFITS FROM AN EASEMENT FOR ACCESS TO AND USE OF THE POND ON ASSESSOR'S MAP 35 LOT 55. EASEMENT FOR ACCESS IS FROM THE NORTHERLY CORNER OF THE PARCEL AND RUNS SOUTHERLY TO THE NORTHERLY END OF THE STONE WALL LABELED AS "L5" HEREON. PARCEL IS SUBJECT TO CONDITIONS, LIMITATIONS, AND OTHER MATTERS CONTAINED IN THE EASEMENT DEED, R.C.R.D. 6175/2152.
- 9) VERTICAL DATUM IS NAVD88. HORIZONTAL DATUM IS NH STATE PLANE COORDINATE SYSTEM, NAD83(2011) BASIS OF HORIZONTAL & VERTICAL DATUMS IS REDUNDANT RTN GNSS OBSERVATIONS.

**MEUNIER
SUBDIVISION
11 OLD HAM ROAD
RAYMOND, N.H.**

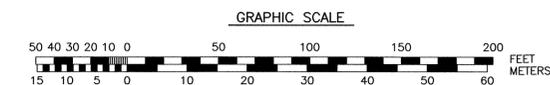
NO.	DESCRIPTION	DATE
1	ISSUED FOR COMMENT	3/10/21

REVISIONS

SCALE 1"=50' MARCH 2021

EXISTING CONDITIONS
PLAN

C1



LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS MAP 11 / LOT 21
- BOUNDARY
- SETBACK
- RAILROAD SPIKE FOUND
- IRON ROD/PIPE FOUND
- DRILL HOLE FOUND
- STONE/CONCRETE BOUND FOUND
- RAILROAD SPIKE SET
- IRON ROD SET
- DRILL HOLE SET
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- CONTOUR
- SPOT ELEVATION
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- F.F. FINISHED FLOOR
- INV. INVERT
- TBM TEMPORARY BENCHMARK
- TYP. TYPICAL
- LSA LANDSCAPED AREA
- TP TEST PIT LOCATION
- OH OBSERVATION HOLE LOCATION

TEST PIT #1

Date: 1/20/2021
 Logged by: MARC JACOBS, CSS
 Witnessed by: GREGORY ARVENITIS
 ESHWT: 38"
 Observed Water: NONE
 Restrictive layer: NONE OBSERVED
 REFUSAL: POSSIBLE LEDGE @ 48"
 Percolation rate: 8 min./inch
 Roots: TO 36"
 DEPTH DESCRIPTION
 1"-0" FOREST DUFF
 0"-4" 10YR 3/2 FINE SANDY LOAM, WEAK MEDIUM GRANULAR, MOIST FRIABLE
 4"-18" 10YR 4/6 FINE SANDY LOAM, MASSIVE, MOIST FRIABLE
 18"-38" 10YR 5/3, FINE SANDY LOAM, MASSIVE, MOIST FRIABLE
 38"+ 10YR 5/3, 2% 10YR 5/8, SANDY LOAM, WEAK SUBANGULAR BLOCK, MOIST FRIABLE
 *SEE ATTACHED TEST PIT LOGS FOR CERTIFICATION OF MARC JACOBS

TEST PIT #2

Date: 1/20/2021
 Logged by: MARC JACOBS, CSS
 Witnessed by: GREGORY ARVENITIS
 ESHWT: 36"
 Observed Water: NONE
 Restrictive layer: NO MINERAL OBSERVED
 REFUSAL: LEDGE @ 40"
 Percolation rate: 8 min./inch
 Roots: TO 36"
 DEPTH DESCRIPTION
 1"-0" FOREST DUFF
 0"-4" 10YR 3/2 FINE SANDY LOAM, WEAK MEDIUM GRANULAR, MOIST FRIABLE
 4"-16" 10YR 4/6 FINE SANDY LOAM, MASSIVE, MOIST FRIABLE
 16"+ 10YR 5/3, 5% 7.5YR 5/6 @ 36", SANDY LOAM, MASSIVE, MOIST FRIABLE
 *SEE ATTACHED TEST PIT LOGS FOR CERTIFICATION OF MARC JACOBS

OBSERVATION HOLES

- OH#1-LEDGE AT 54"
- OH#2-LEDGE AT 54"
- OH#3-LEDGE SLOPING 12-18"
- OH#4-LEDGE AT 28"
- OH#5-LEDGE AT 26"
- OH#6-LEDGE SLOPING 26-36"
- OH#7-LEDGE AT 60"
- OH#8-LEDGE AT 41"
- OH#9-LEDGE SLOPING 12-36"

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 Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE TOWN OF RAYMOND ASSESSOR'S MAP 35 AS LOT 54.
 - 2) OWNER OF RECORD:
 JEAN-MARC MEUNIER
 301 SW 11th STREET
 FORT LAUDERDALE, FL 33315
 6175/2154
 D-14799
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0192E. EFFECTIVE DATE MAY 17, 2005.
 - 4) EXISTING LOT AREA:
 422,449 S.F.
 9.6981 ACRES
 - 5) PARCEL IS LOCATED IN THE RESIDENTIAL/AGRICULTURAL (B) ZONING DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:
 MIN. LOT AREA: 87,120 S.F.
 FRONTAGE: 200 FEET
 SETBACKS: FRONT 30 FEET
 SIDE 30 FEET
 REAR 30 FEET
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL DEVELOPMENT ON PROPOSED LOT 2 ON ASSESSOR'S MAP 35 LOT 54 IN THE TOWN OF RAYMOND.
 - 8) PARCEL BENEFITS FROM AN EASEMENT FOR ACCESS TO AND USE OF THE POND ON ASSESSOR'S MAP 35 LOT 55. EASEMENT FOR ACCESS IS FROM THE NORTHERLY CORNER OF THE PARCEL AND RUNS SOUTHERLY TO THE NORTHERLY END OF THE STONE WALL LABELED AS "L5" HEREON. PARCEL IS SUBJECT TO CONDITIONS, LIMITATIONS, AND OTHER MATTERS CONTAINED IN THE EASEMENT DEED, R.C.R.D. 6175/2152.
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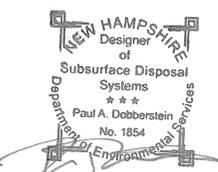
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 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

PROPOSED DRIVEWAY TO ACCESS LOT 2 IS 460'± FROM DRIVEWAY FOR ACCESS TO MAP 35 LOT 55 & 1,010'± FROM INTERSECTION OF OLD HAM ROAD & HAM ROAD

PROPOSED ELECTRICAL AND OTHER OVERHEAD UTILITIES FOR PROPOSED LOT 2 TO BE COORDINATED WITH SERVING UTILITIES

EXISTING TRAVELED WAY TO BE WIDENED TO A MINIMUM WIDTH OF 14' TO A POINT 20' BEYOND PROPOSED DRIVE-DESIGN & EXTENT OF IMPROVEMENTS TO BE COORDINATED WITH DPW

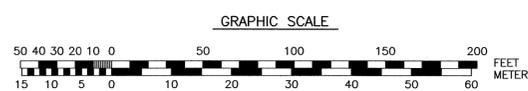


"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

PAUL A DOBBERSTEIN, LLS DATE 5/24/2021

"I CERTIFY THAT THE TEST PITS SHOWN HEREON WERE PERFORMED UNDER MY DIRECT CONTROL AND SUPERVISION AND ARE IN ACCORDANCE WITH Env-Wq 1006.06"

PAUL A DOBBERSTEIN, DESIGNER #1854 DATE 5/24/2021



MEUNIER SUBDIVISION
 11 OLD HAM ROAD
 RAYMOND, N.H.

NO.	DESCRIPTION	DATE
2	REVISE DRIVEWAY LOCATION	5/23/21
1	ADD TEST PIT CERTIFICATION	5/12/21
0	ISSUED FOR COMMENT	3/10/21

REVISIONS

SCALE 1"=50' MARCH 2021

SUBDIVISION SITE PLAN

C2

LEGEND:

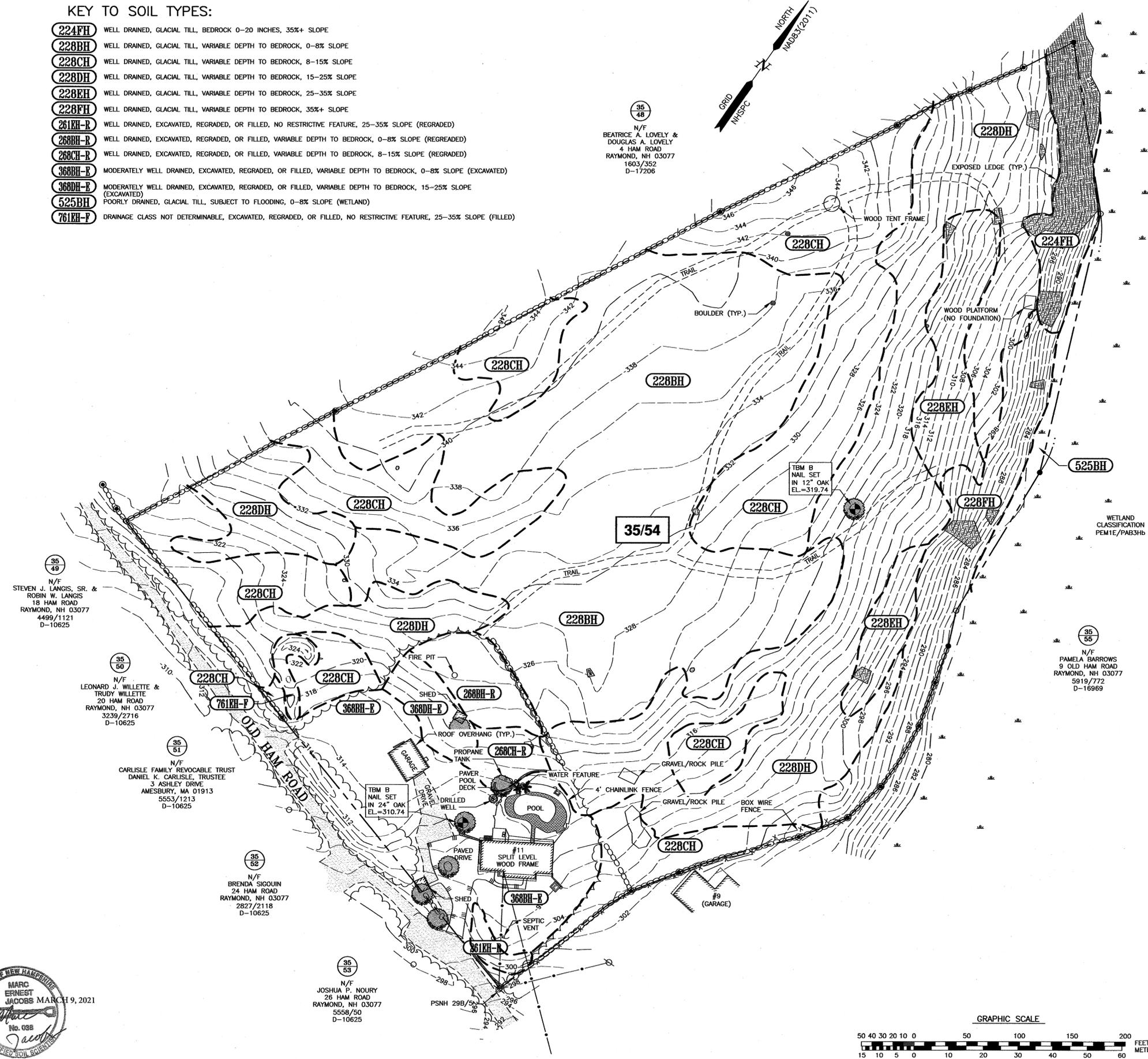
- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY
REGISTRY OF DEEDS
MAP 11 / LOT 21
- BOUNDARY
- SETBACK
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- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- F.F. FINISHED FLOOR
- INV. INVERT
- TBM TEMPORARY BENCHMARK
- TYP. TYPICAL
- LSA LANDSCAPED AREA

