



# TOWN OF RAYMOND

## Planning Board Agenda

October 6, 2022

7:00 p.m. - Raymond High School  
Media Center - 45 Harriman Hill

### Public Announcement

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

## 1. Pledge of Allegiance

## 2. Public Hearing-

- A. Application # 2021-024:** A SITE PLAN application to include waivers is being submitted by Joseph Coronati of Jones & Beach Engineers, Inc. on behalf of Troy Brown of Loon Lake LLC. They are proposing to add a 1,408 S.F. addition to the back of the Trading Post building. The addition will primarily be used as cold storage/ warehouse space (879 S.F.) with 529 S.F. being heated space. The heated spaced proposed will consist of workshop areas, an office, a breakroom for employees, a public restroom, and a utility room. Property located at 68 Mountain Road and Raymond Tax Map 46 / Lot 9.
- B. Application #2022-007:** A Lot Line Adjustment has been submitted by Eric Mitchell & Associates on behalf of the Elizabeth C Chadwick Rev Trust and John Chadwick Rev. Trust. The applicant is proposing to adjust the lot line between Map 35/Lot 4 (+37.02 acres) and Map 41/Lot 4(-37.2acres) to include 3 waivers. The area being adjusted is under a conservation easement held by NCRS and the land is being donated to the Town of Raymond, located in Raymond NH, 03077 and both are located within Zone B.
- C. Application #2022-011:** A Subdivision Application has been submitted by Blaisdell Survey LLC on behalf of Ronald & Elizabeth Boucher for property identified as Raymond Tax Map 14-1/ Lot 5 and located at 181 Lane Road within Zone B. The applicant is proposing to divide one lot of 4.6266 acres into two lots(2.61166 and 2.0100) creating one new buildable lot.
- D. Storm Water Management-** To adopt a new set of Post-Construction Storm Water Management Standards to meet the new MS4 Permit requirements and update the Site Plan and Subdivision Regulations to reflect the new Standards, where required. Once public comment is closed the Planning Board will vote to adopt or not. A full copy of the text of the proposed amendments are available for review in the Town Clerk's office during regular business hours and are posted on the town's website: <https://www.raymondnh.gov/planning-board-support-docs>

## 3. Approval of Minutes

- 9/15/2022
- 9/22/2022

## 4. 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 TBD.



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## 5. Other Business

- Staff Updates-
- Board Member Updates
- Any other business brought before the board- Zoning Amendments/Regulations

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

<b>PLANNING BOARD MEETING DATES 2022</b>	
<b>Planning Board Meeting Dates</b>	<b>Projects Scheduled</b>
October 06, 2022	Mountain Road Trading Post, Boucher sub., Chadwick LLA
October 13, 2022	Work Session- Zoning Ordinances
October 20, 2022	IC Reed, Excavation Permit, Jewett Warehouse
November 03, 2022	Onyx-Industrial Drive
November 10, 2022**	Work Session-Zoning Ordinances
November 17, 2022	
December 1, 2022	
December 8, 2022	Work Session-Zoning Ordinances
December 15, 2022	

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

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# JONES & BEACH ENGINEERS INC.

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

September 13, 2022

Ms. Christina McCarthy  
Raymond Community Development  
4 Epping Street  
Raymond, NH 03077

**RE: Site Plan Application Resubmittal  
Raymond Application No. 2021-024  
Mountain Road Trading Post  
68 Mountain Road, Raymond, NH  
Tax Map 46, Lot 9  
JBE Project No. 20763**

Dear Ms. McCarthy,

On July 7, 2022 we continued the above referenced application in order to seek variances for the proposed project as directed by the Planning Board during that meeting. We have taken the Planning Board's concerns into consideration and before submitting variance requests to the Zoning Board, we revised the plans to propose a much smaller addition. We are now proposing to construct only a 529 S.F. addition to consist of a workshop area, an office, a breakroom for employees, a public restroom and a utility room. This will provide improvements to the building for employees and patrons, but eliminates entirely the previously proposed 879 S.F. cold storage/warehouse space. We feel that this revised addition is a very reasonable request.

On August 24, 2022, we presented this proposal to the ZBA. The ZBA continued the application to August 31, 2022 as well as scheduled a site walk for the same date. Upon further review of the proposal at the site walk and continued meeting, the ZBA voted to grant the proposed 529 S.F. building addition with variances to the following three (3) Sections of the Town of Raymond Zoning Ordinance: Section 2.2.3 – Expansion of a non-conforming use; Section 8.3.3 – Sprinklers for commercial uses newly constructed; Section 15.2.4 – 50' buffer. These variances are noted on the revised site plan.

It is our hope that with the reduced size of the proposed addition and the variances obtained, that the Planning Board will consider approving our application with the previously requested waivers.

Included with this response letter are the following:

1. Memo from Building Inspector.
2. ZBA Variances.
3. Ten (10) Half Size Architectural Plans
4. Six (6) Full Size Plan Sets.
5. Ten (10) Half Size Plan Sets.

Thank you very much for your time.

Very truly yours,

**JONES & BEACH ENGINEERS, INC.**



Paige Libbey, P.E.

Project Manager

cc: Troy Brown, Loon Lake, LLC (via email)  
Monica Kieser, Esq., Hoefle, Phoenix, Gormley & Roberts (via email)  
Jeff Adler, P.E, DuBois & King (via email)



# TOWN OF RAYMOND

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

Tel: (603) 895-7016  
Fax: (603) 895-7064  
<http://www.raymondnh.gov>

NOTICE OF DECISION

GRANTED

**Raymond Zoning Board of Adjustment  
2022-002 Mountain Road Trading Post**

Date of Decision: August 31, 2022

Application No: 2022-003

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 Mountain Road, Raymond NH, 03077 within Zone B for relief from **Article 2 Section 2.2 Subsection 2.2.3 EXPANSION LIMITS:** Expansion of any use by twenty-five percent (25%) or more is not permitted.

**Conditions:**

1. Provided that they don't expand past 529 sq. ft.
2. \_\_\_\_\_
3. \_\_\_\_\_

Christina McCarthy

Christina McCarthy  
Planning Technician

8/1/22

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.



# TOWN OF RAYMOND

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

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**Conditions:**

No conditions were placed on this variance.

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.

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### Conditions:

No conditions were placed on this variance.

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.

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# Memo

**To:** Zoning Board  
**From:** Paul Ayer Building Inspector  
**cc:** Keith Smith  
**Date:** 30 August 2022  
**Re:** 68 Mountain Road

---

1: I feel the expansion is permitted in our zoning ordinance. I agree with Charlie Smart on the 25 % of permitted expansion. A variance should be granted.

2: Spoke with Fire Department on August 29 Sprinklers are not required.

A variance should be granted.

Paul Ayer  
  
Building Inspector

# SITE PLAN

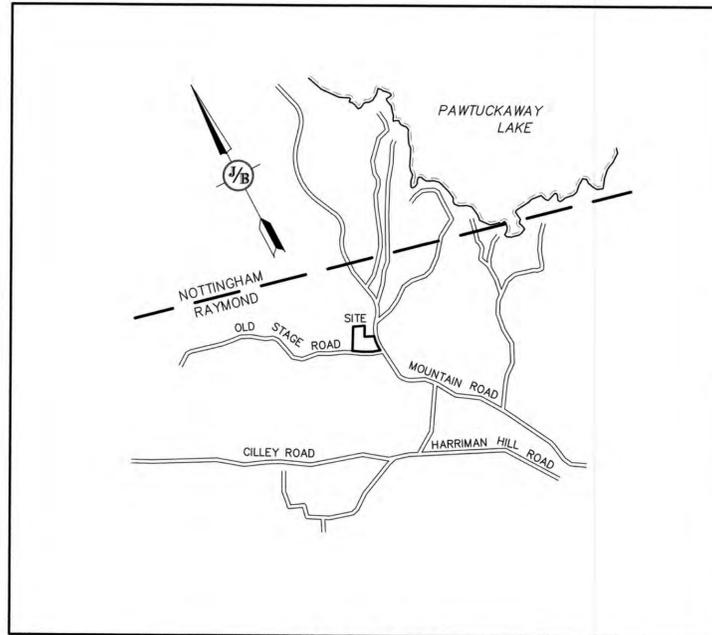
## "MOUNTAIN ROAD TRADING POST"

### TAX MAP 46, LOT 9

### 68 MOUNTAIN ROAD, RAYMOND, NH

#### GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	TREE LINE
---	---	STONEWALL
---	---	FENCE
---	---	EDGE OF GRAVEL
---	---	SOIL BOUNDARY
---	---	EASEMENT
100	100	MAJOR CONTOUR
98	98	MINOR CONTOUR
X	X	SILT FENCE
OHE	OHE	OVERHEAD ELECTRIC
○	○	IRON PIPE/IRON ROD
○	○	DRILL HOLE
○	○	IRON ROD/DRILL HOLE
□	□	STONE/GRANITE BOUND
100x0	100x0	SPOT GRADE
---	---	DOUBLE POST SIGN
○	○	WELL
○	○	TEST PIT
○	○	UTILITY POLE
---	---	RIPRAP
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE



LOCUS MAP  
SCALE 1" = 2000'

#### SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
C3	GRADING AND UTILITY PLAN
E1	EROSION AND SEDIMENT CONTROL DETAILS
T1	TRUCK TURNING PLAN

**CIVIL ENGINEER / SURVEYOR**  
**JONES & BEACH ENGINEERS, INC.**  
 85 PORTSMOUTH AVENUE  
 PO BOX 219  
 STRATHAM, NH 03885  
 (603) 772-4746  
 CONTACT: PAIGE LIBBEY  
 EMAIL: PLIBBEY@JONESANDBEACH.COM

**ELECTRIC**  
**EVERSOURCE**  
 740 N COMMERCIAL ST  
 PO BOX 330  
 MANCHESTER, NH 03105-0330  
 (800) 662-7764

**WETLAND CONSULTANT**  
**GOVE ENVIRONMENTAL SERVICES, INC.**  
 8 CONTINENTAL DR, BUILDING 2, UNIT H  
 EXETER, NH 03833-7526  
 (603) 778-0644  
 CONTACT: JAMES GOVE

**ARCHITECT**  
**DALLAIRE BUILD SERVICES, LLC**  
 47 STEVENS HILL ROAD  
 NOTTINGHAM, NH 03290  
 (603) 300-3619  
 CONTACT: PAUL DALLAIRE  
 EMAIL: PAULDALLAIRE@COMCAST.NET

TOTAL LOT AREA  
 190,900 S.F.  
 4.38 AC.

APPROVED - RAYMOND, NH  
 PLANNING BOARD

DATE: \_\_\_\_\_

Design: PSL    Draft: ERE    Date: 09/07/22  
 Checked: JAC    Scale: AS NOTED    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
4	09/07/22	ISSUED FOR PLANNING BOARD REVIEW	ERE
3	07/25/22	ISSUED FOR ZBA REVIEW	ERE
2	04/11/22	REVISED PER TOWN ENGINEER AND TRC COMMENTS	PSL
1	02/23/22	REVISED PER TOWN ENGINEERS COMMENTS	ERE
0	12/16/21	ISSUED FOR REVIEW	ERE

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:	<b>COVER SHEET</b>
Project:	MOUNTAIN ROAD TRADING POST 68 MOUNTAIN RD, RAYMOND, NH
Owner of Record:	LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290

DRAWING No.  
CS  
 SHEET 1 OF 6  
 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.
10. "SUBDIVISION PLAN OF 68-70 MOUNTAIN ROAD, RAYMOND, NH" DATED AUGUST 26, 2021. PREPARED BY JONES AND BEACH ENGINEERS, INC. R.C.R.D. 42971.

**TAX MAP 46 LOT 6**  
 JAYE & SANDRA WILCHOCK  
 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

**TAX MAP 46 LOT 9-1**  
 LOON LAKE LLC  
 70 MOUNTAIN ROAD  
 RAYMOND, NH 03077  
 BK 6179 PG 2063  
 PLAN 42971

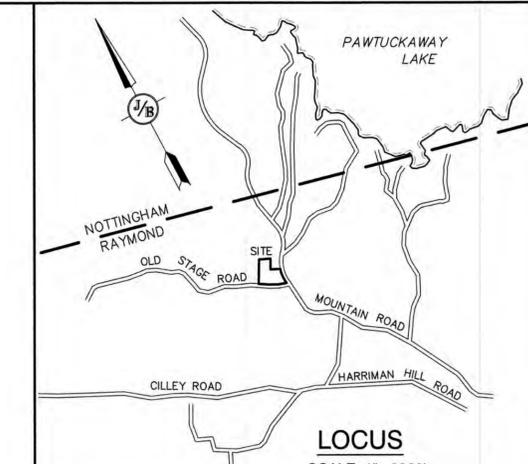
**MAP 46 LOT 23**  
 DANIEL & SUSAN SHIELDS  
 71 MOUNTAIN ROAD  
 RAYMOND, NH 03077  
 BK 4387 PG 2730

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

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

**MAP 46 LOT 9**  
 BK 6179 PG 2063  
 PLAN 42971  
 190,900 SQ. FT.  
 4.38 AC.

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



- 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. 330150185E, 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 PRESUMPTIVE.
  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.