KEY TO SOIL TYPES:

- 224FH** WELL DRAINED, GLACIAL TILL, BEDROCK 0-20 INCHES, 35%+ SLOPE
- 228BH** WELL DRAINED, GLACIAL TILL, VARIABLE DEPTH TO BEDROCK, 0-8% SLOPE
- 228CH** WELL DRAINED, GLACIAL TILL, VARIABLE DEPTH TO BEDROCK, 8-15% SLOPE
- 228DH** WELL DRAINED, GLACIAL TILL, VARIABLE DEPTH TO BEDROCK, 15-25% SLOPE
- 228EH** WELL DRAINED, GLACIAL TILL, VARIABLE DEPTH TO BEDROCK, 25-35% SLOPE
- 228FH** WELL DRAINED, GLACIAL TILL, VARIABLE DEPTH TO BEDROCK, 35%+ SLOPE
- 261BH-R** WELL DRAINED, EXCAVATED, REGRADED, OR FILLED, NO RESTRICTIVE FEATURE, 25-35% SLOPE (REGRADED)
- 268BH-R** WELL DRAINED, EXCAVATED, REGRADED, OR FILLED, VARIABLE DEPTH TO BEDROCK, 0-8% SLOPE (REGRADED)
- 268CH-R** WELL DRAINED, EXCAVATED, REGRADED, OR FILLED, VARIABLE DEPTH TO BEDROCK, 8-15% SLOPE (REGRADED)
- 368BH-E** MODERATELY WELL DRAINED, EXCAVATED, REGRADED, OR FILLED, VARIABLE DEPTH TO BEDROCK, 0-8% SLOPE (EXCAVATED)
- 368DH-E** MODERATELY WELL DRAINED, EXCAVATED, REGRADED, OR FILLED, VARIABLE DEPTH TO BEDROCK, 15-25% SLOPE (EXCAVATED)
- 525BH** POORLY DRAINED, GLACIAL TILL, SUBJECT TO FLOODING, 0-8% SLOPE (WETLAND)
- 761BH-F** DRAINAGE CLASS NOT DETERMINABLE, EXCAVATED, REGRADED, OR FILLED, NO RESTRICTIVE FEATURE, 25-35% SLOPE (FILLED)

AMBIT ENGINEERING, INC.
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200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
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- NOTES:**
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JEAN-MARC MEUNIER
8920 SW 156th STREET
PALMETTO BAY, FL 33157
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D-14799
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 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 87,120 S.F.
FRONTAGE: 200 FEET
FRONT SETBACKS: 30 FEET
SIDE SETBACKS: 30 FEET
REAR SETBACKS: 30 FEET
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A HIGH INTENSITY SOIL SURVEY OF ASSESSOR'S MAP 35 LOT 54 IN THE TOWN OF RAYMOND.
 - 9) VERTICAL DATUM IS NAVD88. HORIZONTAL DATUM IS NH STATE PLANE COORDINATE SYSTEM, NAD83(2011) BASIS OF HORIZONTAL & VERTICAL DATUMS IS REDUNDANT RTN GNSS OBSERVATIONS.



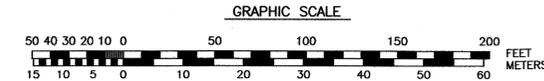
**MEUNIER
SUBDIVISION
11 OLD HAM ROAD
RAYMOND, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	2/26/21
REVISIONS		

SCALE 1"=50' FEBRUARY 2021

**HIGH INTENSITY
SOIL SURVEY** **C3**

**SOIL SCIENTIST
CERTIFICATION:**
HIGH INTENSITY SOIL MAP PREPARED BY MARC JACOBS BASED UPON FIELD INVESTIGATIONS CONDUCTED IN JANUARY 2021 ACCORDING TO SPECIAL PUBLICATION NO 1 - "HIGH INTENSITY SOIL MAPPING STANDARDS FOR NH" - DECEMBER 2017 AS PUBLISHED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND (SSNNE). THERE IS A LEGEND WHICH ACCOMPANIES THIS MAP. COPIES OF THE MAP WHICH HAVE BEEN REVIEWED BY THE SOIL SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



1 Planning Board Draft Minutes
2 May13, 2021
3 7:00 PM
4 Zoom meeting
5
6

7 **Planning Board Members Present:**

8 Jonathan Wood
9 Gretchen Gott
10 Patricia Bridgeo
11 Paul Ayer
12 George Plante (Selectmen ex officio)
13 Brad Reed
14 John Beauvilliers
15 Paul Lynn - Alternate (Seated for first application)
16
17

18 **Planning Board Members Absent:**

19 none
20

21 **Staff Present:**

22 Glenn Coppelman - Circuit rider
23 Christina McCarthy - Tax Collector/Planning Technician
24

25 Pledge of Allegiance
26

27 Application #2021-001: A Lot Line Adjustment has been submitted by Roscoe Blaisdell on
28 behalf of Edward Clifford. The applicant is proposing to adjust a lot line for properties identified
29 as Raymond Tax Map 22 Lot 1 & 1-1 located at 8 Butterfield Lane Raymond NH, 03077 and is
30 within Zone B.
31

32 Ms. Gott: "I will be recusing myself for the first application."
33

34 Mr. Beauvilliers: "When this application was first submitted, I stated that I am a neighbor of Mr.
35 Blaisdell and it would have no bearing on my opinion and that still holds."
36

37 Mr. Wood: 'Just to know that Roscoe was a subcontractor to my recent septic design and
38 installation, and this will have no bearing on my decision making. "
39

40 Roscoe Blaisdell: "Edward Clifford owns two abutting lots on Butterfield Lane. He lives on lot
41 one in the family homestead, and he would like to move and build a new house on lot 1-1. We
42 already have septic design for him. To give him more privacy he would like to get about 8/10 of
43 an acre from the neighboring lot. It is basically taking from one lot and adding to the other. Then

44 he will be building on this other lot. Both lots have over two acres of dry land. It should be pretty
45 simple.”

46
47 Diane Latham, 6 Enterprise Lane: “What is all this about? Is he going to build a home on the
48 other lot? What is he doing?”

49
50 Roscoe Blaisdell: “He is building a home on the other lot, and he is taking a little bit of the land
51 from his other lot. He already has an approved septic design. He will be quite always from your
52 property line. You won’t be able to see his house. I don’t believe.”

53
54 Motion:
55 Mr. Beauvilliers made a motion to approve Application #2021-001, a lot line adjustment to adjust
56 the lot line between lot 1 & 1-1, located at 8 Butterfield Lane (Tax Map 22, Lots 1 & 1-
57 1), subject to the following conditions: (See attached.) Ms. Bridgeo seconded the motion. A roll
58 call vote was taken. The motion passed unanimously with a vote of 7 in favor, 0 opposed, 0
59 abstentions.

60 Jonathan Wood -Aye
61 Patricia Bridgeo -Aye
62 Paul Ayer - Aye
63 George Plante - Aye
64 Brad Reed - Aye
65 John Beauvilliers - Aye
66 Paul Lynn - Aye

67
68
69
70 Application #2021-002: A Subdivision Application has been submitted by Paul Dobberstein on
71 behalf of Jean-Marc Meunier. The applicant is proposing to subdivide for property identified as
72 Raymond Tax Map 35 Lot 54 located at 11 Old Ham Rd. Raymond NH, 03077 and is within
73 Zone B.

74
75 Paul Dobberstein: “Paul Dobberstein, Ambit Engineering on behalf of the owner and applicant
76 Jean-Marc Meunier for a property at 11 Old Ham Road. The applicant proposes to subdivide the
77 lot into two parcels. The existing lot is just under 10 acres. The proposed lot one will be just over
78 5 acres and that will be the lot with the existing home. Lot two will have an area of 4.7 acres
79 more or less. The lots will have more than the required frontage.” “We show on here to propose
80 to widen the travelled way of Old Ham Road to at least 14 feet wide within 20 feet of wherever
81 the proposed driveway goes, and that would be to facilitate the turnaround of any emergency
82 vehicle that would need to come down there because it does dead end here at the property
83 line.”

84
85 Ms. Gott: “How wide is a fire truck or an ambulance?”

86

87 Paul Dobberstein: "Sure, I don't know the answer to that either. I would say it is probably a
88 maximum of about 10 feet."
89
90 Ms. Gott: "14 feet doesn't seem very wide is my concern."
91
92 Paul Dobberstein: "Like I said we would be happy to widen it wider. The thinking was to disturb
93 as little of what is there as possible."
94
95 Mr. Wood: "I have some questions from Trudy Willette. She says, "Old Ham Road does not
96 extend past 11 Old Ham Road's driveway and this is an old coach road." What you are
97 proposing is Old Ham Road be widened to 14 feet to the new driveway for this new lot. "
98
99 Paul Dobberstein: "As far as we can tell is that the road itself, the right of way extends to the far
100 property line of the property that we are talking about. The improved traveled way doesn't end at
101 number 11. This is based on the location of the right of way and based on number 1 the
102 assessors map and also the NHDOT database which shows it ending at the same location. I
103 don't want to say we are widening more about making it passable."
104
105 Mr. Wood: "You are going to widen it to 14 feet."
106
107 Paul Dobberstein: "Correct."
108
109 Mr. Wood: "OK I have just one further question from Trudy Willette. How does this affect her
110 property?"
111
112 Paul Dobberstein: "She is located on the other side of Old Ham Road. So, I don't believe that it
113 would impact her property in any significant way at all. Anything that would happen with the road
114 would happen well within the right of way. I believe that they access their property from Ham
115 Road."
116
117 Mr. Wood: "Would she be allowed access from Old Ham Road?"
118
119 Paul Dobberstein: "That would be up to the Town."
120
121 Trudy Willette, 20 Ham Road: "What I am trying to explain is this gentleman's nice map and
122 detail of his subdivision shows Old Ham Road passing up past through there. It does not pass
123 up through there. It is just an old coach road according to the Lovely's that own the majority of
124 the property that abuts up to that, and it is only a one lane passable, it has got grass growing up
125 through it. We walk our animals up through there. It is not a road for a home to be on. The road
126 would have to be enlarged and it would have to encroach onto our property for them to do the
127 because the property that this gentleman owns currently, his property has a large and steep
128 embankment that goes up onto their property from that old coach road. A road construction to
129 that area would affect my property."
130 Paul Dobberstein: "The road is a public right of way. "

131
132 Trudy Willette: "Up until 11 Ham Road it stops it is not a road after that."
133
134 Dan Carlyle: "My property is right next to Trudy's. I have similar questions about the road
135 because as she states right now it is basically a dirt path after 11 and not really very passable
136 and not very wide. My questions go to the specs of the road construction. It may be a Town
137 approved road, but it is not a Town maintained road. What are you guys planning for run off
138 control? "
139
140 Paul Dobberstein: "I can't speak to exactly what the design would be at this point. We obviously
141 want to work with DPW and the other town departments."
142
143 Douglas Lovely: "I took a walk up through there just looking at the property and I noticed that
144 there was some surveyor tape. One 14 foot onto my property and another one that 41 feet onto
145 my property off that road. I was curious to what that was?"
146
147 Ms. Gott: "I think it would be very helpful to have a site walk. I drove up there, but I certainly
148 didn't have all this information and all these questions. The other thing is that I think this plan
149 should go to tech review. Did the applicant speak with any of the abutters as you were doing
150 this, and I don't know if you normally would?"
151
152 Paul Dobberstein: "I didn't speak with anyone that is something that the landowner would
153 normally take care of. He does live in Florida, so he is not around to talk to people. Just to be
154 clear the only person that I have talked to be the gentleman from the DPW."
155
156 Ms. Bridgeo: "One of the things that nobody is talking about is that the beginning is currently a
157 shared driveway between those two homes. The only two homes that are on there. I don't know
158 if the beginning of Old Ham Road is actually wide enough. So, it is the whole beginning past the
159 house, past number 9 and number 10 to get to 11."
160
161 Steve Langus: "Is this, they are talking 14 feet for the road, typically a road is 20 feet, can you
162 talk another 5 on each side?"
163
164 Mr. Wood: "This is a class 6 road. It is not maintained by the Town and it doesn't have to meet
165 Town spec. "
166
167 Steve Langus: "Will it be maintained in the future?"
168
169 Mr. Wood: "No." "What I am suggesting making as one the conditions of approval were that this
170 have a residential site plan before any building permit."
171
172
173 Motion:

174 Ms. Gott made a motion that the Board have a site walk and that this application be forwarded
175 for tech review session prior to any action. Ms. Bridgeo seconded the motion. A roll call vote
176 was taken. The motion passed unanimously with a vote of 7 in favor, 0 opposed, 0 abstentions.

177
178 Jonathan Wood - Yes
179 Patricia Bridgeo -Yes
180 Paul Ayer - Yes
181 George Plante - Yes
182 Brad Reed - Yes
183 John Beauvilliers - Yes
184 Gretchen Gott - Yes

185
186
187
188 Motion:

189 Ms. Gott made a motion for the site walk to happen Tuesday, May 18, 2021 at 6 pm at 11 Old
190 Ham Road. Mr. Beauvilliers seconded the motion. A roll call vote was taken. The motion passed
191 unanimously with a vote of 7 in favor, 0 opposed, 0 abstentions.

192
193 Jonathan Wood - Yes
194 Patricia Bridgeo -Yes
195 Paul Ayer - Yes
196 George Plante - Yes
197 Brad Reed - Yes
198 John Beauvilliers - Yes
199 Gretchen Gott - Yes

200
201 Ms. Gott: "Just to mention that the public is invited to all site walks."

202
203 Mr. Wood: "I want to bring up other conditions imposed by the Planning Board. And the first one
204 would be Old Ham Road is a class 6 road and will need to get Board of Selectmen approval for
205 building permits and file a limited liability with the Registry of Deeds."

206
207 Poll: Old Ham Road is a class 6 road and will need to get Board of Selectmen approval for
208 building permits and file a limited liability with the Registry of Deeds."

209
210 Jonathan Wood - Yes
211 Patricia Bridgeo -Yes
212 Paul Ayer - Yes
213 George Plante - Recused
214 Brad Reed - Yes
215 John Beauvilliers - Yes
216 Gretchen Gott - Yes

217

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The poll was unanimous.

Mr. Wood: "Another condition imposed is to widen Old Ham Road to new lot to 14 feet for emergency vehicle access."

Poll: to widen Old Ham Road to new lot to 14 feet for emergency vehicle access.

Gretchen Gott - Yes, it needs to be widened. I am not ready to say the number of feet.

George Plante - Yes

Patricia Bridgeo -Yes, appropriately widened.

Paul Ayer - Yes

Brad Reed - Yes

John Beauvilliers - Yes

Paul Lynn - Yes

The poll was unanimous.

Mr. Wood: "The next piece as a condition imposed by the Planning Board would be to require a review by TRC regarding runoff and road construction when building permit is applied for.

Poll: require a review by TRC regarding runoff and road construction when building permit is applied for.

Jonathan Wood - Yes

Patricia Bridgeo -Yes

Paul Ayer - Yes

George Plante - Yes

Brad Reed - Yes

John Beauvilliers - Yes

Gretchen Gott - Yes

The poll was unanimous.

Mr. Wood: "Should we require a residential site plan?"

Poll: "Should we require a residential site plan?"

Jonathan Wood - Yes

Patricia Bridgeo -Yes

Paul Ayer - Yes

George Plante - Yes

Brad Reed - Yes

John Beauvilliers - Yes

Gretchen Gott - Yes

Paul Lynn- Yes

The poll was unanimous.

262 Motion:
263 Ms. Gott made a motion to continue the application until July 1, 2021 at 7 pm. Mr. Beauvilliers
264 seconded the motion. A roll call vote was taken. The motion passed unanimously with a vote of
265 7 in favor, 0 opposed, 0 abstentions.

266
267 Jonathan Wood - Yes
268 Patricia Bridgeo -Yes
269 Paul Ayer - Yes
270 George Plante - Yes
271 Brad Reed - Yes
272 John Beauvilliers - Yes
273 Gretchen Gott - Yes
274

275 Approval of minutes:

276 Motion:
277 Ms. Bridgeo made a motion to accept the minutes from April 15, 2021as amended. Mr. Plante
278 seconded the motion. A roll call vote was taken. The motion passed unanimously with a vote of
279 7 in favor, 0 opposed, 0 abstentions.

280
281 Jonathan Wood - Yes
282 Patricia Bridgeo -Yes
283 Paul Ayer - Yes
284 George Plante - Yes
285 Brad Reed - Yes
286 John Beauvilliers - Yes
287 Gretchen Gott - Yes
288

289
290
291 Ms. Bridgeo: "June 5th we are going to have at the Farm here from 9am to 11am. We are going
292 to post for a quorum if people want to come by. We are going to have an open discussion,
293 round table for Raymond residents."
294

295 Mr. Wood: "I have one other thing that came in the mail. It came from Deb Intonti and it is about
296 the 2021 local official's workshop. On Tuesday May 18th from 9am to 4 pm there is a free
297 Zoom. All you have to do to join it is to register with www.nhmunicipal.org."
298

299 Ms. Gott: "Glen we had talked before about you are doing some training with us based on that
300 information that Paul brought back or was it Patricia that gave us. There are a lot of RSA's and
301 a lot of references to things that would be very helpful to many of us on the Board. New and
302 old."
303

304 Mr. Coppelman: "I remember us talking about that and I don't recall what my answer was at the
305 time. Was it something we were going to talk with Tim Roche at RPC first? I just can't do that on

306 my own, so let me take that back as an action to address that with him.” “I am going to make
307 one other suggestion. I can certainly do some of that but for a fairly modest amount of money
308 the Municipal Association, in particular Steve Buckley, can do a specialized training that can be
309 tailored to the Planning Board, and I think it is like \$350.” “I don’t know how many of you might
310 have signed up for it but this Saturday from 9am to noon is the Office of Strategic Initiatives
311 Planning Board basics session.”

312

313 Board member updates:

314

315 Mr. Plante: “We do have a replacement for Jack. Some big shoes to fill. We did pick Lee Weldy.
316 He will be sitting with us until March and then he will have to run again. We picked the 3 Bean
317 Tavern candidates. Paul Brown, Gary Brown, and Terrie Dolan. Those are the people at large.”

318

319 Ms. Bridgeo: “June 5th.”

320

321 Staff member update:

322

323 Mrs. McCarthy: “So we were in a Zoom Meeting with the RPC and the Town and it looks like we
324 have gotten a contract put together for a Planner and it looks like she will be starting around
325 mid-June.”

326

327 Mr. Coppelman: “Her name is Madeline Delano. She goes by Maddie.”

328

329 Mrs. McCarthy: “She is going to be doing the Planning Board meetings. It is going to vary based
330 on the number of applications we have and the work that is at the office, but it looks like it is 18
331 office hours a month. Then 2 Planning Board meeting a month. Then some trading off with MS4
332 and Community Development stuff with some other members of the RPC. It looks like it will be a
333 well-rounded mixture of work and people.”

334

335 Mr. Coppelman: “It is a fairly comprehensive contract that will involve a team. It will be a team of
336 people from RPC. The lead person will probably be Maddie as the primary one. Tim Roche the
337 executive director will be involved in some things. I will probably be involved with some things,
338 and Jen Rowden will be particularly involved in some of the MS4 work.”

339

340 Ms. Gott: “You said it would be 2 Planning Board meetings a month. We do need to start work
341 on our master plan. We do need to have some work sessions on some items. Will a person from
342 RPC be allowed to come to an extra meeting a month, when we have one?”

343

344 Mrs. McCarthy: “I think that they have given enough play in the contract that it will allow for extra
345 things to be done. I don’t think you will have to worry about that. The contract will be starting
346 June 15th. “

347

348 Motion:

349 Mr. Wood made a motion to adjourn the meeting. Mr. Beauvilliers seconded the motion. A roll
350 call vote was taken. The motion passed unanimously with a vote of 7 in favor, 0 opposed, 0
351 abstentions.