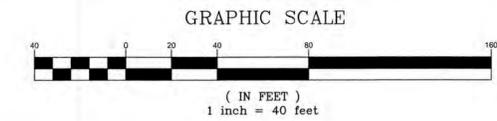
**LEGEND**

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



**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



Design: PSL	Draft: ERE	Date: 09/07/22
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
4	09/07/22	ISSUED FOR PLANNING BOARD REVIEW	ERE
3	07/25/22	ISSUED FOR ZBA REVIEW	ERE
2	04/11/22	REVISED PER TOWN ENGINEER AND TRC COMMENTS	PSL
1	02/23/22	REVISED PER TOWN ENGINEERS COMMENTS	ERE
0	12/16/21	ISSUED FOR REVIEW	ERE
		REVISION	BY

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Stratham, NH 03885

*Civil Engineering Services*

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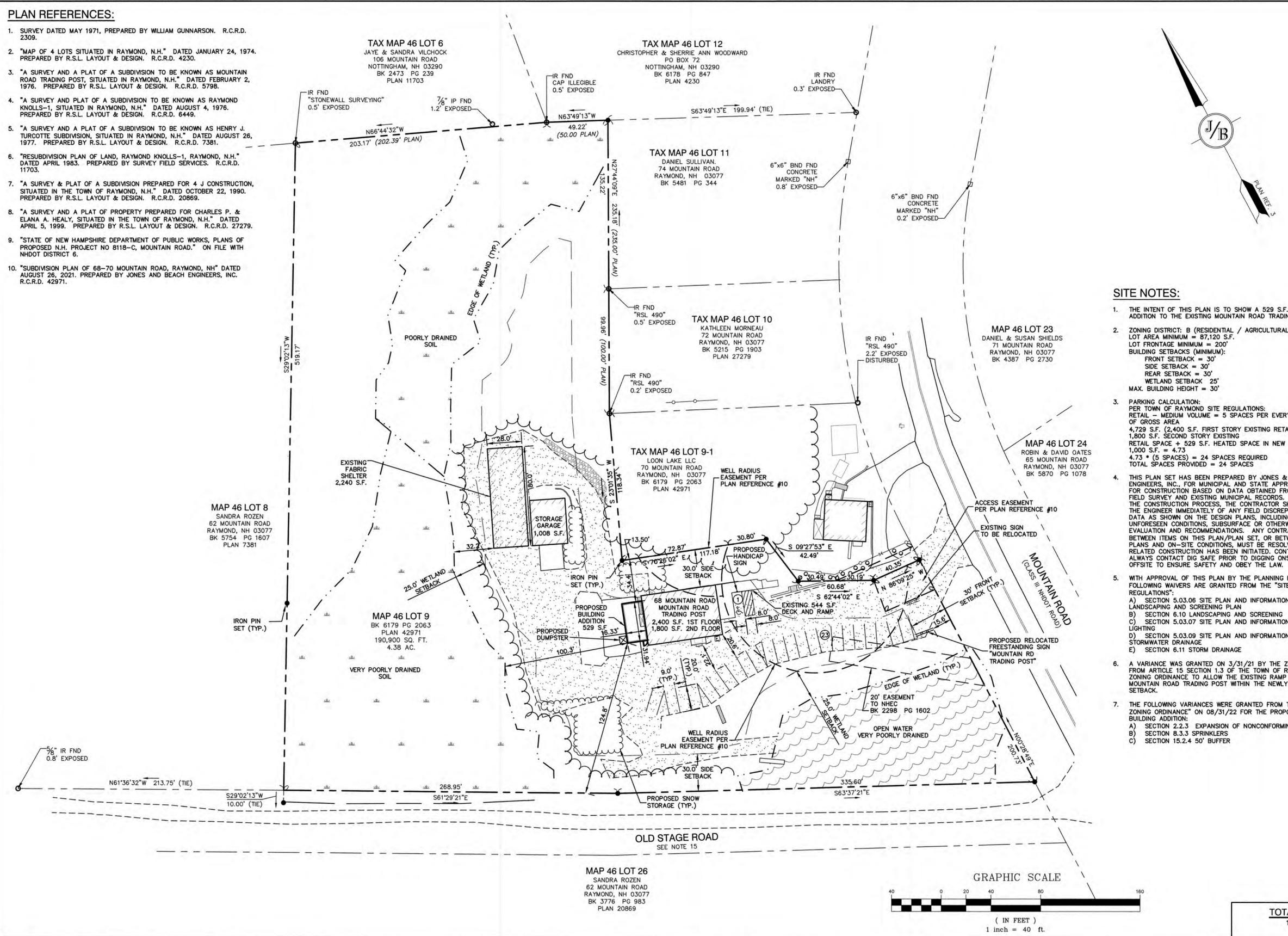
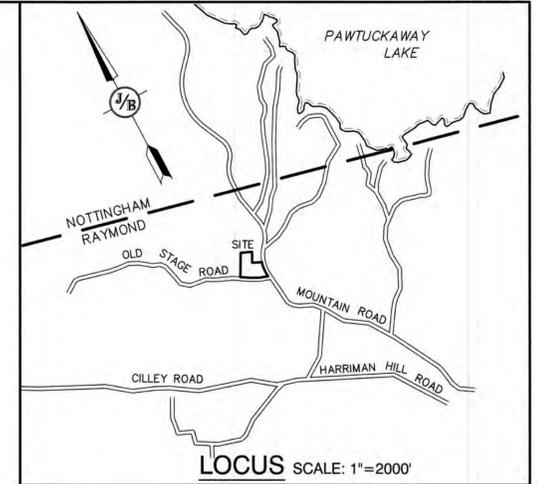
Plan Name:	<b>EXISTING CONDITIONS PLAN</b>
Project:	<b>MOUNTAIN ROAD TRADING POST 68 MOUNTAIN RD, RAYMOND, NH</b>
Owner of Record:	<b>LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290</b>

DRAWING No. **C1**

SHEET 2 OF 6  
 JBE PROJECT NO. 20763

**PLAN REFERENCES:**

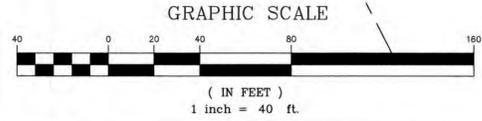
1. SURVEY DATED MAY 1971, PREPARED BY WILLIAM GUNNARSON. R.C.R.D. 2309.
2. "MAP OF 4 LOTS SITUATED IN RAYMOND, N.H." DATED JANUARY 24, 1974. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 4230.
3. "A SURVEY AND A PLAT OF A SUBDIVISION TO BE KNOWN AS MOUNTAIN ROAD TRADING POST, SITUATED IN RAYMOND, N.H." 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.
10. "SUBDIVISION PLAN OF 68-70 MOUNTAIN ROAD, RAYMOND, NH" DATED AUGUST 26, 2021. PREPARED BY JONES AND BEACH ENGINEERS, INC. R.C.R.D. 42971.



**SITE NOTES:**

1. THE INTENT OF THIS PLAN IS TO SHOW A 529 S.F. HEATED AREA ADDITION TO THE EXISTING MOUNTAIN ROAD TRADING POST.
2. ZONING DISTRICT: B (RESIDENTIAL / AGRICULTURAL)  
LOT AREA MINIMUM = 87,120 S.F.  
LOT FRONTAGE MINIMUM = 200'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 30'  
SIDE SETBACK = 30'  
REAR SETBACK = 30'  
WETLAND SETBACK = 25'  
MAX. BUILDING HEIGHT = 30'
3. PARKING CALCULATION:  
PER TOWN OF RAYMOND SITE REGULATIONS:  
RETAIL - MEDIUM VOLUME = 5 SPACES PER EVERY 1,000 S.F. OF GROSS AREA  
4,729 S.F. (2,400 S.F. FIRST STORY EXISTING RETAIL SPACE + 1,800 S.F. SECOND STORY EXISTING RETAIL SPACE + 529 S.F. HEATED SPACE IN NEW ADDITION) / 1,000 S.F. = 4.73  
4.73 x (5 SPACES) = 24 SPACES REQUIRED  
TOTAL SPACES PROVIDED = 24 SPACES
4. 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. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
5. WITH APPROVAL OF THIS PLAN BY THE PLANNING BOARD, THE FOLLOWING WAIVERS ARE GRANTED FROM THE "SITE PLAN REVIEW REGULATIONS":  
A) SECTION 5.03.06 SITE PLAN AND INFORMATION - LANDSCAPING AND SCREENING PLAN  
B) SECTION 6.10 LANDSCAPING AND SCREENING  
C) SECTION 5.03.07 SITE PLAN AND INFORMATION - EXTERIOR LIGHTING  
D) SECTION 5.03.09 SITE PLAN AND INFORMATION - STORMWATER DRAINAGE  
E) SECTION 6.11 STORM DRAINAGE
6. A VARIANCE WAS GRANTED ON 3/31/21 BY THE ZONING BOARD FROM ARTICLE 15 SECTION 1.3 OF THE TOWN OF RAYMOND ZONING ORDINANCE TO ALLOW THE EXISTING RAMP ENTRANCE TO MOUNTAIN ROAD TRADING POST WITHIN THE NEWLY CREATED SIDE SETBACK.
7. THE FOLLOWING VARIANCES WERE GRANTED FROM THE "RAYMOND ZONING ORDINANCE" ON 08/31/22 FOR THE PROPOSED 529 S.F. BUILDING ADDITION:  
A) SECTION 2.2.3 EXPANSION OF NONCONFORMING USE  
B) SECTION 8.3.3 SPRINKLERS  
C) SECTION 15.2.4 50' BUFFER
8. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
9. SUBJECT PROPERTY IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 33015C0185E, DATED MAY 17, 2005.
10. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
11. 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.
12. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
13. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
14. NHDES SEPTIC APPROVAL NO. eCA2021082518, DATED 8/25/21.

OLD STAGE ROAD  
SEE NOTE 15



TOTAL LOT AREA  
190,900 S.F.  
4.38 AC.

APPROVED - RAYMOND, NH  
PLANNING BOARD

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DATE:

Design: PSL	Draft: ERE	Date: 09/07/22
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
4	09/07/22	ISSUED FOR PLANNING BOARD REVIEW	ERE
3	07/25/22	ISSUED FOR ZBA REVIEW	ERE
2	04/11/22	REVISED PER TOWN ENGINEER AND TRC COMMENTS	PSL
1	02/23/22	REVISED PER TOWN ENGINEERS COMMENTS	ERE
0	12/16/21	ISSUED FOR REVIEW	ERE

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

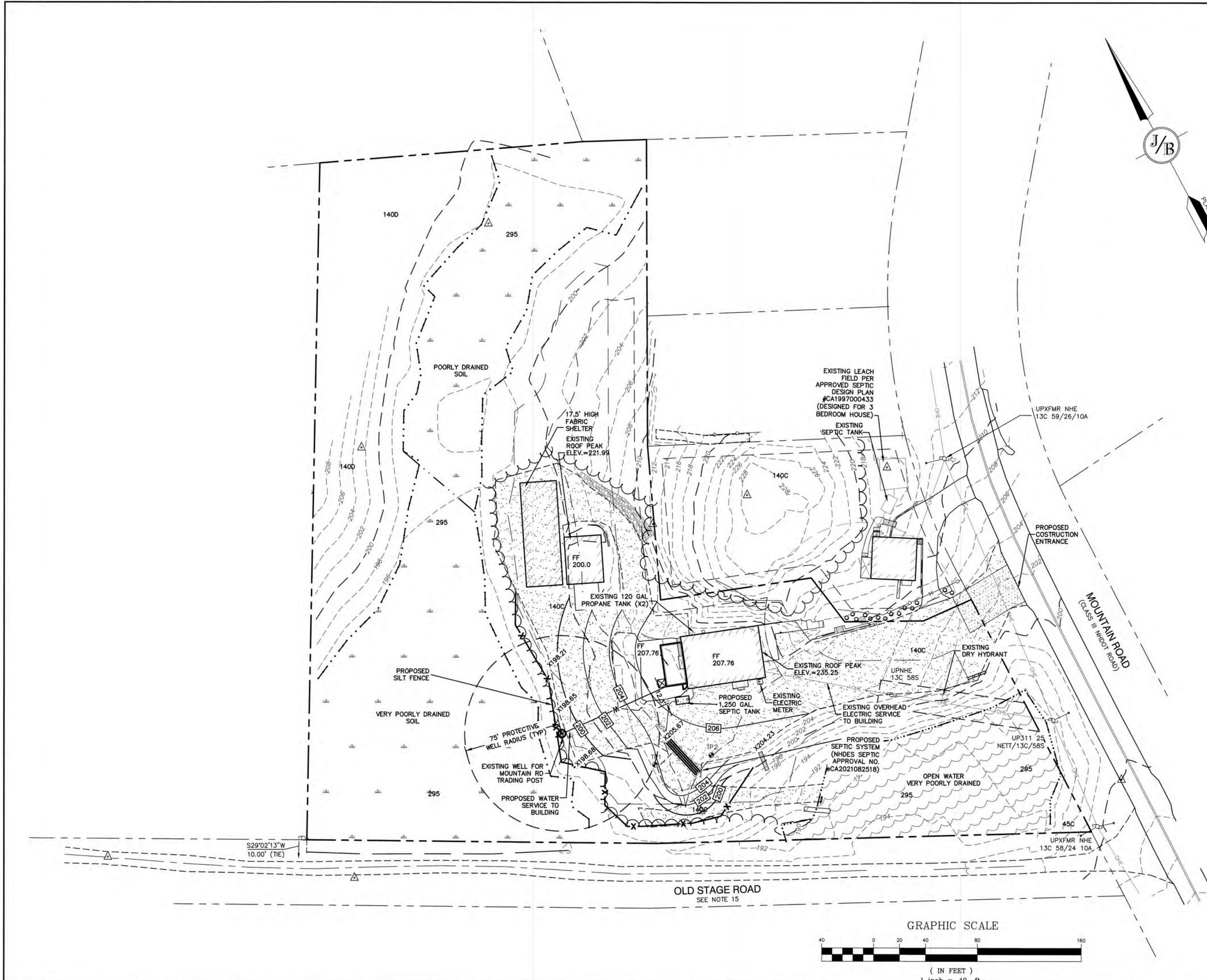
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>SITE PLAN</b>
Project:	<b>MOUNTAIN ROAD TRADING POST 68 MOUNTAIN RD, RAYMOND, NH</b>
Owner of Record:	<b>LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290</b>

DRAWING No.