352

353

Jonathan Wood - Yes

354

Patricia Bridgeo -Yes

355

Paul Ayer - Yes

356

George Plante - Yes

357

John Beauvilliers - Yes

358

Gretchen Gott - Yes

359

Paul Lynn - Yes

360

361 Respectfully submitted,

362

363 Jill A. Vadeboncoeur

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Planning Board Sitewalk- 11 Old Ham Road- May 18th @ 6pm
Draft Minutes

1 Location Class VI Old Ham Rd.

2

3 Attendees from Raymond Planning Board:

4 Gretchen Gott Raymond Planning Board

5 Patricia Bridgeo Raymond Planning Board

6 Paul Ayer Raymond Planning Board

7 Jonathan Wood Chair Raymond Planning Board

8

9 Paul Dobberstein Ambit Engineering

10

11 Abbutters:

12 Leonard Willette

13 Trudy Willette 20 Ham Rd

14

15 Paula Wieszeck 9 Ham Rd

16

17 Brenda Sigouin 24 Ham Rd

18

19 Steve Langis

20 Robin Langis 18 Ham Rd

21

22 Douglas Lovely

23 Beatrice Lovely 4 Ham Rd

24

25 Start at 6pm

26

27 Paul Dobberstein pointed out flagged grade stakes on left side of Old Ham Rd, discussed
28 markers in relation to abutter's property lines. Trudy Willette asked status of Old Ham Rd, it was
29 stated as class VI, Paul Dobberstein referred to it as a traveled way. Abutters reiterate
30 statement it is class VI. Abutters questioned trees growing near Old Ham and location any
31 changes to road would have to trees and their property.

32 Mr. Wood states the flagged grade stakes are marked as current submitted plan and all parties
33 move to driveway location per plan.

34 Gretchen Gott asks about Old Ham Rd grade.

35 At proposed driveway site, questions from abutters about Old Ham Rd and what would be done
36 to the roadway. Questions raised about runoff from abutters,

37 Trudy Willette asked about potentially risk to their water.

38 A stone wall was highlighted as the boundary edge of proposed subdivision.

39 Paul Dobberstein brought group back down Old Ham Rd and discussed a new proposed
40 driveway location closer to lot 11 Old Ham Rd.

41 Gretchen Gott asked how many feet from beginning of Old Ham Rd and how many feet from
42 Old Ham Rd to new proposed driveway.

43 Paul Dobberstein spoke of a waiver.

44 Meeting Adjourned 6:29 pm

1 Planning Board Draft Minutes
2 May 20, 2021
3 7:00 PM
4 Zoom meeting
5
6

7 **Planning Board Members Present:**

8 Jonathan Wood (Chairman)
9 Gretchen Gott
10 John Beauvilliers
11 Patricia Bridgeo
12 Paul Lynn (Alternate)
13 Brad Reed
14 Chris Long (Selectmen ex-officio)
15

16 **Staff Present:**

17 Glenn Coppelman - Circuit rider
18 Christina McCarthy - Planning Technician
19
20

21 Pledge of Allegiance
22

23 Application #2021-003: A Site Plan application has been submitted by Joe Torrasi on behalf of
24 MRCT Realty Co. LLC. The applicant is proposing to build a 13,750 S.F. addition to one of the
25 existing buildings. The property is identified as Raymond Tax Map 22/ Lot 43 and located at 10
26 Industrial Dr. Raymond NH, 03077, and is within Zone D.
27
28

29 Joe Coronati with Jones and Beach Engineers was here on behalf of Jackson Lumber.

30 Joe Coronati: "Building 1 is the store and storage, building 2 storage with racks of wood
31 and building 3 is the building we are looking at. The proposed plan is to put a 13,750 square
32 foot building addition on the back of building 3. In this building are 2nd floor offices and where the
33 millwork gets done. There are many loading bays in this building and the end is for fleet vehicle
34 maintenance, with a couple of mechanics.

35 Behind building 3 is the detention pond which was designed by Richie Ladd. It is the
36 main drainage pond for most of the site. There is a catch basin where the runoff from the
37 parking area goes and it ends up in a detention pond out in the back.

38 Second page shows the addition, what we are looking to add to building 3. The
39 proposed addition is a 50 x 275. The intent of the addition is really to store things, like orders
40 that don't shipped out right away.

41 The back of the building doesn't have a lot going on, it has an egress door. The addition
42 extends into the detention pond. We had to do a stormwater modeling of the site to see if we
43 could downsize the detention pond. We modeled the pond for stormwater and found the pond to
44 be quite oversized. We worked with Dubois & King who reviewed this application and the

45 stormwater and have signed off on the design for the whole site. We had to make a few
46 modifications to meet the updated stormwater regulations. Currently the stormwater enters the
47 pond via a drain line that comes from between buildings 2 and 3. There is a catch basin system
48 that currently runs through a drain line that goes down the side of the building and into the pond.
49 That won't work with the addition, so we extended the drain line and designed into a new outfall
50 to the detention pond. The entire building 3 pitches into the pond. We also designed this finger,
51 goes out into the pond, this helps slow the concentration of water into the pond. Low flow would
52 go around the finger and into the sediment pond which is lower than the outfall. Water will settle,
53 sediment will drop out and the water will exit the pond.

54 One of the comments from Dubois & King was to provide a maintenance road, which we
55 did. 15 % slope gravel road that leads down to the pond, steep for a car but not an excavator
56 that is needed to clean out the pond. Dubois & King was ok with that.

57 A couple of things that were talked about during TRC process was the need for extra
58 parking because we are increasing the size of the building. The main reason for this expansion
59 is for storage and no expanding of staff. We did provide a parking analysis and per regulations
60 we are required to have 74 spaces and we are providing 94.

61
62 Mr. Wood reads a Dubois & King letter: "#1 provide parking analysis, which you have
63 just done. #2 Provide access road to maintain stormwater pond where sediment is expected,
64 you have shown us that. #3 drainage analysis needed to be modified for tail water. Joe, can you
65 speak to that?"

66
67 Mr. Coronati: "Sure, because we modified the elevation to the inlet of the pond and
68 during the 50- year storm the water level in this pond gets up to almost 205 and that puts it
69 above the outfall of the new pipe, which is at elevation 203.5, so Dubois & King wants to know
70 how that elevation will effect the catch basins out between buildings 2 & 3. We ran a stormwater
71 analysis to determine whether the tail water conditions of a 50-year storm would back flow and
72 how it would react to these pipes and if we would have water coming out of the catch basins,
73 that's a concern with the tail water. The benefit to this site is the elevation drop in the short
74 period of space, the rim of the catch basin is at 213 about 8 feet above peak elevation of the
75 pond in a 50-year storm and there was no stormwater surging out of the catch basins during a
76 50-year storm.

77
78 Ms. Gott: "Why did you pick a 50-year storm?"

79
80 Mr. Coronati: "That is the storm event requested by Dubois & King as well as the
81 regulations."

82
83 Ms. Gott: "Ok, obviously that area floods and in our 2007-2008 floods, I wonder how
84 things worked then."

85
86 Mr. Coronati: "If you're referring to the Mother's Day storms, those were larger than 50-
87 year storms and they were over three days. A 50-year storm is a very big storm in the sense
88 that it's a large amount of rainfall, but the way the storm events work is that it's over a 24-hour

89 period, so it's approximately 8 inches of rainfall in 24-hour period. Not sure how this site did but
90 the detention pond is very large, it's like a vegetative meadow. Never wet and doesn't hold
91 water, it has plants growing over the entire bottom of the pond. There was one additional
92 comment from TRC and not Dubois & King which was from Chief Hammond. He wanted a note
93 added to the plan about sprinklers being extended into the addition. We have no problem with
94 that and it's sheet c2 note #9 plan dated 05/14/2021.'

95
96 Mr. Wood: "I am going to go board member by board member for questions."

97
98 Mr. Beauvilliers: "access to the addition, would that be through building 3?"

99
100 Mr. Coronati: "Yes there will be exterior doors for egress, but the main access is through
101 building 3."

102
103 Mr. Torrisi: "There will be two 20-foot-wide openings going from the original building to
104 the addition."

105
106 Mr. Reed: "No my questions have been answered."

107
108 Ms. Bridgeo: "No questions."

109
110 Mr. Ayer: "No questions."

111
112 Ms. Gott: "I have several questions. First thing actually a comment. It still does not seem
113 to match what's on the ground. Therefore, again I request a site walk, we didn't do one last time,
114 I thought I understood, and I don't. Building 3 from what I can see from the road does not match
115 what's on the ground. I didn't go down the fence line or on the property because that's not right,
116 so now I respectfully ask for a site walk.

117 Regarding parking, building 3 only has 1 handicap parking spot are there any outside
118 building 1? I couldn't find any others so if there are then they are not marked very clearly on
119 here.

120
121 Mr. Coronati: "Yes there is one in front of building 1 and 3. There is a hatched area on
122 sheet OVR just to the north of that there is a handicap symbol."

123
124 Ms. Gott: "OK, I'll take your word for it. I can't even see it."

125
126 Mr. Coronati shares his screen to point out the second handicap parking spot.

127
128 Ms. Gott: "On sheet something you have snow storage right where I think the
129 maintenance road is for the pond? How would the get around the pile of snow?"

130
131 Mr. Coronati: "They would not access the pond during winter for maintenance."
132

133 Ms. Gott: "Obviously spring there's still snow there. So, that's a snow storage area."
134

135 Mr. Torrasi: "Gretchen, the majority of the snow ends up in the front corner. That's just
136 how the plow system works."
137

138 Ms. Gott: "Another question, who owns the front part with the cut grass between the two
139 driveways now?"
140

141 Mr. Coronati: "Jackson Lumber owns that."
142

143 Members of the Planning Board and Mr. Torrasi have a discussion about when that
144 property was offered by Jackson Lumber to put in a soccer field, but the Town was not
145 interested in maintaining it.
146

147 Ms. Gott: "Did you get a variance for the retail in an industrial?"
148

149 Mr. Torrasi: "I would have to go back to 2003. I don't recall getting a variance. Retail has
150 always been there since first opening in 2003."
151

152 Ms. Gott: "It appears that the salt shed sets a tiny bit into the setbacks. And again, I
153 motion to take a site walk, what I see on the existing conditions is different from what I see on
154 the ground."
155

156 Mr. Wood and Ms. Gott discuss about making a motion with a date and time certain. Ms.
157 Gott does not want to negotiate a date and time certain until her motion for a site walk is
158 passed.
159

160 Mr. Beauvilliers: "I second Gretchen's motion for a site walk."
161

162 Mr. Wood: "Any further discussion?"
163

164 Mr. Reed: "Joe the existing conditions, is that a surveyed plan?"
165

166 Mr. Coronati: "It is a surveyed plan. I would be happy to show an aerial of the site from
167 google if the board wants. Everything matches. We added the lumber storage racks, salt shed
168 and parking areas."
169

170 Mr. Reed: "I don't visit often but when I have been there it looks accurate to me."
171

172 Ms. Gott: "The place that I see that's not accurate is building 3. It looks different on the
173 ground from what's on the plan."
174

175 Mr. Coronati: "Gretchen you can go in there it's a public accessed area. If you want, I
176 can show the aerial."
177

177 Mr. Coronati shares his screen of Google maps aerial photo of the site. He and Ms. Gott
178 discuss the corner of building 3. Mr. Coronati is showing the picture of the site and the plan set.
179 Ms. Gott is saying it looks filled in when looking at it from the road and doesn't match, she still
180 feels compelled to continue her motion for a site walk citing that "I am still confused in my mind
181 about what I see from the road and what's on the plan."
182

183 Ms. Gott made a motion for a site walk. Mr. Beauvilliers seconded the motion. The motion was
184 defeated. 3 in favor, 4 opposed, 0 abstained.

185 John Beauvilliers- Yes
186 Brad Reed- No
187 Patricia Bridgeo- Yes
188 Paul Ayer- No
189 Gretchen Gott- Yes
190 Chris Long- No
191 Jonathan Wood- No
192

193 Ms. Gott: "The problem is we will vote tonight, and I don't want to do that until I
194 straighten out the confusion I have in my mind."
195

196 Mr. Coppelman: "When I was looking at the aerial, I saw loading truck backed up to the
197 loading dock. Maybe from certain angles it appears to be built out."
198

199 Mr. Torrisi: "So we have receiving docks there and at times one or two 45-foot trucks are
200 there and it does look filled in, however it is just tractor trailer trucks."
201

202 Mr. Wood asks Ms. Gott if she has any further questions, and she declines. Mr. Wood
203 states that he will go around the board one more time for any last questions.

204 John Beauvilliers- No
205 Brad Reed- No
206 Patricia Bridgeo- No
207 Paul Ayer- No
208 Gretchen Gott- No
209 Chris Long- No
210 Jonathan Wood- No
211

212 Mr. Wood: "Paul Lynn do you have any questions or comments?"

213 Mr. Lynn: "No I do not."

214 Mr. Wood: "Ok so do we have a motion?"

215 Mr. Reed: "I make the motion." (see attached)

216 Motion:

217 Mr. Reed made a motion to approve application #2021-003, a Site Plan Application submitted
218 by Jones & Beach on behalf of Jackson Lumber and Millwork. The applicant is proposing to
219 build a 13,750 sq. ft. building addition to be used for storage. The property is identified as
220 Raymond Tax Map 22/ Lot 43 and located at 10 Industrial Dr. Raymond NH, 03077, and is

221 within Zone D.

222

223 Mr. Ayer seconded the motion. The vote was made by roll call. The vote was in favor of
224 approving the application. 6 in favor, 0 opposed, 1 abstained.

225 Jonathan Wood -Yes

226 John Beauvilliers -Yes

227 Brad Reed- Yes

228 Patricia Bridgeo- Yes

229 Paul Ayer- Yes

230 Chris Long- Yes

231 Gretchen Gott- Abstain. Reasons noted does not have complete
232 information regarding the building and also the use of retail in
233 industrial zone.

234

235 Mr. Coronati and Mr. Torrisi both thank the board for their time and approval
236 and exit the meeting.

237

238

239

240 Mr. Wood: "Approval of minutes."

241 Ms. Gott: "I do have a question. I think you said Glenn that they applicants were notified
242 of the change, but that's not reflected in the minutes. If you said that I would like to see that
243 reflected in the minutes.

244

245 Mr. Coppelman: "I honestly can't recall my exact words so if it needs checking then it
246 needs checking."

247

248 Mr. Wood: "It was mentioned a couple of times that the abutters all had the correct
249 notification, but it was the agenda that was incorrect."

250

251 Ms. Gott: "That day it was stated that the abutters were notified but were the
252 applicants?"

253

254 Mr. Coppelman: "My recall on my statement is not clear enough for me to say one way
255 or the other."

256

257 Ms. Gott: "Ok it wouldn't be a big deal to find out, would it?"

258

259

260 Ms. McCarthy: "The applicants wouldn't have been notified. They would have to have
261 come to the meeting for it to be continued. Everyone would have shown up like a normal
262 meeting and then you guys would continue the meeting to another day and time certain."

263

264 Mr. Coppelman: "In fact the applicants did show up for the meeting, did they not?"

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Mr. Wood: "Yes they did."

Ms. Gott: "Ok so where does it say they were continued? Does it say that?"

Mr. Wood: "Yeah, there's two motions to continue."

Ms. Gott: "Ok, then I'm wrong."

Mr. Wood: "Are there any other addendums to this set of minutes?"

Approval of minutes:

Motion:

Ms. Bridgeo made a motion to approve the May 6, 2021 minutes as presented. Mr. Ayer seconded the motion. The vote was made by roll call. The vote was in favor of approving the minutes as presented. 4 in favor, 0 opposed, 3 abstained.

Jonathan Wood -Yes

John Beauvilliers -Abstain

Brad Reed- Abstain

Patricia Bridgeo- Yes

Paul Ayer- Yes

Gretchen Gott- Yes

Chris Long- Abstain

There was a question about the May 13 minutes, and it was stated that they were not received on time for this meeting but will be included in the next packet.

Mr. Wood: "Public comment? None? Moving on to other business, staff updates."

Ms. McCarthy: "Quick question. June 3rd is pretty full; you have 2 conceptual and a hearing. June 17 Grants Towing/hearing. Is there another date we can look at?"

A discussion about projects and availability begins. It is determined that ethics will be scheduled for July 1 and Ms. Gott states that she will be sitting as a Planning Board member and not as an ethics member.

Mr. Wood: "Any other staff updates?"

Ms. Bridgeo: "I have a question, going forward is it possible, prior to getting plans that we go and do a site walk? Give notice and do an actual site walk boots on the ground to see what it's like? The other part is TRC reviews, is it possible to rotate us around if people have the time to be sitting on a TRC?"

Mr. Copleman: "To answer your second question, to avoid potential conflict of interest and recusal issues board members don't sit on TRC Committees. It's usually Town staff,

309 building dept., police, fire, Comm Dev., and DPW. To answer your first question, Site walks prior
310 to acceptance can be problematic as well, they are public meeting and need to be fully noticed
311 and that usually happens at a meeting when you are all together and set it up then.”

312

313 Mr. Wood: “We have to accept the application for review prior to any discussions about
314 the project.”

315

316 Ms. Bridego: “I need to have posted a quorum notice for June 5 at 7 Old Fremont Rd. for
317 9-11 for Raymond Roundtable.”

318

319 Mr. Wood: “In the event that you are all there, but mostly it’s to listen to what’s going on.”

320

321 A discussion about the Planning Board legal training and when that could happen. It is
322 brought up that the PB has done training both non-meeting and public meeting. It is advised that
323 this is done in a non-meeting due to the nature of the discussions. Especially if it is about a
324 particular project.

325

326 Mr. Wood: “If you have general legal questions, please submit them to Christina and we
327 will get trained up on those publicly. If there are specific questions about specific projects, then
328 we will do those in nonpublic.”

329

330 A question is asked about the agenda for the Board of Selectmen meeting May 24,
331 specifically about the fee tables being presented. It was asked if the Planning Board input was
332 needed. It is explained that many of these fees are not updated regularly and some
333 departments are falling behind in updating equipment because fee structures are so dated,
334 some by as much as 12 years.

335

336 Mr. Wood: “Ok so now it’s time to end. Do I have a motion?”

337

338 Motion:

339 Mr. Reed made a motion to adjourn. Mr. Ayer seconded the motion. The vote was made by roll
340 call. The motion passed 7 in favor, 0 opposed, 0 abstained.

341

Jonathan Wood -Yes

342

John Beauvilliers -Yes

343

Brad Reed- Yes

344

Patricia Bridgeo- Yes

345

Paul Ayer- Yes

346

Gretchen Gott- Yes

347

Chris Long- Yes

348

349 Respectfully submitted,

350

351 Christina McCarthy

1 Planning Board Minutes
2 June 3, 2021
3 7:00 PM
4 Zoom meeting
5
6

7 **Planning Board Members Present:**

8 Jonathan Wood
9 Gretchen Gott
10 Patricia Bridgeo
11 Paul Ayer
12 George Plante (Selectmen ex officio)
13 Brad Reed
14 John Beauvilliers
15

16 **Planning Board Members Absent:**

17 Paul Lynn - Alternate
18

19 **Staff Present:**

20 Glenn Coppelman - Circuit rider
21 Christina McCarthy - Tax Collector/Planning Technician
22 Madeleine Dilonno -Circuit Rider Planner, RPC
23

24 Pledge of Allegiance
25

26 Application #2021-007: A conceptual review for a subdivision plan has been submitted by
27 James Gregoire of Littlewoods for property identified as Raymond Tax Map 38 Lot 25, located
28 at 16 Dudley Road, Raymond NH, 03077 within Zone B. The applicant is proposing to have a
29 garden center/farm stand/Yankee crafts from local tradesmen.
30

31 James Gregoire: "The property is actually not zone B it is C1. It is a commercial piece that abuts
32 route 27. So, the triangle we are going to call it is the area that we are looking to put a building
33 similar to what is up in Candia. They called it The Farmer's Daughter. Basically, a yankee
34 craft/local produce where someone could sell their honey or jam. I also have someone
35 interested in a small garden center. So, the use of it isn't quite determined yet. We have an
36 existing driveway off of route 27 so there wouldn't be any additional driveway cuts. At this time, I
37 think it is going to be seasonal which is why I am proposing gravel parking."
38

39 Mr. Wood: "So basically what you are coming in for is a subdivision?"
40

41 James Gregoire: "No subdivision."
42

42 Mr. Wood: "No subdivision, just an expansion of use."
43

44 Ms. Bridgeo: "I looked it up. It is RSA 21:34-a for farming/ farm stand for zone B and A. "
45

45
46 Ms. Gott: "Is there a level of activity or use that triggers a difference?"
47
48 Ms. Bridgeo: "If it is a farm stand it has to remain an agricultural operation and have 35% of the
49 product, sales, dollar value produced on a farm or farm owner."
50
51 Ms. Bridgeo: "Well I think that it has to be determined whether it is A or B or commercial. Their
52 different use for what their actual zone is."
53
54 Mrs. McCarthy: "This property is zoned B. A produce stand would be a special exception in
55 zone B. I guess we need to figure out what it is going to be. If it moves on to more retail sales
56 which would be more involved than I think it would need a variance."
57
58 Mr. Beauvilliers: "This area is going to be open to the public and I do not see any provision for a
59 portable toilet. "
60
61 James Gregoire: "Yes if it is seasonal as originally planned by the person originally entrusted in
62 running that center would be seasonal, gravel driveway, porta potties. It is a non-heated
63 building. No water supply. The other person more interested in the garden center style would be
64 a paved parking lot with probably a septic system at that point. It would be its own well; there is
65 no Town water out that far."
66
67 Mr. Plante: "So what you are asking is just to have a seasonal building at this point in time. I
68 don't see any problem with it."
69
70 Ms. Gott: "The drive that goes to route 27 is there a driveway permit that goes to 27? Is that an
71 approved driveway?"
72
73 James Gregoire: "It is an existing driveway on the tax map dating back to the 70's."
74
75 Ms. Gott: "There was some talk about the area becoming commercial."
76
77 Mrs. McCarthy: "James you are correct it is a C1 some of our tax cards are, well they update
78 that map, but they don't update the card. I apologize for that you are in a C1."
79
80 Ms. Gott: "Is your house commercial?"
81
82 James Gregoire: "Yes the whole property is because of that overlay is shown as C1."
83
84 Ms. Gott: "When this becomes an actual application, I request a site walk."
85 Mr. Coppelman: "One you said you wouldn't need any new permission from DOT. You might
86 find that not to be the case because if you are going to be adding an additional use to an
87 existing drive, they might want to re-permit it. And so, since Chris verified that it is C1 both of the
88 uses are permitted. It is probably going to need site plan review at this point."