**C2**

SHEET 3 OF 6  
JBE PROJECT NO. 20763



**GRADING NOTES:**

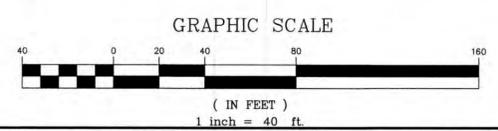
1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
5. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
6. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES.
7. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING AND ANYTIME CONSTRUCTION STOPS FOR LONGER THAN 3 DAYS.
8. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
9. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
10. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
12. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
13. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.

**UTILITY NOTES:**

1. 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, CONNECTION FEES AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION.)
4. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
5. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
6. BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
7. EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
8. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

S29°02'13"W  
10.00' (TIE)

OLD STAGE ROAD  
SEE NOTE 15



TOTAL LOT AREA  
190,900 S.F.  
4.38 AC.

Design: PSL    Draft: ERE    Date: 09/07/22  
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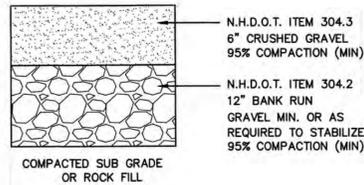
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PO Box 219    Stratham, NH 03885    E-MAIL: JBE@JONESANDBEACH.COM    FAX: 603-772-0227

Plan Name:	<b>GRADING AND UTILITY PLAN</b>
Project:	<b>MOUNTAIN ROAD TRADING POST 68 MOUNTAIN RD, RAYMOND, NH</b>
Owner of Record:	<b>LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290</b>

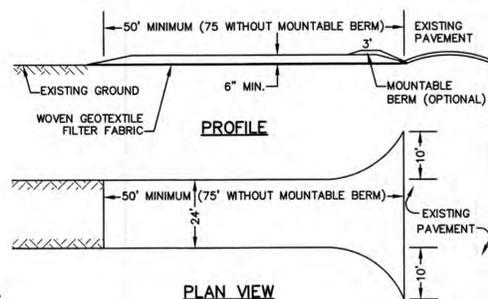
DRAWING No.  
**C3**  
SHEET 4 OF 6  
JBE PROJECT NO. 20763



- NOTES:**
- LOAM AND/OR UNSTABLE MATERIAL SHALL BE REMOVED TO A SOLID BASE MATERIAL.
  - THE MINIMUM GRADE FOR PARKING AREAS SHALL BE 0.5%. THE MAXIMUM GRADE SHALL BE 5%.
  - ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

**GRAVEL SECTION**

NOT TO SCALE



**NOTES:**

- STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, 75' WITHOUT A MOUNTABLE BERM, AND EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

**STABILIZED CONSTRUCTION ENTRANCE**

NOT TO SCALE

**SEEDING SPECIFICATIONS**

- GRADING AND SHAPING**
  - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
  - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION**
  - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND**
  - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
    - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
    - NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
    - PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
    - POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
  - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
  - REFER TO THE "SEEDING GUIDE" AND "SEEDING RATES" TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDFOOT, TREFOL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
  - WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH**
  - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND**
  - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
  - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
  - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	EXCELLENT	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH-PW-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.

2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

**SEEDING GUIDE**

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRODS FOOT TREFOL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/2	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

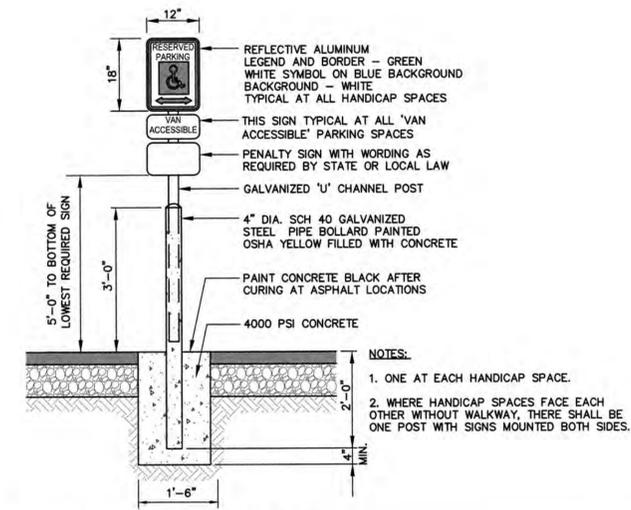
**SEEDING RATES**

**TEMPORARY EROSION CONTROL NOTES**

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOADED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE "C" AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDING AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.

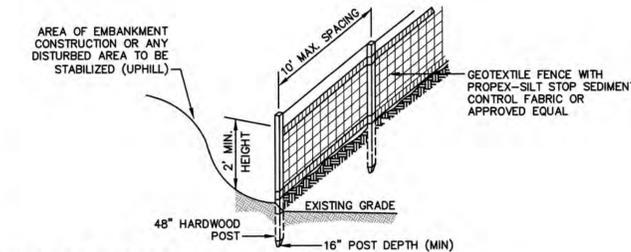
**CONSTRUCTION SEQUENCE**

- WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
- INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES.
- CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
- STRIP LOAM AND PAVEMENT, WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
- PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS.
- PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS AND/OR PROPERTY.
- PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
- PERFORM ALL REMAINING SITE CONSTRUCTION (i.e. BUILDING, UTILITY CONNECTIONS, ETC.).
- LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDING/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- CLEAN SITE OF ALL SILT AND DEBRIS.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY QUARTER-INCH OF RAINFALL.
- UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.



**HANDICAP PARKING SIGN (R7-8)**

NOT TO SCALE

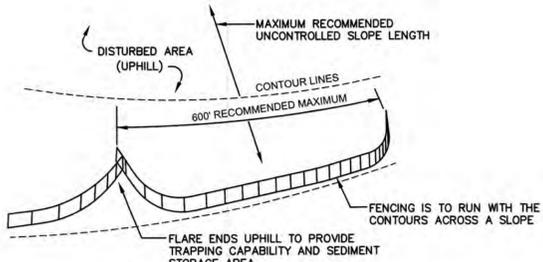


**CONSTRUCTION SPECIFICATIONS:**

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

**SILT FENCE**

NOT TO SCALE



**MAINTENANCE:**

- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.
- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

F:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: PSL	Draft: ERE	Date: 09/07/22
Checked: JAC	Scale: AS NOTED	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
4	09/07/22	ISSUED FOR PLANNING BOARD REVIEW	ERE
3	07/25/22	ISSUED FOR ZBA REVIEW	ERE
2	04/11/22	REVISED PER TOWN ENGINEER AND TRC COMMENTS	PSL
1	02/23/22	REVISED PER TOWN ENGINEERS COMMENTS	ERE
0	12/16/21	ISSUED FOR REVIEW	ERE

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

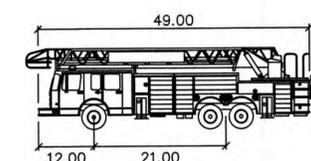
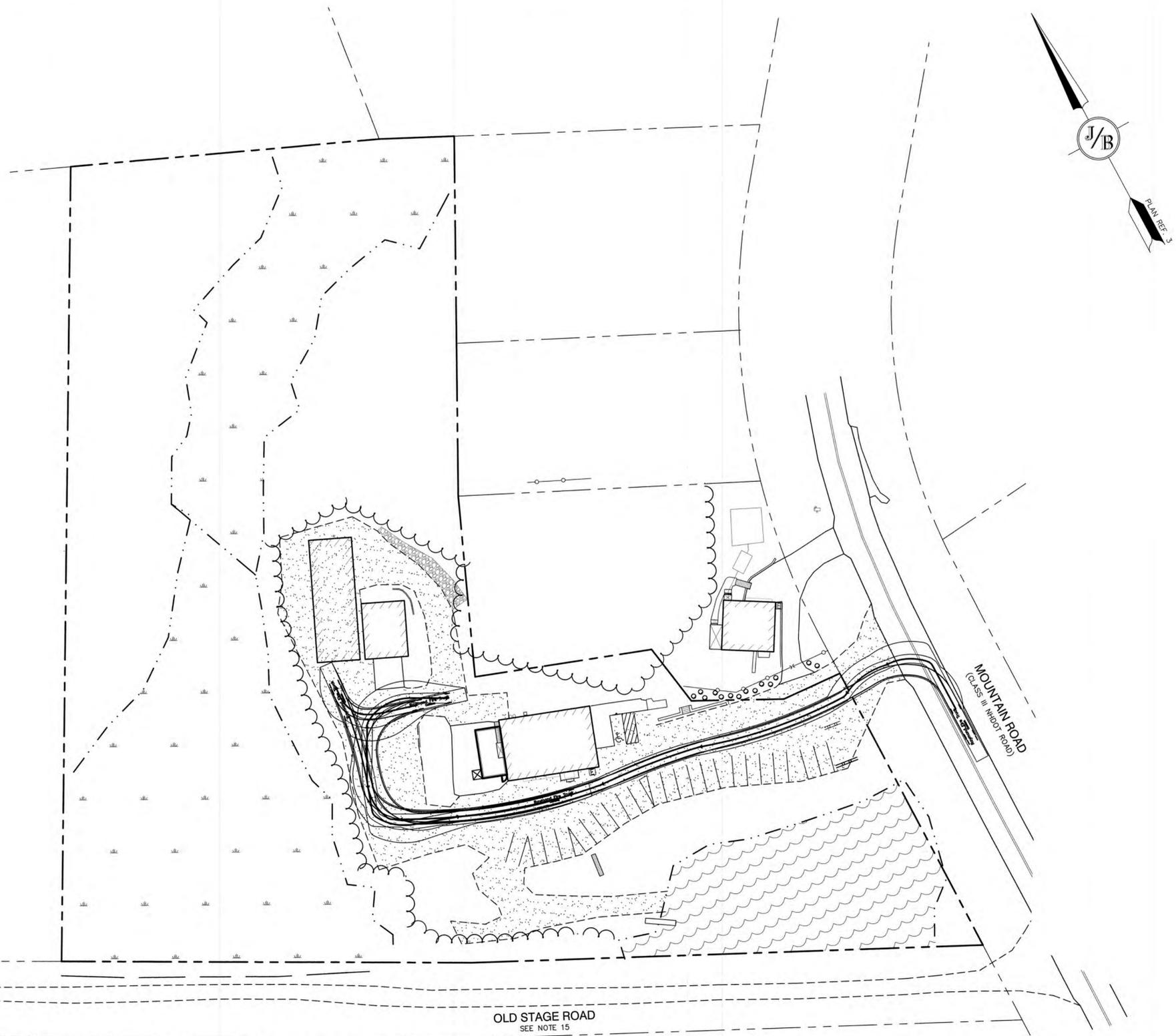
Plan Name:	<b>EROSION AND SEDIMENT CONTROL DETAILS</b>
Project:	<b>MOUNTAIN ROAD TRADING POST 68 MOUNTAIN RD, RAYMOND, NH</b>
Owner of Record:	<b>LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290</b>

DRAWING No.

**E1**

SHEET 5 OF 6

JBE PROJECT NO. 20763

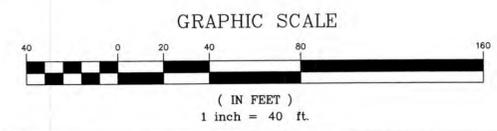


Raymond Fire Truck

	feet
Width	: 8.50
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 38.7

OLD STAGE ROAD  
SEE NOTE 15

MOUNTAIN ROAD  
(CLASS II HIGHWAY)



TOTAL LOT AREA  
190,900 S.F.  
4.38 AC.