89

90 Mr. Wood: "One of the things that you could do is go to the building inspector and to Christina
91 and ask for a zoning determination for the uses that you are planning."

92

93 Ms. Gott: "If we get a site plan application one of the things, we ask about is regional impact and
94 DOT would be considered part of that regional impact, if it was decided it was necessary." "How
95 will you keep people from going up your existing drive toward your house?"

96

97 James Gregoire: "Signage. When you drive in there is going to be almost a T once you turn up
98 the road."

99

100 Mr. Wood: "We have determined that it is C1. It's uses are on the grid and have at it."

101

102

103

104 Application #2021-005: A conceptual application for a subdivision has been submitted by
105 Jones and Beach on behalf of Shiv Shrestha for property identified as Raymond Tax Map 20/Lot
106 58 & Map 26 Lot 1, located at 15 Sargent Dr., Raymond NH, 03077 and both within Zone B. The
107 applicant is proposing to depict a conceptual subdivision of thirty-eight (38) single-family
108 residential lots.

109

110 Mr. Wood: "This is a conceptual review."

111

112 Joseph Coronati: "This area you are somewhat aware of. It is the Onway Lake Village."

113

114 Mr. Wood had to recuse himself because he is an abutter to the property and Brad Reed
115 became the Chairman.

116

117 Joseph Coronati: "This is the Onway Lake Village. This has been discussed before this board
118 multiple times. This is a project that has been out there sort of unfinished. It is a project that has
119 been going on for years, dating back decades. So, there are potentially two new owners that
120 would be purchasing the property that would like to finalize or finish the buildout of this
121 development. I believe it was an old girls camp many years ago. In the 1980s it was
122 redeveloped as a seasonal cottage center. Where people would buy cottages and there would
123 be a community center. There would be amenities. There would be access to Onway Lake.
124 Then things went dormant for a while. Some of the units were built. 16 or 17 units were built
125 under the old approvals. A lot of the amenities were constructed. A lot of the road systems were
126 built. There is a road Called Deer Run Road that leads to this area. There is a pool. There is a
127 basketball court. There are community buildings. There are maintenance buildings. There is
128 quite a bit of infrastructure. The last thing that we were involved with the owners, a couple of
129 years ago we actually condo converted the 111 units that were grandfathered on the property,
130 and the new owners would like to do something a little different. That is why we are here tonight
131 just to talk on a conceptual level and get your feedback before we proceed further into
132 developing this property. The property is basically two large lots. Lot 58, and lot 1. It is just two

133 parcels that make up all this land. There is a road here Sargent Drive which is a short Drive off
134 of Green Road, and off of Sargent is Deer Run Road. There are constructed buildings that were
135 constructed and used currently. So, we were looking at a couple different ways to redevelop this
136 property. To make this work the buyer would like to develop the frontage along Deer Run Road
137 with a cluster subdivision. This road is already paved. We have provided you with a yield plan
138 that shows a layout of conventional lots. We would be dedicating a 50 foot right of way along
139 Deer Run Road. There would be house lots all along that road. They would have individual
140 septic's and either individual wells or if we can do it on the community water system that is
141 already out there, we would add them to a community water system. That has not been
142 determined yet. The next phase of the project would be looking at the second phase. It would
143 entail a modification of the originally approved plans that allowed for 111 units. We would be
144 looking at reducing the number of units considerably. But we would like to convert all of the units
145 including the existing 16 that are built to year-round use. The original approval had a lot of
146 limitations. What we were considering and would like to discuss with the Board, we would like to
147 construct 60 new year-round condominiums. There are 16 units there so that is about 76 total,
148 and we would forgo the remaining units. There would be no more 111 units but, in this scenario,
149 these would-be year-round condominiums. They would still have access to Onway Lake. To the
150 pool. The basketball court. The community building. Any of the facilities that are on site. The
151 final phase, phase 4 we do not have a game plan for how this would be developed. We would
152 have to develop this phase in conjunction with your zoning. Potentially a 55 and over
153 development. But it is a large tract of area. We would be looking at phase 4 as a new
154 development not a rebirth of the old past approval which very well may have expired. We have
155 John Bosen on the line; he is the attorney representing the buyers”

156

157 Mr. Reed: “Is there any plan to have another road for emergency access?”

158

159 Joseph Coronati: “We have talked about it, and I know that Dave Richards has been involved in
160 a couple conversations. We have a second way in from Scribner Road and we could connect
161 these roadways. You could drive all the way through to Scribner Road currently. That could be
162 more formalized. We do plan to link all of this development so there are two ways in and out.”

163

164 David Richards: “Steve Brewer has been very helpful. That is one of the first things we talked
165 about. I think one of the issues is that we really wanted to collaborate with the Town. One of the
166 first things that was brought to our attention is that when you come down Scribner you can't
167 even turn a garbage truck round. So, the staff was asking can you create a turnaround for us.
168 Part of our plan is to create an access point off of Scribner.”

169

170 Mr. Beauvilliers: “Steve Brewer and Paul Hammond have both submitted a letter with six
171 questions each (See attached).”

172

173 Joseph Coronati: “The first application would be of these two lots (Lot 58 and lot 1), but we
174 would only use a small portion of lot 1. The application for a cluster subdivision would contain
175 two parcels. All of lot 58 and a small part of lot 1 and then we would do a yield plan. Whatever

176 we would bring forth for the yield plan is what we would have for the cluster, and whatever we
177 don't use for the cluster houses would be open space.”

178
179 Ms. Gott: “Would Onway require additional input from the State because it is abutting Onway
180 Lake? “

181
182 Joseph Coronati: “Definitely, Onway Lake is a large enough lake that it has a shoreland
183 protection setback. It may have a TMDL (Total Maximum Daily Load). If it is high end
184 phosphorus, we would have to design our stormwater to accommodate phosphorus removal.
185 Things like that. But there is certainly a lot of State involvement with this project. I guess
186 regarding the roads we don't know exactly what the town would require. I know they need more
187 info from us, and we need more info from you. The first phase is the simplest because the
188 paved road is definitely a two-way traveled road and would not need any upgrades as it leads
189 into the property. I think some of Steve's questions relate more to phase two. If we were to put
190 this phase into year-round use, I would assume the Town would want to see year-round roads.
191 The cul de sac that I showed for phase three would all be built to Town Standard. The same
192 with anything in phase four.”

193 “One of our best-selling points is access to the lake. There is no motorized vehicle access to the
194 lake. We are not allowed to drive vehicles across the rail trail. But we might develop a parking
195 area on the side of the lake that people could drive to and park their cars. Maybe even golf
196 carts. The entire parcel had rights to that area, and we would like to retain that.”

197
198 Mr. Plante: “I guess another concern I would have is boats. You can put a boat in that lake and
199 moor anywhere in that lake. So, it is a little concerning that you have 111 places, and I would
200 think that they would be boat people. So how would that work?”

201
202 Joseph Coronati: “We don't have a boat launch on the property. So, we would be limited to
203 public access which I think is fairly limited as well. Mooring permits through the State of New
204 Hampshire aren't granted very easily and probably none at all on this lake. So, they would not
205 have official moorings. We would not be proposing docks off of our land. We would stick to
206 whatever was approved before as far as boating.”

207
208 David Richards: “The existing condo docs don't even allow folks to park boats on their property.
209 I think that putting 100 boats on the lake would bring ruin. I am never going to want to do that.”

210
211 Ms. Gott: “There is a fairly well used Loon area on that lake and the Dearborn property is
212 conservation. So, I don't know if there could be a potential conflict between a larger number of
213 residences and those areas. That would be a question.”

214
215 Davide Richards: “They are not allowed to dock a boat on those docks. If someone was doing
216 that, they weren't supposed to be doing that. The fact that there are Loons out there, that's
217 great.”

218

219 Ms. Gott: "All of the roads are going to remain private; the roads are not going to be made
220 public?"

221
222 Joseph Coronati: "Phase 1 and 3 could be public. They would have to be built to Town
223 standard. But certainly phase 2 would be private, and we don't know what is going to happen
224 with phase 4. We haven't thought that far ahead."

225
226 Ms. Gott: "These would be questions that I think you need to think about and have answers for
227 us when these returns. If phase 1 and 2 would happen to become public we are looking for that
228 secondary access, does that mean that the public could drive through from phase 1 or phase 3
229 and go all the way out through phase 4 out through Scribner? Would that be allowed?"

230
231 David Richards: "I can speak to our initial vision of that. We want to connect phase 4 to the
232 other phases for emergency vehicles but I think it makes a lot more sense to use a golf cart type
233 of approach rather than having a ton of cars going back and forth going through there."

234
235 Ms. Gott: "There is a lot of zone G land out here and some of the zone G land would preclude
236 you from having any development. The section on phase 4 is that zone G? There is a lot of
237 wetlands west of phase 3, which may be in phase 3. What is the grade of Deer Run Road? Are
238 there other grades on the roads? Does phase 3 have a grade?"

239
240 Joseph Coronati: "So, phase 1 Deer Run Road certainly could determine the grades of those
241 roads. I don't believe having driven it; it would exceed your maximum road grade. Phase 3
242 would be a new road whether it be private or public it would have to at least meet your
243 maximum road grade. Any new road would certainly meet your Town road grade requirements."
244 "The real goal for us today would be to determine two things. Does the Town have any major
245 concerns about doing a cluster subdivision on Deer Run Road so we could basically develop
246 frontage lots off of the front of the paved road. That would be one application for a standard
247 subdivision. And the other goal that we had tonight was to discuss what would be the comments
248 about converting the seasonal use of the 111 units and doing a reduced number of units year-
249 round. That is the major goal of the applicant. I think this development needs to have some sort
250 of a modification because the idea that was approved years ago just isn't feasible with today's
251 sort of marketing, banking and you can see that because it unfortunately wasn't successful. We
252 would like to modify that into a year-round condominium usage with a reduced number of units
253 that could be sellable and more of benefit to the Town as a whole."

254 David Richards: "We talked about a couple different things. Obviously, we talked about the
255 turnaround for the Town vehicles. We talked to Buster Hammond. He just wanted to fish with his
256 grandkids. I see no issue with allowing for something like that to happen."

257
258 Ms. Gott: "I think I know what that is about. There was a gate put there and there was a
259 convenience that says access can be denied 3 seasons of the year it was supposed to be open
260 the 4th. There was a request by a number of people, and I will disclose that I was one of them,
261 that there be at least pedestrian access through that gate because I understand no one wants
262 motorized vehicles coming from Scribner onto the rail trail. That has been an ongoing question

263 for a number of years. The other thing that needs to be resolved is, back in the day it was called
264 Jimmy's Cottage, when you go down Scribner Road right at the end on the left-hand side there
265 is a little cottage. That was the caretaker's cottage. That is how you got from Se Ce Ma Ka out
266 to Scribner Road right through part of the driveway, right past that cottage. There is quite a bit of
267 work to be done regarding that secondary access. The item that Paul was referring to be the
268 ability for people to go from Scribner directly to the rail trail."

269
270 David Richards: "We would love to have a collaborative discussion on what to do out here in
271 phase 4. I have heard a lot of ideas. I am totally aware of the access issue there. There used to
272 be an access point on Leavitt Road. We also have an option to acquire the cottage itself. That is
273 part of our deal with the current owners."

274
275 Mr. Beauvilliers: "I would like to see that gate removed and I don't know how you do that. The
276 Rockingham Trail should be open to the public. Scribner Road I believe may run parallel to the
277 Rockingham Trail and I was wondering if that could be used as a second access to these
278 properties."

279
280 Joseph Coronati: "Scribner Road does not run parallel to the rail trail. It does run to it though
281 and the gated relationship to the rail trail stems mainly from the rail trail group that they don't
282 want to have vehicles access their rail trail. There still would be a gate."

283
284 Ms. Gott: "That gate was not installed by the State, it was installed by Onway Lake Village. I
285 have a letter from the State saying they did not install that gate between Scribner and the trail."

286
287 Joseph Coronati: "I think we are open to all of those, I don't think we have any reason to restrict
288 access to pedestrians off a Town road onto a rail trail."

289
290 Mr. Beauvilliers: "Well that condition currently exists."

291
292 Joseph Coronati: "If the town needs emergency egress to the rail trail and there is a gate there
293 that needs to stay to prevent cars from accessing the trail. We will certainly grant the Raymond
294 Fire Department, give them keys to that gate."

295
296 Ms. Gott: "That could be a Knox Box."

297 Joseph Coronati: "Paul references this Indian Mortar. Do you guys know where that may reside
298 on the property?"

299
300 David Richards: "I do. Joe, I could show you where that is on the property. It is down real close
301 to Scribner. It is just before that gate we were all talking about."

302
303 Mr. Plante: "I don't have any further questions, but I do want to say I am a little aggravated. I
304 was on the Board when we went through litigations to get access to Onway Lake across the rail
305 trail. Buster Hammond was brought up. He had the deed back in 1700 or 1800, whatever it was.
306 So, we did a little litigation with that, and the Town spent a little money, but we backed off. And

307 now you're willing to say you can use that property. That aggravates me. I am sure it is a
308 different group of people. But still.”

309
310 Ms. Gott: “We have not addressed Glenn’s memo and I will ask that we have a site walk in this
311 area, and as Glenn has suggested that we have a fully prepared site plan application with lots
312 more detail.”

313
314 Mr. Copleman: “Frankly from the comments that both Steve and Paul Hammond and the
315 questions form the Board you have covered most of my concerns. Just a reminder to the Board
316 that this is conceptual. All of the discussion is completely non-binding.”

317
318 Mr. Plante: “Seeing as they are going to have lake access is an abutter anyone on that lake?”

319
320 Mr. Coppelman: “Well technically an abutter is anyone who abuts the parcel directly or is across
321 a road or stream. My quick answer would be since the property abuts the lake that anyone that
322 abuts the lake could be considered an abutter.”

323
324 Francis McManus of 40 Langford Road: “I am representing The Onway Lake Association. We
325 represent a good chunk of the residents here. We had a few concerns we would like to mention.
326 I haven't heard a grand total of how many residents we were adding. Could we get a rough
327 estimate on that?”

328
329 Joseph Coronati:” Yes, I would say that between phase 1,2, and 3 there are about 115 to 120
330 units.”

331
332 Francis McManus: “120 units and you mentioned that everyone would be able to bring their
333 kayaks down and set them on the beach. You have a small beach area and that is not actually
334 feasible to do. The other thing that I wanted to mention, that you mentioned, is about moorings.
335 You misspoke about moorings. New Hampshire has some lakes that have mooring permits
336 required. Onway Lake does not. I could purchase 10 very ugly houseboats and string them all in
337 front of your property tomorrow and there is nothing you or anyone on this lake can do about it.
338 So, with the public access. IF you were to allow your residents to own motorboats, they could
339 theoretically drop their boats at the launch, bring them over to the front of your property and
340 start dropping moorings all over the place.”

341
342 Joseph Coronati: “Moorings require a state permit.”

343
344 Francis McManus: “No they do not. Some lakes require a state permit like the big ones like up in
345 Wolfeboro and stuff. I have two moorings out here I have had forever. You really want to do
346 some studying on that because we could have a serious issue with that. Are the homes going to
347 be run as an association?”

348
349 Joseph Coronati: “Yes.”

350

351 Francis McManus: "Dave mentioned you don't want to change the face of Onway Lake. If you
352 don't want to see large pushback from the residents, we would really like to see in your plan
353 things that you have done to mitigate, all of these units come in with potential to overload the
354 lake. One of the things I would suggest in an association you would see anywhere else where
355 you are not allowed to park a motorboat in your yard as an association restriction would go a
356 long way toward helping beat that back. Maybe having the association purchase 30 or 40
357 kayaks that were accessible through the association to use that would keep 100 plus kayaks
358 from crowding your beach. What were your plans for boat storage on the beach area? How valid
359 are the existing covenants of 3 season condos being converted to 12 months? Does that mean
360 all existing covenants and restrictions are no longer valid?"

361
362 David Richards: "No. We already went to the condo association to get their approval to go from
363 seasonal to year-round."

364
365 Mr. Beauvilliers left the meeting at approximately 9:07 pm.

366
367 Francis McManus: "With a large number of residents having beach access what are the plans
368 for bathroom facilities?"

369
370 David Richards: "Our initial thoughts are for porta potties. Not near the beach but up on the hill."

371
372 Francis McManus: "Would you be willing to put some of these assurances on the plan so they
373 would be enforceable by the Town of Raymond. So, we would like to see something concrete
374 that is enforceable by the Town. So, if you make promises to protect the lake and its residents,
375 we would like to see those in some manner that is enforceable by the Town."

376
377 Attorney John Bosen: "I imagine that in any approval there would be conditions of approval that
378 would address those, and we would have to abide by those conditions." "Under the current
379 approvals they have the ability to build up to 300 condominium units so the plans being present
380 in phases 1, 2 and 3 that count is roughly half. So, I hope that addresses some of those
381 concerns."

382
383 Poll: Assuming they can pull all of the DES permits, all of the stormwater runoff, everything
384 needed to meet subdivision requirements do you have a problem with this part of the conceptual
385 presentation?

386
387 Mr. Ayer: "Sure I am not in love with it."

388
389 Ms. Bridgeo: "I still have questions where they say they wanted to take from one phase to the
390 next phase so I can't answer either."

391
392 Mr. Plante: "I would have to agree with Patricia."

393

394 Mr. Reed: "There are only 4 of us speaking right now. If this part of it is presented accurately
395 with all of the paperwork it is feasible. That is my personal feelings. I understand everybody
396 else's reservations." "So, let's go to phase 2. This is the existing area that has 16 supposedly
397 seasonal dwellings that have been in contest here since the 80's. The still do have 111 of the
398 seasonal but they have already told us that that is not financially viable right now in our
399 economy. So, they have proposed to repurpose this area. So, Joe you are saying you would
400 bring these roads up to a condo level? They would have to be passable year-round. They would
401 have to have adequate access for emergency vehicles. You would trade the 111 units for 60-
402 year-round condos." "So, Glenn, the work that they would be doing would be under the original
403 permitting and the original zoning and they would not have to meet any of the new standards
404 under the original plan."

405
406 Mr. Coppelman: "It would be my position that they are grandfathered to build what was
407 approved. If they are planning on a different design then they would be going by the current
408 rules, regulations and standards."

409
410 Mr. Reed: "If they were to change any of it would they need complete new permitting at that
411 point?"

412
413 Mr. Coppelman: "You are looking at a proposal here that would be a much different design than
414 what was originally approved. I would assume that anything built under the old scheme and
415 anything new would have to fall under new regs and rules."

416
417 Mr. Reed: "Anything they do now would have to be approved and they are asking would you be
418 willing to at least look at an actual submittal along this line. So, a new condo association
419 basically, that would incorporate the 16 existing. There would be 60 new ones would be year-
420 round but any of the new work would have to meet our latest standards. "

421
422 Ms. Gott: "I would like to suggest that this is like any other site plan that comes before us. There
423 will be conditions of approval based on what Glenn said our current regs, and we would review
424 it under those current regulations. I'm not prepared until I see more details to say yea or nay."

425
426 Mr. Reed: "They are asking us if this is something we are willing to consider going forward. Are
427 we willing to consider something along this line? "

428
429 Ms. Gott: "I am willing to consider when we come back, and we see it as a site plan. There are
430 too many unknowns right now."

431
432 Mr. Plante: "I have to say no. The only reason I say no is because of the original plan back in
433 the 80's early 90's whenever there was already a plan there. I know it is not the same people,
434 but I don't want to fall in that same direction. I am going to have to say no."

435

436 Ms. Bridgeo: "I have to say no for different reasons. We can't have a grandfathered portion of
437 this. We need a complete plan. You can't say we are going to have these 16 units hanging
438 here."