Design: PSL    Draft: ERE    Date: 09/07/22  
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
4	09/07/22	ISSUED FOR PLANNING BOARD REVIEW	ERE
3	07/25/22	ISSUED FOR ZBA REVIEW	ERE
2	04/11/22	REVISED PER TOWN ENGINEER AND TRC COMMENTS	PSL
1	02/23/22	REVISED PER TOWN ENGINEERS COMMENTS	ERE
0	12/16/21	ISSUED FOR REVIEW	ERE

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services

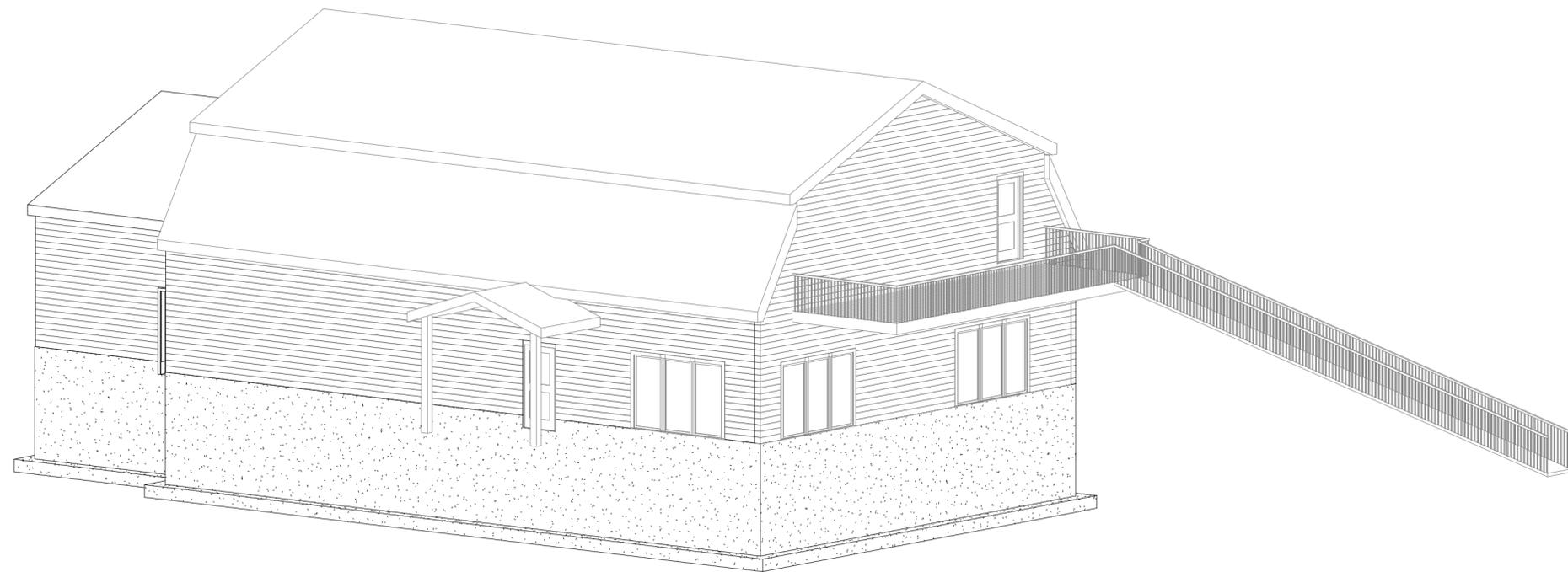
85 Portsmouth Ave.    PO Box 219    Stratham, NH 03885    603-772-4746    FAX: 603-772-0227    E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>TRUCK TURNING PLAN</b>
Project:	<b>MOUNTAIN ROAD TRADING POST 68 MOUNTAIN RD, RAYMOND, NH</b>
Owner of Record:	<b>LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290</b>

DRAWING No.

**T1**

SHEET 6 OF 6  
JBE PROJECT NO. 20763



Dallaire Build Services, LLC  
solutions for building needs

47 Stevens Hill Road  
Nottingham, NH  
603-300-3619

**Mountain Road  
Trading Post**  
  
**Building  
Expansion**

**68 Mountain  
Road  
Raymond, NH**

All construction to be in strict compliance with applicable local and State of NH building codes.

No.	Description	Date

Contractor to check and verify all dimensions and structural members prior to construction.

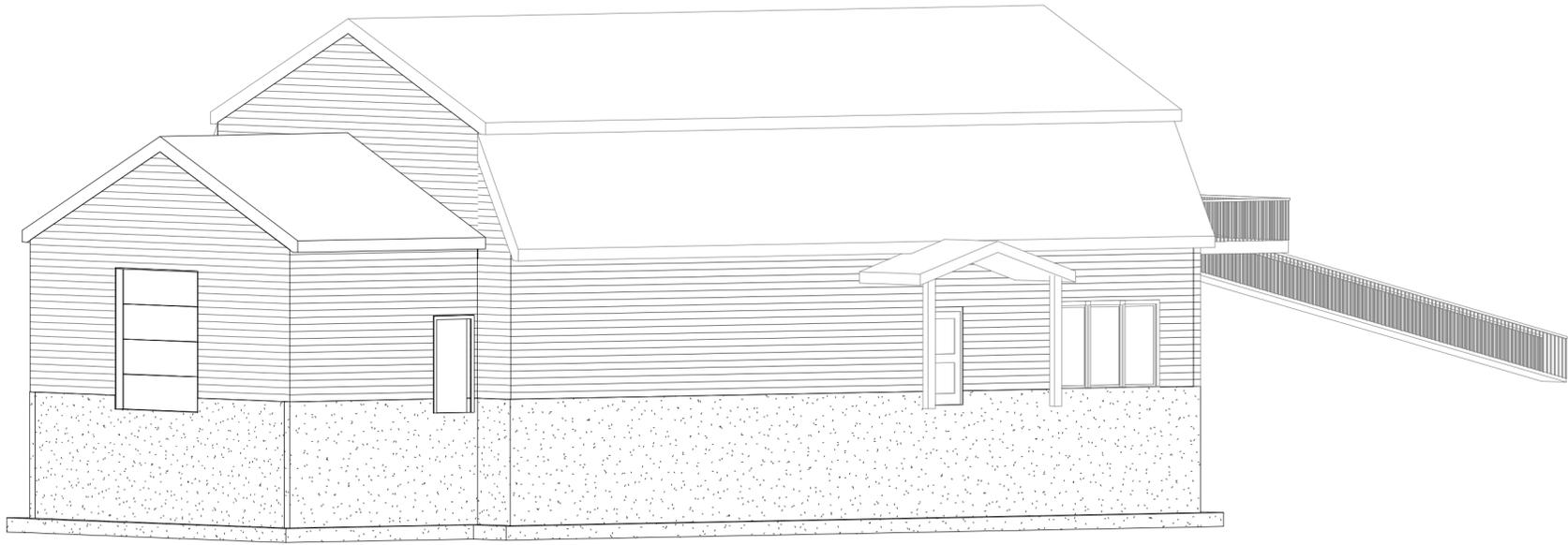
**3D VIEW**

Project number 2021-mrtp  
Date 7/23/2022  
Drawn by P. Dallaire

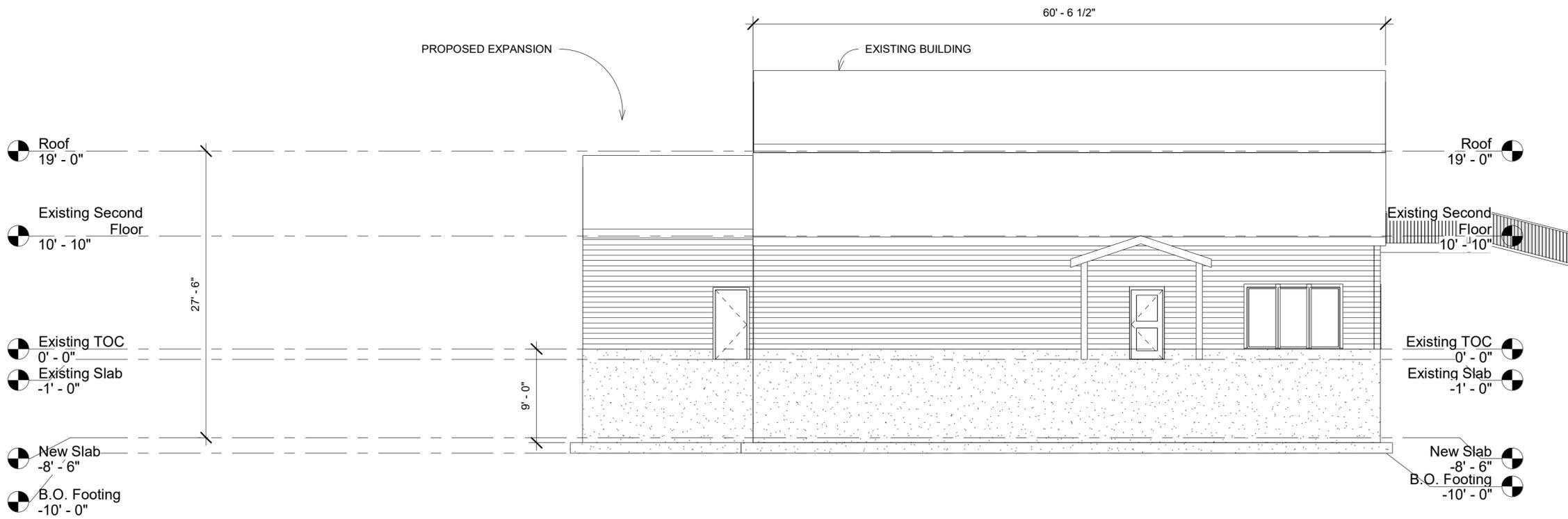
**A0**

Scale

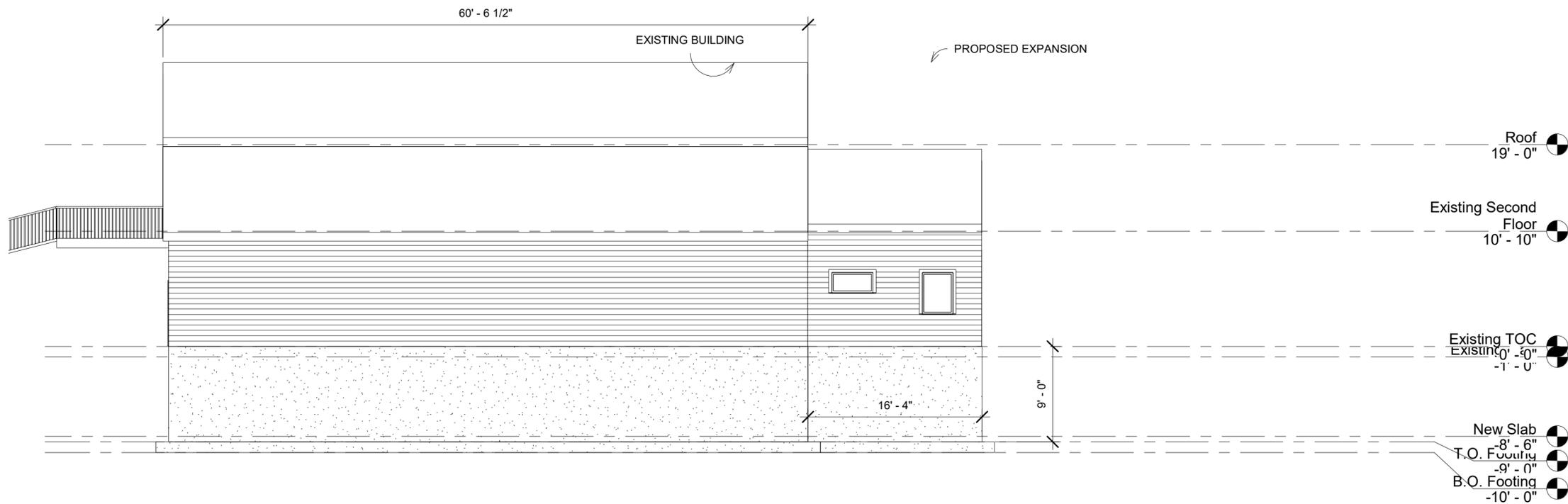
1 {3D} Copy 1



2 {3D} Copy 2



① South  
1/8" = 1'-0"



② North  
1/8" = 1'-0"

Dallaire Build Services, LLC  
solutions for building needs

47 Stevens Hill Road  
Nottingham, NH  
603-300-3619

**Mountain Road  
Trading Post**  
  
**Building  
Expansion**

**68 Mountain  
Road  
Raymond, NH**

All construction to be in strict compliance with applicable local and State of NH building codes.

No.	Description	Date

Contractor to check and verify all dimensions and structural members prior to construction.

**North and South  
Elevations**

Project number 2021-mrtp  
Date 7/23/2022  
Drawn by P. Dallaire

**A1**  
Scale 1/8" = 1'-0"

Mountain Road  
Trading Post

Building  
Expansion

68 Mountain  
Road  
Raymond, NH

All construction to be in  
strict compliance with  
applicable local and  
State of NH building  
codes.