439
440 Mr. Ayer: "I agree with George."
441

442 Mr. Reed: "I understand all of their heartache and I understand their reasons and I think they
443 expressed themselves well. I do believe that this could be pulled together, and a plan could be
444 done but it is not going to be an easy sell."
445

446 Joseph Coronati: "The concern we have is more if we were to provide that detail. I think the
447 details are something we can solve. That's engineering, road widths, fire safety, drainage,
448 obviously we have to comply with all of that. Septic. Drinking water. All of those crucial
449 elements. Would you rather see the 111 units get built out or would you rather see a reduction
450 of units that are more year-round, because those are the only two options. If the option of year-
451 round units is not something the Town is agreeable to then they would have to continue on with
452 111 units that are already grandfathered and ready to go." Would you rather see a year-round
453 use with a reduction rather than seasonal?"
454

455 Mr. Reed: "Would you rather see a group of brand-new year-round residences, a reduced
456 number or for them to continue with the plans for the existing seasonal units?"
457

458 Ms. Gott: "People may not remember that the reason that they were supposed to be 10-month
459 year residences was it was a concern at that point that the school might be overloaded with
460 students. That the schools could not handle the number of students that full-time year-round
461 resident might bring. Demographics in this state have changed so that may not be as much of a
462 concern at this point. The 16 houses that are there right now we used to call them the tree
463 houses. They are very small. Two bedrooms, I am not sure any of them are three, but they are
464 certainly vastly different from any regular 3- or 4-bedroom home would look like. Even though
465 there may be fewer numbers the use may be more intense"
466

467 Mr. Plante: "Gretchen, I believe the issue was fire suppression, and the roadways to that. I don't
468 have a problem if they can bring everything up to snuff with the town's requirements with less
469 units. I don't have a problem with that. The problem I have is that back in 89, maybe 90 the
470 years are wrong. I was on the fire department, and I did inspect some of these homes and they
471 were supposed to be seasonal, and they turned into year-round. That is the problem I have with
472 them."
473

474 Mr. Reed: "Would you rather see a new subdivision submitted to us that would mean all our new
475 regulations for year-round homes or would you rather see them pursue the existing
476 grandfathered 111 seasonal?"
477

478 Ms. Bridgeo: "I would like to see what all the neighbors would think of having seasonal or year-
479 round, but also the units that are seasonal do not affect our school system and I don't know

480 what would that impact be as far as those goes it is a two-part answer that could be a big impact
481 on the schools.”

482
483 Mr. Reed: “If these are year-round homes there would be impact fees.”

484
485 Mr. Plante: “My opinion is that 111 units with access to Onway Lake is not a good thing.”

486
487 Mr. Reed: “So basically you are saying 100 plus units no matter whether they are seasonal or
488 year-round is not a good thing.”

489
490 Mr. Ayer: “I would rather see seasonal ones just because of the school.”

491
492 Mr. Reed: “I don’t like to tell people what to do with their land Joe, as long as it is done legally
493 and to standards. So, my opinion is if you guys come back with a plan that meets all the criteria
494 and you are willing to work with your neighbors and the town and everyone else that I personally
495 would like to see what you would come up with. I believe you have 4 negatives without more
496 information.”

497
498 Joseph Coronati: “We will certainly take that input and circle back and see how we would go
499 about proceeding with approvals. I think that there may be some complexity to it. More than
500 some complexity.”

501
502 Mr. Reed: “I would recommend that your owners get together with the Onway Lake Group. I
503 think that would be a great place to start and continue with your work with the TRC/Fire
504 department. That would address many of the concerns.”

505
506 Mr. Plante: “I do agree with you as far as telling people what to do with their property. Now
507 these are potential buyers.”

508
509
510 Mr. Wood: “I can say things as an abutter. Year round would be much preferred over seasonal
511 for two reasons:

- 512 ● If you have seasonal you have an opportunity there for air bnb’s and transients
- 513 ● If you have year-round the people have skin in it, and they want to stay there.

514
515 And I am only talking about the condo portion of it, as far as the single-family dwellings that are
516 in the cluster, that is on a separate parcel already. They should be able to do that provided they
517 make the road right.”

518
519 Mr. Reed: “I am going to close this section.”

520
521
522 Application #2020-011: An application for a subdivision has been submitted by Roscoe

523 Blaisdell for property identified as Raymond Tax Map 8 Lot 37, located at Bald Hill Rd.,
524 Raymond NH, 03077 within Zone B. The applicant is proposing to subdivide the lot into 37
525 building lots and 1 open space lot.

526
527 Mr. Plante had to recuse himself from this application.

528
529 Mr. Wood: "This is a continuation from a prior meeting."

530
531 Roscoe Blaisdell: "Basically the plan is 99% of what you saw before. It is just the review
532 engineer who wanted us to change a few notes here and there. Show the inverts of culverts and
533 that has all been done. We actually sent it to the review engineer today. The layout of
534 everything is the same. It is just a few notes that have been changed. Basically, you are looking
535 at the same thing you had before."

536
537 Mr. Wood: "Have we had a response back from Dubois and King?"

538
539 Mrs. McCarthy: "No. Roscoe and Christiaan submitted their plans today for the changes that
540 need to be submitted to TRC on Tuesday. So, we do not have our final from Dubois and King
541 yet, but you guys do have built into your conditions of approval that they have to meet all of the
542 final requirements for engineering and State, Town, all the approvals and everything."

543
544 Poll: Do we wait on Dubois and King, or do we look at conditions of approval?

545
546 Ms. Bridgeo recused herself from this application.

547
548 Mr. Reed: "I would like to see Dubois and King's responses and make sure there aren't a bunch
549 of loose ends that we don't know about."

550
551 Mr. Ayer: "I agree with Brad."

552
553 Ms. Gott: "I would like to wait for a response from Dubois and King."

554
555 Mr. Wood: "Roscoe, is there any you can describe for us that we haven't heard before?"

556
557 Roscoe Blaisdell: "Well, I got an email from the Raymond Conservation Commission today if
558 you want to go over some of those issues. One of the things they said is that they can't find the
559 detention pond. That is on sheet 7, and they say the lots and wells look closer to the wetlands
560 and are in the wetlands, and no they are not. This has been looked at with magnifying glasses
561 and there are no wetland things happening here. They thought there might be some wetland
562 impacts. You have to look at the lines closely. If there is a blue line that is wet, if there is black
563 line that is not wet."

564
565 Ms. Gott: "You reference sheet 7 that is on an older set of plans because the ones we have in
566 our hands only go up to 5. So, you are speaking of previous plans, is that correct?"

567
568 Roscoe Blaisdell: "There are 13 sheets. If you got it today it is so big on the internet that I sent it
569 in two pieces. So, you may not be looking at the sheets that show detention ponds. All 13
570 sheets were looked at by everybody."
571
572 Mrs. McCarthy: "Roscoe, they did not get your plans that were submitted today because they
573 came in too late. I could not get them out to everyone fairly."
574
575 Roscoe Blaisdell: "But their comments are on the previous plans not on today's plans. Today's
576 submittal is an invert on a culvert and a changed note. You are looking at the same plans just a
577 review engineer wants to have just a little bit more information. Which we have already given
578 him. So, it looks like we will have to have another meeting. It is just what is the invert of this
579 culvert and we have given it. It would be nice to have approval subject to his approval because
580 he has very simple questions, which we immediately fixed. It is up to the Board."
581
582 Christian Smith: "I just wanted to make the comment that if somebody only has a 5-sheet set of
583 plans I am assuming that that does not include any of the engineering plans. Sheets 1-5 are the
584 title sheet through 5 are all of Roscoe's survey plans."
585
586 Roscoe Blaisdell: "Correct."
587
588 Christian Smith: "I don't know why someone would not have the full set and not the engineering
589 plans and I would just reiterate Roscoe's comments that certainly everything that was in the
590 most recent comment letter that we got from Dubois and King on Tuesday was very
591 administrative in nature and did not amend or change the design in any significant manner as
592 well."
593
594 Poll: Can we meet next Thursday June 10, 2021?
595
596 Ms. Bridgeo: "Yes"
597 Mr. Reed: "Yes."
598
599 Ms. Gott: "Yes."
600
601 Mr. Ayer indicated yes.
602
603 Mr. Wood: "Roscoe, can you come back next Thursday?"
604
605 Roscoe: "Zoom or not Zoom?"
606
607 Mr. Wood: "Because it is the 10th, we can have it Zoomed."
608
609 Roscoe Blaisdell: "Well let's have it Zoomed."
610

611 Attorney Jim Soucy: "If I could interject, is there a process or procedure for the Planning Board
612 to notify applicants when things by the Town's reviewer haven't been submitted in time. We
613 have been waiting for 3 hours to find out this was all a waste of time essentially."

614
615 Mr. Wood: "We are going to continue it to the next meeting. We don't need to notice."
616

617 Motion:

618 Mr. Wood made a motion to continue this hearing until Thursday June 10, 2021, at 7:00 PM via
619 Zoom. Mr. Reed seconded the motion. A roll call vote was taken. The motion passed with a vote
620 of 4 in favor, 0 opposed, and 0 abstentions.

621 Jonathan Wood - Yes

622 Gretchen Gott - Yes

623 Paul Ayer - Yes

624 Brad Reed - Yes

625

626 Mr. Wood: "We got a notification that as of June 11th we needed to have in person meetings.
627 So, the 17th would be one of those that came through that we would have to have an in-person
628 meeting at the school. Do we have a hybrid meeting or an in-person meeting on June 17th?
629

630 Mr. Plante: "I would prefer in person."
631

632 Ms. Bridgeo: "I prefer in person."
633

634 Mr. Reed: "I prefer in person."
635

636 Ms. Gott: "I prefer Zoom."
637

638 Kevin Woods: "This is all dependent on the Governor's continuation of his emergency orders or
639 not. The anticipation is that the emergency orders will be discontinued on the 11th. Which no
640 longer allow boards to meet without having a physical location. Individuals may participate by
641 Zoom however quorum is required to be at the physical location"
642

643 Mr. Wood: "Brad you said yes you will be there. Patricia, you have said yes you will be there.
644 Paul Ayer has nodded his head to say yes he will be there, and I will be there so there will be a
645 quorum."
646

647 Mr. Plante: "I will be there too."
648

649 Mr. Wood: "Maybe we will get Paul Lynn there and Gretchen is going to do it by Zoom and we
650 will have to figure out how to do a hybrid meeting."
651

652 Motion:

653 Mr. Wood made a motion to have the June 17, 2021, meeting at the school. Mr. Reed seconded
654 the motion. A roll call vote was taken. The motion passed with a vote of 6 in favor, 0 opposed,
655 and 0 abstentions.

656
657 Jonathan Wood - Yes
658 Gretchen Gott - Yes
659 Patricia Bridgeo - Yes
660 Paul Ayer -Yes
661 George Plante -Yes
662 Brad Reed - Yes

663
664
665 Mr. Wood: "We will adjourn and do the minute next week."

666
667 Motion:
668 Mr. Reed made a motion to adjourn. Mr. Plante seconded the motion. A roll call vote was taken.
669 The motion passed with a vote of 6 in favor, 0 opposed, and 0 abstentions.

670
671 Jonathan Wood - Yes
672 Gretchen Gott - Yes
673 Patricia Bridgeo - Yes
674 Paul Ayer -Yes
675 George Plante -Yes
676 Brad Reed - Yes

677
678 Respectfully submitted,

679
680 Jill A. Vadeboncoeur
681