No.	Description	Date

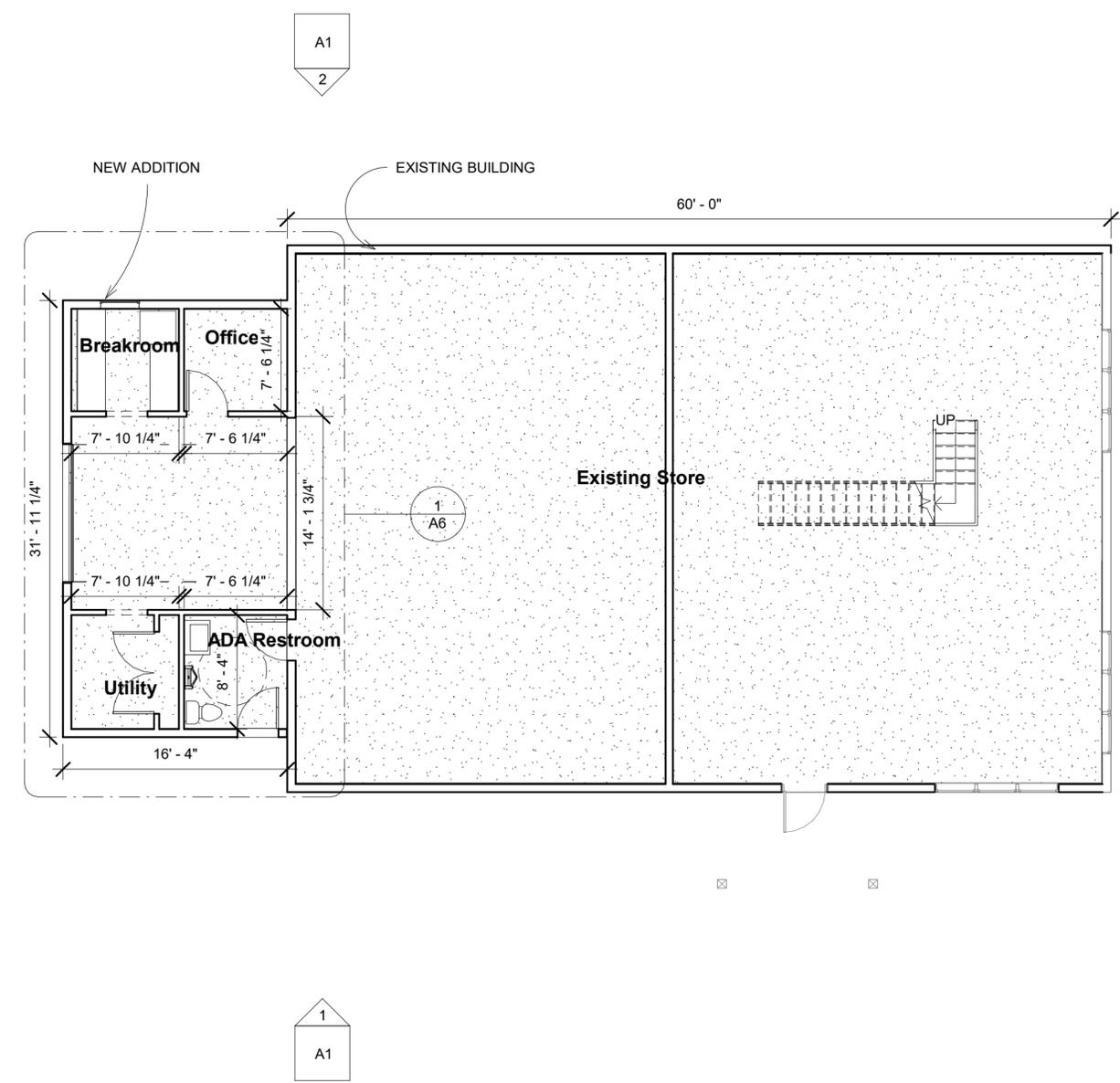
Contractor to check and  
verify all dimensions and  
structural members prior  
to construction.

First Floor Plan

Project number	2021-mrtp
Date	7/23/2022
Drawn by	P. Dallaire

A2

Scale 1/8" = 1'-0"



1 Existing Slab  
1/8" = 1'-0"

Dallaire Build Services, LLC  
 solutions for building needs

47 Stevens Hill Road  
 Nottingham, NH  
 603-300-3619

**Mountain Road  
 Trading Post**  
**Building  
 Expansion**

68 Mountain  
 Road  
 Raymond, NH

All construction to be in  
 strict compliance with  
 applicable local and  
 State of NH building  
 codes.

No.	Description	Date

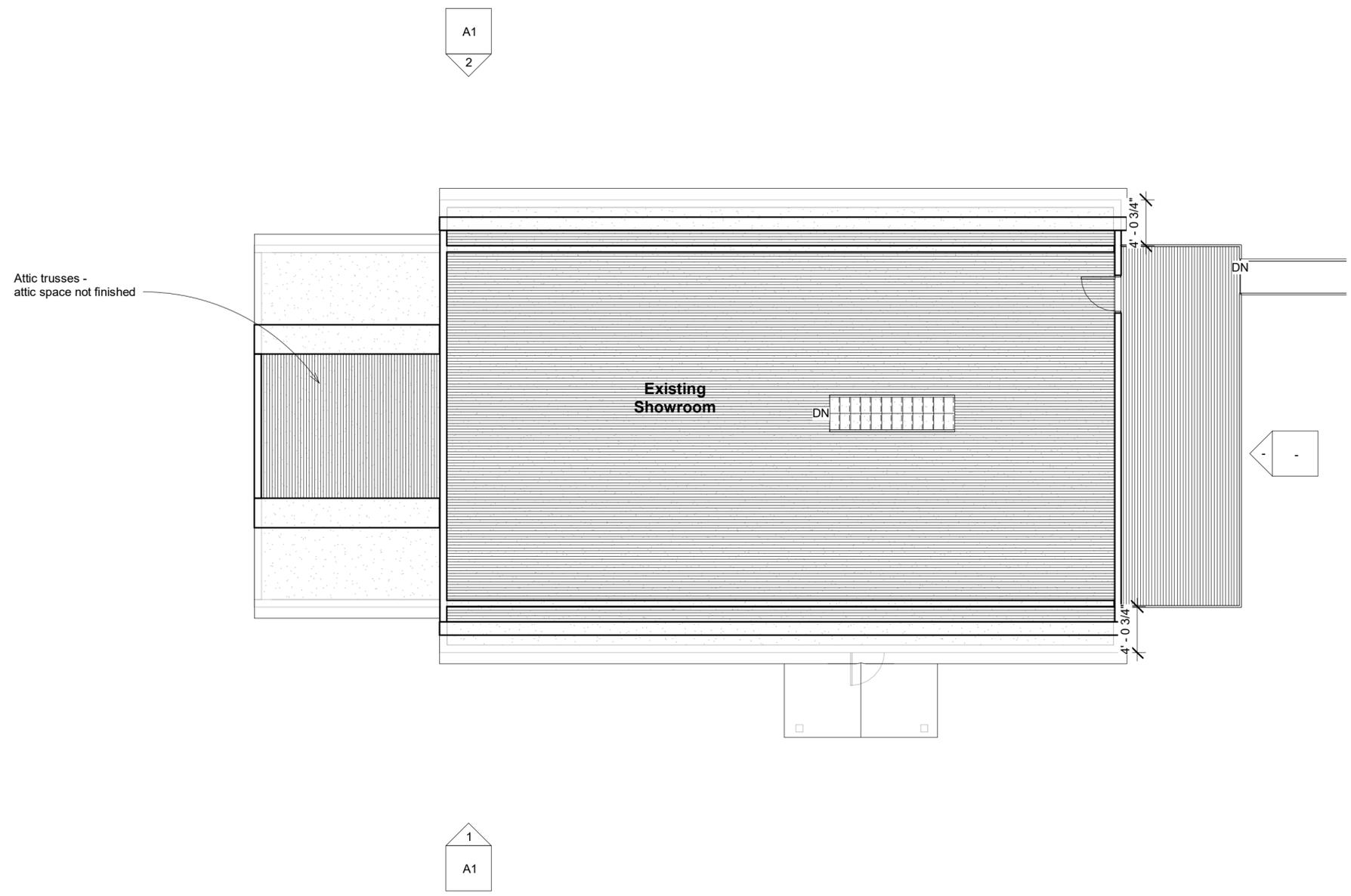
Contractor to check and  
 verify all dimensions and  
 structural members prior  
 to construction.

**Second Floor  
 Plan**

Project number 2021-mrtp  
 Date 7/23/2022  
 Drawn by P. Dallaire

**A3**

Scale 1/8" = 1'-0"



1 Existing Second Floor  
 1/8" = 1'-0"

Dallaire Build Services, LLC  
solutions for building needs

47 Stevens Hill Road  
Nottingham, NH  
603-300-3619

**Mountain Road  
Trading Post**  
  
**Building  
Expansion**

**68 Mountain  
Road  
Raymond, NH**

All construction to be in strict compliance with applicable local and State of NH building codes.

No.	Description	Date

Contractor to check and verify all dimensions and structural members prior to construction.

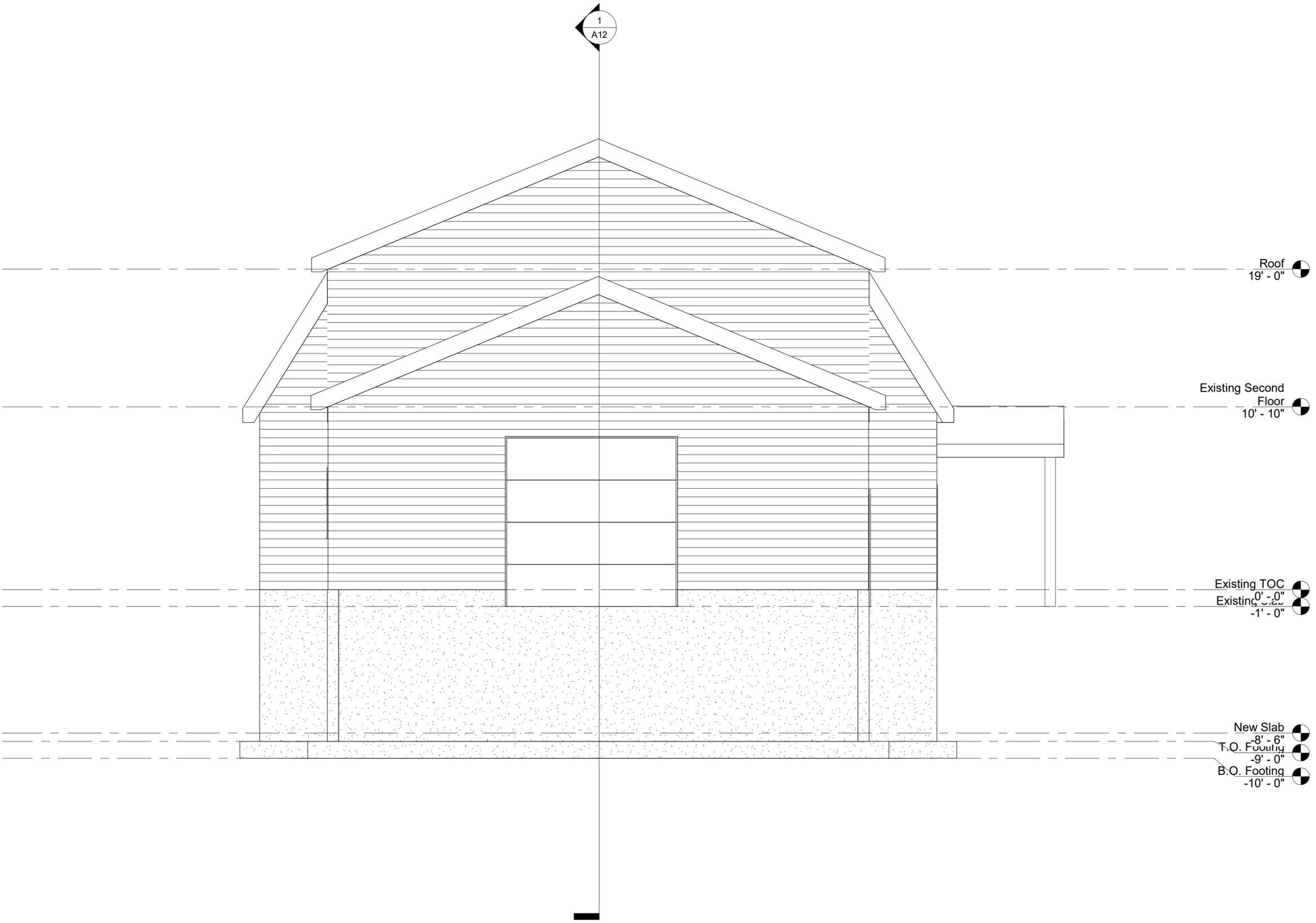
**West Elevation**

Project number	2021-mrtp
Date	7/23/2022
Drawn by	P. Dallaire

**A4**

Scale 1/4" = 1'-0"

1  
A12



① West  
1/4" = 1'-0"

Mountain Road  
Trading Post

Building  
Expansion

68 Mountain  
Road  
Raymond, NH

All construction to be in  
strict compliance with  
applicable local and  
State of NH building  
codes.

No.	Description	Date

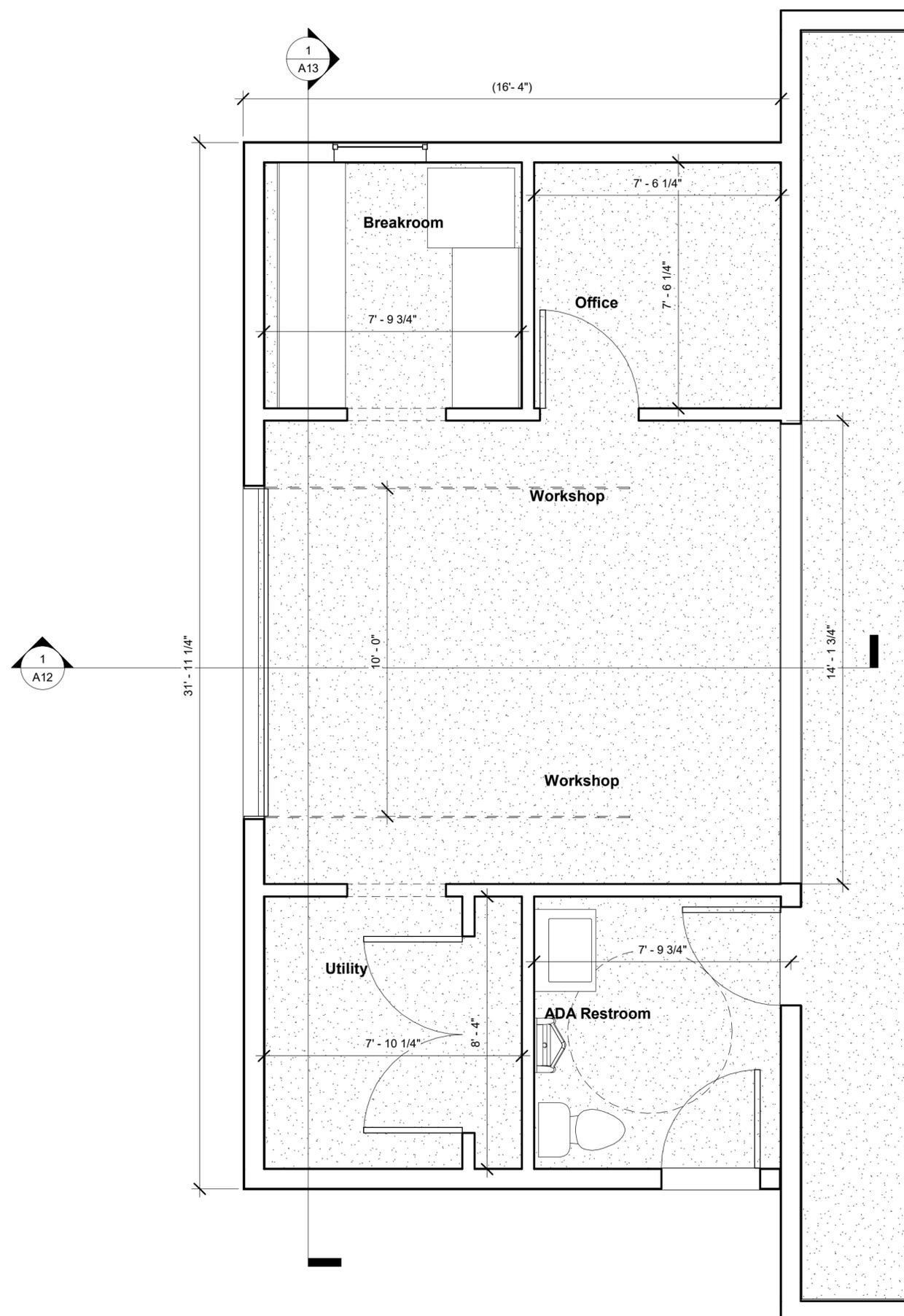
Contractor to check and  
verify all dimensions and  
structural members prior  
to construction.

Addition -  
Enlarged Plan

Project number 2021-mrtp  
Date 7/23/2022  
Drawn by P. Dallaire

**A6**

Scale 3/8" = 1'-0"



Chadwick LLA



Map# 35 Lot 4 and  
Map # 41 Lot # 4

# Application for Lot Line Adjustment

## Town of Raymond, NH

Project Name: Lot Line Adjustment Plan

Location: 129 Harriman Hill Rd

Project Description: Lot line adjustment adding 37.2 Ac to Town lot 35-4

Zone: B, Residential / Agricultural Total Number of Lots: 2 Existing, no new lots

**Applicant/Agent Information:**

Name: Eric Mitchell

Phone: 603 627 1181 Fax: 627-0556

Company: Eric C. Mitchell + Assoc., Inc.

Address: P.O. Box 10298, 38 South River Rd., Bedford, NH 03110

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

Signed\*: [Signature] Date: 8/05/22

\*Requires notarized letter of permission

**Owner Information:** Town of Raymond Lot 35-4 and

Name: Elizabeth C. Chadwick Rev Trust and John Chadwick Rev. Trust

Phone: 603 - 867-2159 Fax: \_\_\_\_\_

Company: \_\_\_\_\_

Address: 129 Harriman Hill Rd, Raymond, NH 03077

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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

Engineer: \_\_\_\_\_

Surveyor: Eric C. Mitchell #595

Soil Scientist: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Fire Protection Engineer: \_\_\_\_\_

Other(s): \_\_\_\_\_

**FEES:** \$75.00 Application Fee

**For Office Use Only:**

Date Application Received: \_\_\_\_\_ Total Fees Collected w/Application: \_\_\_\_\_

Abstracts List Received: \_\_\_\_\_

Plans & Checklist Received: \_\_\_\_\_



Map 41 Lot 4 and  
Map # 35 Lot # 4

Applicant Name Eric C. Mitchell for Date \_\_\_\_\_  
owns

# Lot Line Adjustment Checklist

## Town of Raymond, NH

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

**SUBMITTED    WAIVED**

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

# 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:

Lot line adjustment checklist items: 1. Boundary survey on entire lot; 2, frontage and road classifications; and 3, location of building setback lines.

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:

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

Granting these waivers will not be detrimental to public safety, health or welfare or injurious to adjacent properties because this is a lot line adjustment where the adjusted area from lot 41-4 is being transferred to the Town and added to lot 35-4 which is owned by the Town. The area being transferred is under an existing conservation easement. No new lots are being created. Adjusted lot #1-4 area is 27 Acres.

- 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;

No new lots are being created and lot 35-4, owned by the Town, has previously been surveyed, but has not been re-surveyed. Road classifications and details and setback lines are not pertinent.

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.

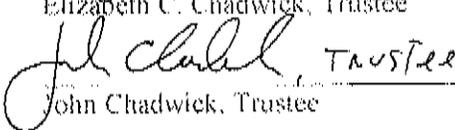
AUTHORIZATION

I give my permission for employees and subcontractors of **Eric C. Mitchell & Associates, Inc.** to:

1. Enter on my property as their work requires. I understand that said employees and subcontractors will disturb the site as little as possible.
2. Act on my behalf on the preparation and submission of plans to Municipal, State and Federal agencies as required
3. Represent me at any meeting or hearing necessary.

Owners: Elizabeth C. Chadwick Rev. Trust &  
John Chadwick Rev. Trust

Property Location: Tax Map 41, Lot 4  
Harriman Hill Road, Raymond, New Hampshire

Signatures:  TRUSTEE  
Elizabeth C. Chadwick, Trustee  
 TRUSTEE  
John Chadwick, Trustee

Date: 7-27-2022

AUTHORIZATION

I give my permission for employees and subcontractors of **Eric C. Mitchell & Associates, Inc.** to:

1. Enter on my property as their work requires. I understand that said employees and subcontractors will disturb the site as little as possible.
4. Act on my behalf on the preparation and submission of plans to Municipal, State and Federal agencies as required.
5. Represent me at any meeting or hearing necessary.

Owners: Town of Raymond

Property Location: Tax Map 35, Lot 4

Harriman Hill Road

Raymond, New Hampshire

Signatures:  \_\_\_\_\_

Date: 07/14/2022



(m)

Bruton + Berube PLLC  
601 Central Avenue  
Dover NH 03820

*Cathy Ann Seacy*

RECORDING SURCHARGE 10.00 2.00

**TRUSTEE'S CERTIFICATE**

The undersigned, as Trustees of the Elizabeth C. Chadwick Revocable Trust under declaration of trust dated June 12, 2001, have full and absolute power to sell, exchange, purchase, acquire, mortgage, encumber, and pledge any real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any Trust asset paid to the Trustees for a mortgage thereof.

Further, said Trustees represent that said Trust has not been amended, altered, terminated or revoked, which would affect said Trustees' authority to act in this manner, and said Trust is still in full force and effect.

Witness my hand this 5<sup>th</sup> day of August, 2021.

**Elizabeth C. Chadwick Revocable Trust**

*Tammy A Melnick*  
\_\_\_\_\_  
Witness

*Elizabeth C. Chadwick*  
\_\_\_\_\_  
Elizabeth C. Chadwick, Trustee

*to sign*  
\_\_\_\_\_  
Witness

*John Chadwick*  
\_\_\_\_\_  
John Chadwick, Trustee

**STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD**

August 5, 2021

Then personally appeared the above named **Elizabeth C. Chadwick and John Chadwick, Trustees of the Elizabeth C. Chadwick Revocable Trust**, known to me (or satisfactorily proven) to be duly authorized to sign the foregoing Certificate of Trustee on behalf of said Trust and acknowledged that they executed the same for the purposes contained therein.



*Tammy A Melnick*  
\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires 2/21/23



(m)  
Bruton + Berube PLLC

*Cathy Ann Tracy*

RECORDING 10.00  
SURCHARGE 2.00

**TRUSTEE'S CERTIFICATE**

The undersigned, as Trustees of the John Chadwick Revocable Trust under declaration of trust dated June 12, 2001, have full and absolute power to sell, exchange, purchase, acquire, mortgage, encumber, and pledge any real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustees have said power or are properly exercising said power or to see to the application of any Trust asset paid to the Trustees for a mortgage thereof.

Further, said Trustees represent that said Trust has not been amended, altered, terminated or revoked, which would affect said Trustees' authority to act in this manner, and said Trust is still in full force and effect.

Witness my hand this 5<sup>th</sup> day of August, 2021.

**John Chadwick Revocable Trust**

*Tammy Melnick*  
Witness

*John Chadwick*  
John Chadwick, Trustee

*J. S.*  
Witness

*Elizabeth C. Chadwick*  
Elizabeth C. Chadwick, Trustee

**STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD**

August 5, 2021

Then personally appeared the above named **John Chadwick and Elizabeth C. Chadwick, Trustees of the John Chadwick Revocable Trust**, known to me (or satisfactorily proven) to be duly authorized to sign the foregoing Certificate of Trustee on behalf of said Trust and acknowledged that they executed the same for the purposes contained therein.



*Tammy Melnick*  
Notary Public Justice of the Peace  
My Commission Expires 2/21/23

**Memo To:** Town of Raymond Community Development Department  
**From:** Madeleine Dilonno, Regional Planner, Rockingham Planning Commission  
**Date:** September 7, 2022  
**Subject:** Review of Lot Line Adjustment at 79 Lane Road (Tax Map 9 Lot 3)

Rockingham Planning Commission has received and reviewed an application for a lot line adjustment for Tax Map 41 Lot 4 and Tax Map 35 Lot 4. The intent of the plan is to adjust the lot line between lots 35-4 and 41-4 to add 37.2 acres from lot 41-4 to lot 35-4. The lot line adjustment does not create any new buildable lots.

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

There are three waivers submitted as part of the application, each of which should be voted upon separately by the board:

1. Boundary survey and location of permanent markers
2. Location and amount of frontage on public right-of-way
3. Location of building setback lines

Given the nature of the intended use (conservation land) and the specific circumstances relative to the lot line adjustment, I believe the waiver requests are not contrary to the spirit and intent of the Raymond Subdivision Regulations.

Select Board approval is required for the town to accept the 37.2 acres being added from Lot 41-4 to Lot 35-4, existing town-owned property.

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



(m)

Bruton + Berube PLLC

*Cathy Ann Seacy*

TRANSFER TAX RO108515 1,260.00  
RECORDING 82.00  
SURCHARGE 2.00

U.S. Department of Agriculture  
Natural Resources Conservation Service

NRCS-LTP-30  
10/2017

## WARRANTY EASEMENT DEED IN PERPETUITY

### AGRICULTURAL CONSERVATION EASEMENT PROGRAM – WETLAND RESERVE EASEMENT EASEMENT NO. 5414281901P6N

**THIS WARRANTY EASEMENT DEED** is made by and between **the John Chadwick and Elizabeth C. Chadwick, Trustees of the John Chadwick Revocable Trust and Elizabeth C. Chadwick and John Chadwick, Trustees of the Elizabeth C. Chadwick Revocable Trust**, John Chadwick and Elizabeth C. Chadwick, being husband and wife, of 129 Harriman Hill Road Raymond NH 03077 (hereafter referred to as the “Landowner”), Grantor(s), and **the UNITED STATES OF AMERICA** and its assigns of 273 Locust Street, Suite 2D, Dover, New Hampshire 03820 (hereafter referred to as the “United States”), Grantee. The Landowner and the United States are jointly referred to as the “Parties.”

The United States of America is acquiring this property by and through the Commodity Credit Corporation (CCC) and the acquiring agency of the United States is the Natural Resources Conservation Service (NRCS), United States Department of Agriculture.

#### Witnesseth:

Purposes and Intent. The purpose of this easement is to restore, protect, manage, maintain, and enhance the functional values of wetlands and other lands, and for the conservation of natural values including fish and wildlife and their habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values, and environmental education. It is the intent of NRCS to give the Landowner the opportunity to participate in the restoration and management activities on the Easement Area.

Authority. This easement deed acquisition is authorized by Subtitle H of Title XII of the Food Security Act of 1985, as amended, for the Agricultural Conservation Easement Program -

Wetland Reserve Easement.

**NOW THEREFORE**, for and in consideration of the terms of these mutual obligations and benefits recited herein to each party and the sum of One Hundred Sixty Seven Thousand Nine Hundred Forty Eight 00/100 Dollars (\$167,948.00), paid to Grantor(s) subject to commensurate reduction under 7 CFR Part 1400, the receipt of which is hereby acknowledged, Grantor(s) hereby grants and conveys with general warranty of title to the UNITED STATES OF AMERICA and its assigns (Grantee), in perpetuity, the lands comprising the Easement Area described in Part I and appurtenant rights of access to the Easement Area, but reserving to the

Landowner only those rights, title, and interest in the lands comprising the Easement Area expressly enumerated in Part II. It is the intention of the Landowner to convey and relinquish any and all other property rights not so reserved. This easement shall constitute a servitude upon the land so encumbered; shall run with the land for the duration of the easement; and shall bind the Grantor(s), their heirs, successors, assigns, lessees, and any other person claiming under them.

SUBJECT, however, to all valid rights of record, if any.

PART I. Description of the Easement Area. The lands encumbered by this easement deed, referred to hereafter as the Easement Area, are described on EXHIBIT A, which is appended to and made a part of this easement deed.

TOGETHER with a right of access for ingress and egress to the Easement Area across adjacent or other properties of the Landowner. Such a right-of-way for access purposes is described in EXHIBIT B, which is appended to and made a part of this easement deed.

PART II. Reservations in the Landowner on the Easement Area. Subject to the rights, title, and interest conveyed by this easement deed to the United States, including the restoration, protection, management, maintenance, enhancement, and monitoring of the wetland and other natural values of the Easement Area, the Landowner reserves:

- A. Title. Record title, along with the Landowner's right to convey, transfer, and otherwise alienate title to these reserved rights.
- B. Quiet Enjoyment. The right of the Landowner to enjoy the rights reserved on the Easement Area without interference from others.
- C. Control of Access. The right to prevent trespass and control access by the general public subject to the operation of State and Federal law.
- D. Recreational Uses. The right to undeveloped recreational uses, including undeveloped hunting and fishing and leasing of such rights for economic gain, pursuant to applicable State and Federal regulations that may be in effect at the time. Undeveloped recreational uses may include use of hunting or observation blinds that

will accommodate no more than four people and are temporary, nonpermanent, and easily assembled, disassembled, and moved without heavy equipment. Undeveloped recreational uses must be consistent with the long-term protection and enhancement of the wetland and other natural values of the Easement Area.

- E. Subsurface Resources. The right to oil, gas, minerals, and geothermal resources underlying the Easement Area, provided that any drilling or mining activities are to be located outside the boundaries of the Easement Area, unless activities within the boundaries are specified in accordance with the terms and conditions of EXHIBIT C which is appended to and made a part of this easement deed, if applicable.
- F. Water Rights and Water Uses. The right to water uses and water rights identified as reserved to the Landowner in EXHIBIT D, which is appended to and made a part of this Easement Deed, if applicable.

PART III. Obligations of the Landowner. The Landowner shall comply with all terms and conditions of this Easement, including the following:

- A. Prohibitions. Without otherwise limiting the rights of the United States acquired hereunder, it is expressly understood that the rights to carry out the following activities and uses have been acquired by the United States and, unless authorized by the United States under Part IV, are prohibited on the Easement Area:
  - 1. Haying, mowing, or seed harvesting for any reason;
  - 2. Altering of grassland, woodland, wildlife habitat, or other natural features by burning, digging, plowing, disking, cutting, or otherwise destroying the vegetative cover;
  - 3. Accumulating or dumping refuse, wastes, sewage, or other debris;
  - 4. Harvesting wood or sod products;
  - 5. Draining, dredging, channeling, filling, leveling, pumping, diking, impounding, or related activities, as well as altering or tampering with water control structures or devices, except as specifically set forth in EXHIBIT D, if applicable;
  - 6. Diverting or causing or permitting the diversion of surface or underground water into, within, or out of the Easement Area by any means, except as specifically set forth in EXHIBIT D, if applicable;
  - 7. Building, placing, or allowing to be placed structures on, under, or over the Easement Area, except for individual semi-permanent hunting or observation blinds for undeveloped recreational uses, the external dimensions of which will be no more than 80 square feet and 8 feet in height, with the number, locations, and features of blinds approved by NRCS under Part IV;
  - 8. Planting or harvesting any crop;
  - 9. Grazing or allowing livestock on the Easement Area;
  - 10. Disturbing or interfering with the nesting or brood-rearing activities of wildlife including migratory birds;
  - 11. Use of the Easement Area for developed recreation. These uses include but are not limited to, camping facilities, recreational vehicle trails and tracks,

- sporting clay operations, skeet shooting operations, firearm range operations, and the infrastructure to raise, stock, and release captive raised waterfowl, game birds and other wildlife for hunting or fishing;
12. Any activities which adversely impact or degrade wildlife cover or other habitat benefits, water quality benefits, or other wetland functions and values of the Easement Area; and
  13. Any activities to be carried out on the Landowner's land that is immediately adjacent to, and functionally related to, the Easement Area if such activities will alter, degrade, or otherwise diminish the functional value of the Easement Area.
- B. Noxious Plants and Pests. The Landowner is responsible for noxious weed control and emergency control of pests as required by all Federal, State, and local laws. A plan to control noxious weeds and pests must be approved in writing by the NRCS prior to implementation by the Landowner.
- C. Fences. Except for establishment cost incurred by the United States and replacement cost not due to the Landowner's negligence or malfeasance, all other costs involved in maintenance of fences and similar facilities to exclude livestock are the responsibility of the Landowner. The installation or use of fences which have the effect of preventing wildlife access and use of the Easement Area are prohibited on the Easement Area, easement boundary, or on the Landowner's land that is immediately adjacent to, and functionally related to, the Easement Area.
- D. Restoration. The Landowner shall allow the restoration and management activities NRCS deems necessary for the Easement Area.
- E. Access Maintenance. The Landowner is responsible to maintain any non-public portions of the access route described in Exhibit B such that the access route can be traversed by a standard four-wheel all-terrain vehicle at least annually.
- F. Use of Water for Easement Purposes. The Landowner shall use water for easement purposes as set forth in EXHIBIT D, which is appended to and made a part of this Easement Deed, if applicable.
- G. Protection of Water Rights and Water Uses. As set forth in EXHIBIT D, if applicable, the Landowner shall undertake actions necessary to protect any water rights and water uses for easement purposes.
- H. Taxes. The Landowner shall pay any and all real property and other taxes and assessments, if any, which may be levied against the land.
- I. Reporting. The Landowner shall report to the NRCS any conditions or events which may adversely affect the wetland, wildlife, and other natural values of the Easement Area.

- J. Survival. Irrelevant of any violations by the Landowner of the terms of this Easement Deed, this easement survives and runs with the land for its duration.
- K. Subsequent Conveyances. The Landowner agrees to notify NRCS in writing of the names and addresses of any party to whom the property subject to this Easement Deed is to be transferred at or prior to the time the transfer is consummated. Landowner and its successors and assigns shall specifically refer to this Easement Deed in any subsequent lease, deed, or other instrument by which any interest in the property is conveyed.

PART IV. Compatible Uses by the Landowner.

- A. General. The United States may authorize, in writing and subject to such terms and conditions the NRCS may prescribe at its sole discretion, the temporary use of the Easement Area for compatible economic uses, including, but not limited to, managed timber harvest, periodic haying, or grazing.
- B. Limitations. Compatible use authorizations will only be made if, upon a determination by NRCS in the exercise of its sole discretion and rights, that the proposed use is consistent with the long-term protection and enhancement of the wetland and other natural values of the Easement Area. The NRCS shall prescribe the amount, method, timing, intensity, and duration of the compatible use. Compatible use authorizations do not vest any rights in the Landowner and can be revoked by NRCS at any time.

PART V. Rights of the United States. The rights of the United States include:

- A. Management Activities. The United States has the right to enter the Easement Area to undertake, on a cost-share basis with the Landowner or other entity as determined by the United States, any activities to restore, protect, manage, maintain, enhance, and monitor the wetland and other natural values of the Easement Area. The United States may apply to or impound additional waters, in accordance with State water law, on the Easement Area in order to maintain or improve wetland and other natural values.
- B. Access. The United States has a right of reasonable ingress and egress to the Easement Area over the Landowner's property, whether or not the property is adjacent or appurtenant to the Easement Area, for the exercise of any of the rights of the United States under this Easement Deed. The authorized representatives of the United States may utilize vehicles and other reasonable modes of transportation for access purposes. To the extent practical, the United States shall utilize the access identified in EXHIBIT B. The United States may, in its discretion, conduct maintenance activities on the access route identified in Exhibit B to obtain physical access to the Easement Area for the exercise of any of the rights of the United States under this Easement Deed. The United States also has the right of reasonable

ingress and egress across the Easement Area to other adjacent or appurtenant property in which the United States holds real property rights acquired by and through NRCS.

- C. Easement Management. The Secretary of Agriculture, by and through the NRCS, may delegate all or part of the management, monitoring or enforcement responsibilities under this Easement Deed to any Federal or State agencies authorized by law that the NRCS determines to have the appropriate authority, expertise, and resources necessary to carry out such delegated responsibilities. State or Federal agencies may utilize their general statutory authorities in the administration of any delegated management, monitoring or enforcement responsibilities for this easement. The authority to modify, subordinate, exchange, or terminate this easement under Subtitle H of Title XII of the Food Security Act of 1985 is reserved to the Secretary of Agriculture in accordance with applicable law. If the United States at some future time acquires the underlying fee title in the property, the interest conveyed by this Easement Deed will not merge with fee title but will continue to exist and be managed as a separate estate.
- D. Violations and Remedies – Enforcement. The Parties, Successors, and Assigns, agree that the rights, title, interests, and prohibitions created by this Easement Deed constitute things of value to the United States and this Easement Deed may be introduced as evidence of same in any enforcement proceeding, administrative, civil or criminal, as the stipulation of the Parties hereto. If there is any failure of the Landowner to comply with any of the provisions of this Easement Deed, the United States or other delegated authority shall have any legal or equitable remedy provided by law and the right:
1. To enter upon the Easement Area to perform necessary work for prevention of or remediation of damage to wetland or other natural values; and,
  2. To assess all expenses incurred by the United States (including any legal fees or attorney fees) against the Landowner, to be owed immediately to the United States.

PART VI. General Provisions.

- A. Successors in Interest. The rights granted to the United States shall accrue to any of its agents or assigns. All obligations of the Landowner under this Easement Deed shall also bind the Landowner's heirs, successors, agents, assigns, lessees, and any other person claiming under them. All the Landowners who are parties to this Easement Deed shall be jointly and severally liable for compliance with its terms.
- B. Rules of Construction and Special Provisions. All rights in the Easement Area not reserved by the Landowner shall be deemed acquired by the United States. Any

ambiguities in this Easement Deed shall be construed in favor of the United States to effect the wetland and conservation purposes for which this Easement Deed is being acquired. The property rights of the United States acquired under this easement shall be unaffected by any subsequent amendments or repeal of the Agricultural Conservation Easement Program. If the Landowner receives the consideration for this easement in installments, the Parties agree that the conveyance of this easement shall be totally effective upon the payment of the first installment.

- C. Environmental Warranty. “Environmental Law” or “Environmental Laws” means any and all Federal, State, local or municipal laws, orders, regulations, statutes, ordinances, codes, guidelines, policies, or requirements of any governmental authority regulating or imposing standards of liability or standards of conduct (including common law) concerning air, water, solid waste, hazardous materials or substance, worker and community right-to-know, hazard communication, noise, radioactive material, resource protection, subdivision, inland wetlands and watercourses, health protection and similar environmental health, safety, building, and land use as may now or at any time hereafter be in effect.

“Hazardous Materials” means any petroleum, petroleum products, fuel oil, waste oils, explosives, reactive materials, ignitable materials, corrosive materials, hazardous chemicals, hazardous wastes, hazardous substances, extremely hazardous substances, toxic substances, toxic chemicals, radioactive materials, infectious materials, and any other element, compound, mixture, solution or substance which may pose a present or potential hazard to human health or the environment.

Landowner warrants that it is in compliance with, and shall remain in compliance with, all applicable Environmental Laws. Landowner warrants that there are no notices by any government authority of any violation or alleged violation of, non-compliance or alleged non-compliance with or any liability under any Environmental Law relating to the operations or conditions of the Easement Area. Landowner further warrants that it has no actual knowledge of a release or threatened release of Hazardous Materials on, beneath, near, or from the Easement Area.

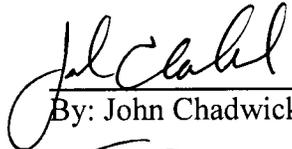
- D. General Indemnification. Landowner shall indemnify and hold harmless the United States, its employees, agents, and assigns for any and all liabilities, claims, demands, losses, expenses, damages, fines, fees, penalties, suits, proceedings, actions, and cost of actions, sanctions asserted by or on behalf of any person or government authority, and other liabilities (whether legal or equitable in nature and including, without limitation, court costs, and reasonable attorneys’ fees and attorneys’ fees on appeal) to which the United States may be subject or incur relating to the Easement Area, which may arise from, but is not limited to, Landowner’s negligent acts or omissions or Grantor’s breach of any representation, warranty, covenant, or agreements contained in this Easement Deed, or violations of any Federal, State, local or municipal laws, including all Environmental Laws.

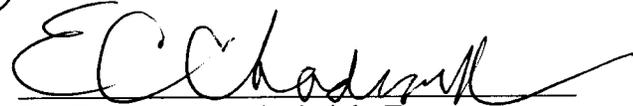
**TO HAVE AND TO HOLD**, this Warranty Easement Deed is granted to the United States of America and its assigns forever. The Landowner covenants that he, she, or they are vested with good title to the Easement Area and will warrant and defend the same on behalf of the United States against all claims and demands. The Landowner covenants to comply with the terms and conditions enumerated in this document for the use of the Easement Area and adjacent lands for access, and to refrain from any activity not specifically allowed or that is inconsistent with the purposes of this Easement Deed.

Dated this 5<sup>th</sup> day of August, 2021 .

Landowner(s): \_\_\_\_\_

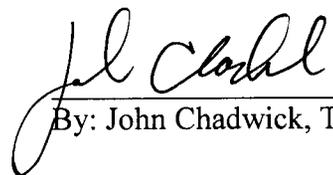
**John Chadwick Revocable Trust**

  
By: John Chadwick, Trustee

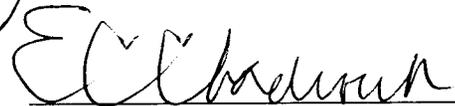
  
By: Elizabeth C. Chadwick, Trustee

**Elizabeth C. Chadwick Revocable Trust**

  
By: Elizabeth C. Chadwick, Trustee

  
By: John Chadwick, Trustee

  
John Chadwick, Individually

  
Elizabeth C. Chadwick, Individually

ACKNOWLEDGMENT

STATE OF New Hampshire

COUNTY OF Strafford

On this 5<sup>th</sup> day of August, 2021, before me, the undersigned, a Notary Public in and for said State personally appeared John Chadwick and Elizabeth C. Chadwick, Trustees of the John Chadwick Revocable Trust and Elizabeth C. Chadwick and John Chadwick, Trustees of the Elizabeth C. Chadwick Revocable Trust, and John Chadwick, individually and Elizabeth Chadwick, individually, personally appeared before the undersigned, and are known or proved to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Tammy A Melnick  
Notary Public for the State of NH  
Residing at Dover NH  
My Commission Expires 2/21/23



ACCEPTANCE BY GRANTEE:

I, Becky L. Ross, State Conservationist, being the duly authorized representative of the United States Department of Agriculture Natural Resources Conservation Service, do hereby accept this Warranty Easement Deed with respect to the rights and duties of the United States of America, Grantee.

Dated this 22<sup>nd</sup> day of July, 2021.

*Becky L. Ross*

The United States of America

By: Becky L. Ross, State Conservationist  
Natural Resources Conservation Service  
US Department of Agriculture

ACKNOWLEDGMENT

STATE OF New Hampshire

COUNTY OF Strafford

On this 22 day of July, 2021, before me, the undersigned, a Notary Public in and for said State personally appeared Becky L. Ross, known or proved to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



*Laura E. Chandler*  
Notary Public for the State of New Hampshire  
Residing at Dover  
My Commission Expires 4/19/2022

This instrument was drafted by the Office of General Counsel, U.S. Department of Agriculture, Washington, DC 20250-1400.

**NONDISCRIMINATION STATEMENT**

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (1202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW., Washington, DC 20250-9410 or call (800) 705-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

**PRIVACY ACT STATEMENT**

The above statements are made in accordance with the Privacy Act of 1974 (5 U.S.C. Section 522a). Furnishing this information is voluntary; however, failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other State or Federal law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

**Exhibit A – Legal Description  
ACEP-Wetland Reserve Easement  
NRCS-ACEP Agreement No. 5414281901P6N  
Located on Harriman Hill Road, Raymond, Rockingham County, New Hampshire  
37.20 Acres on the land of Elizabeth C. Chadwick Revocable Trust & John C. Chadwick  
Revocable Trust  
Portion of Raymond Tax Map 41 – Lot 4**

A proposed agricultural conservation easement program wetlands reserve easement situate off Harriman Road in the Town of Raymond, County of Rockingham, State of New Hampshire, and shown as Conservation Easement on a plan entitled "Agricultural Conservation Easement Program Wetlands Reserve Easement, ACEP-WRE Contract #5414281901P6N, Tax Map 41 Lot 4 Harriman Hill Road, Raymond, NH Owners: Elizabeth C. Chadwick Revocable Trust and John C. Chadwick Revocable Trust, Dated March 23, 2020, Scale: 1" = 100", prepared by Eric C. Mitchell & Associates, Inc. to be recorded herewith and further described as follows:

All bearings of this description are turned from grid north based on the New Hampshire State Plane Coordinate System and all distances are based on the current survey.

**Portion of Tax Map 41 – Lot 4**

Beginning at a drill hole set at the intersection of a stonewall at the northwesterly corner of the herein described premises, said drill hole is located at the southerly corner of land now or formerly Spiros Psarris and the westerly corner of land now or formerly the Evelyn W. Wright Revocable Trust and at the northwesterly corner of the Excluded Area; thence

South 21°16'45" West along said Excluded Area, a distance of 496.76 feet to an iron rod set; thence

South 14°31'53" West along said Excluded Area, a distance of 214.49 feet to an iron rod set; thence

South 50°49'40" West along said Excluded Area, a distance of 262.36 feet to an iron rod set; Thence

South 46°14'16" West along said Excluded Area, a distance of 247.96 feet to an iron rod set; Thence

South 31°40'37" East along said Excluded Area, a distance of 177.33 feet to a drill hole set in a stonewall at land now or formerly the Town of Raymond; thence

North 73°05'42" West along said stonewall and land of said Town, a distance of 41.75 feet to a drill hole found; thence

North 75°57'23" West along said stonewall and land of said Town, a distance of 88.66 feet to a drill hole found; thence

North 67°41'36" West along said stonewall and land of said Town, a distance of 14.81 feet to a drill hole found; thence

North 74°25'39" West along said stonewall and land of said Town, a distance of 124.55 feet to a drill hole found; thence

North 70°30'03" West along said stonewall and land of said Town, a distance of 80.32 feet to a drill hole found; thence

North 74°03'46" West along said stonewall and land of said Town, a distance of 63.32 feet to a drill hole found at the end of said stonewall; thence

North 74°18'01" West along land of said Town, a distance of 333.23 feet to a drill hole found at the beginning of a stonewall; thence

North 73°46'42" West along said stonewall and land of said Town, a distance of 150.71 feet to a drill hole found; thence

North 72°09'49" West along said stonewall and land of said Town, a distance of 62.65 feet to a drill hole found; thence

North 75°44'58" West along said stonewall and land of said Town, a distance of 49.87 feet to a drill hole found at the end of said stonewall; thence

North 74°27'46" West along land of said Town, a distance of 163.46 feet to a drill hole found at the beginning of a stonewall; thence

North 70°19'44" West along said stonewall and land of said Town, a distance of 27.52 feet to a drill hole found at the end of said stonewall; thence

North 62°48'43" West along land of said Town, a distance of 33.36 feet to a drill hole found at a stonewall corner at land now or formerly James & Deborah Blanchard; thence

North 20°26'32" East along said stonewall and land of said Blanchard and land now or formerly Linda L. Cole, a distance of 49.02 feet to a drill hole set; thence

North 13°28'04" East along land of said Cole and partly by a stonewall, a distance of 151.43 feet to a drill hole found at land now or formerly William & Diane A. Hopkinson; thence

North 14°17'33" East along said stonewall and land of said Hopkinson, a distance of 87.99 feet to a drill hole set; thence

North 16°40'33" East along said stonewall and land of said Hopkinson, a distance of 132.19 feet to an iron pipe found at land now or formerly Joseph Povilaitis; thence

North 17°06'31" East along land of said Povilaitis and land now or formerly John A. & Laura E.

Raymond, a distance of 236.37 feet to an iron rod set; thence

North 14°30'56" East along land of said Raymond, a distance of 255.98 feet to an iron rod set;  
Thence

North 21°28'46" East along land of said Raymond, a distance of 297.68 feet to an iron rod set;  
Thence

South 73°17'03" East along land of said Raymond, a distance of 143.88 feet to an iron rod found  
at land now or formerly Mark & Linda Richards Revocable Trust; thence

South 74°10'34" East along land of said Richards Revocable Trust, a distance of 65.55 feet to a  
spike found in a stump; thence

South 82°17'48" East along land of said Richards Revocable Trust, a distance of 42.98 feet to a  
drill hole found in a ring of stones; thence

South 76°12'49" East along land of said Richards Revocable Trust, a distance of 73.47 feet to a  
drill hole found; thence

South 83°14'45" East along land of said Richards Revocable Trust, a distance of 63.49 feet to an  
iron rod set; thence

South 74°16'47" East along land of said Richards Revocable Trust, a distance of 161.38 feet to a  
drill hole found in a lone stone; thence

South 68°04'48" East along land of said Richards Revocable Trust, a distance of 18.14 feet to an  
iron pipe found at land now or formerly Robert Menard; thence

South 63°36'18" East along land of said Menard, a distance of 33.20 feet to a drill hole set at the  
beginning of a stonewall; thence

South 78°41'39" East along said stonewall and land of said Menard, a distance of 56.31 feet to a  
drill hole set at the end of said stonewall; thence

South 77°05'09" East along land of said Menard, a distance of 68.48 feet to a drill hole set at the  
beginning of a stonewall; thence

South 76°05'51" East along said stonewall, land of said Menard and land now or formerly Joseph  
J. Macdonald, a distance of 139.89 feet to a drill hole set at the end of said stonewall; thence

South 76°18'10" East along land of said Macdonald, a distance of 77.45 feet to a field stone  
bound found at land now or formerly Mary C. Baker; thence

South 73°34'18" East along land of said Baker, a distance of 130.11 feet to a drill hole set at the  
beginning of a stonewall; thence

South 76°26'02" East along said stonewall and land of said Baker, a distance of 322.96 feet to the point of beginning.

Said Conservation Easement contains approximately 1,620,217 square feet or 37.20 acres and is subject to all matters shown on said plan.

**Exhibit B – Ingress and Egress  
ACEP-Wetland Reserve Easement  
NRCS-ACEP Agreement No. 5414281901P6N  
Located on Harriman Hill Road, Raymond, Rockingham County, New Hampshire  
37.20 Acres on the land of Elizabeth C. Chadwick Revocable Trust & John C. Chadwick  
Revocable Trust  
Portion of Raymond Tax Map 41 – Lot 4**

A proposed access easement located in the Town of Raymond, County of Rockingham, State of New Hampshire, and shown as Proposed Access Easement on a plan entitled "Agricultural Conservation Easement Program Wetlands Reserve Easement, ACEP-WRE Contract #5414281901P6N, Tax Map 41 Lot 4 Harriman Hill Road, Raymond, NH Owners: Elizabeth C. Chadwick Revocable Trust and John C. Chadwick Revocable Trust, Dated March 23, 2020, Scale: 1" = 100", prepared by Eric C. Mitchell & Associates, Inc. to be recorded herewith and further described as follows:

All bearings of this description are turned from grid north based on the New Hampshire State Plane Coordinate System and all distances are based on the current survey.

Commencing at a granite bound found at the easterly corner of Lot 41-4 at land now or formerly James D. & Cindy L. Philbrick, said bound is found on the westerly side of Harriman Hill Road;  
Thence

North 47°22'48" West along said Harriman Hill Road, a distance of 75.56 feet to the point of beginning; thence

South 68°59'36" West onto said Lot 41-4, a distance of 265.59 feet to a point; thence

South 65°22'55" West, a distance of 97.20 feet to a point; thence

South 50°45'08" West, a distance of 188.00 feet to a point; thence

North 69°49'01" West, a distance of 316.17 feet to a point; thence

North 85°26'19" West, a distance of 140.72 feet to a point; thence

North 51°50'54" West, a distance of 255.37 feet to a point; thence

North 67°53'12" West, a distance of 225.44 feet to an iron rod set on the easterly side of the proposed Conservation Easement; thence

North 21°16'45" East along said Conservation Easement, a distance of 30.00 feet to a point;  
Thence

South 67°53'12" East, a distance of 230.10 feet to a point; thence

South 51°50'54" East, a distance of 250.54 feet to a point; thence

South 85°26'19" East, a distance of 135.78 feet to a point; thence

South 69°49'01" East, a distance of 303.16 feet to a point; thence

North 50°45'08" East, a distance of 174.73 feet to an iron pipe found at land now or formerly Adam W. Morris; thence

North 65°22'55" East along land of said Morris, a distance of 101.99 feet to an iron pipe found; Thence

North 68°59'36" East, a distance of 251.66 feet to a point on the westerly side of said Harriman Hill Road; thence

South 47°22'48" East along said Harriman Hill Road, a distance of 33.49 feet to the point of beginning.

Containing 44,046.22 square feet or 1.0112 acres, more or less.

Said Access Easement contains approximately 44,047 square feet or 1.01 acres and is subject to all matters shown on said plan.

**Exhibit C – Subsurface Resources  
ACEP-Wetland Reserve Easement  
NRCS-ACEP Agreement No. 5414281901P6N  
Located on Harriman Hill Road, Raymond, Rockingham County, New Hampshire  
37.20 Acres on the land of Elizabeth C. Chadwick Revocable Trust & John C. Chadwick  
Revocable Trust  
Portion of Raymond Tax Map 41 – Lot 4**

**NOT APPLICABLE**

**Exhibit D – Water Rights  
ACEP-Wetland Reserve Easement  
NRCS-ACEP Agreement No. 5414281901P6N  
Located on Harriman Hill Road, Raymond, Rockingham County, New Hampshire  
37.20 Acres on the land of Elizabeth C. Chadwick Revocable Trust & John C. Chadwick  
Revocable Trust  
Portion of Raymond Tax Map 41 – Lot 4**

**NOT APPLICABLE**

**ABUTTERS LIST**

TAX MAP 28, LOT 2-10  
 TAX MAP 28, LOT 2-11  
 REDIMIX COMPANIES, INC.  
 3 EASTGATE PARK ROAD  
 BELMONT, NH 03220

TAX MAP 29, LOT 23  
 BYRON DUDLEY & SHIRLEY LITTLEFIELD  
 7 NOTTINGHAM, LLC  
 7 NOTTINGHAM ROAD  
 RAYMOND, NH 03077

TAX MAP 34, LOT 49  
 KIM D. BRIGHTMAN  
 25 GLEN RIDGE ROAD  
 RAYMOND, NH 03077

TAX MAP 34, LOT 50  
 STEPHEN P. COTE  
 NATALIE A. ROTMAN COTE  
 23 GLEN RIDGE ROAD  
 RAYMOND, NH 03077

TAX MAP 34, LOT 63-1  
 CARLENE M. REED REVOCABLE TRUST OF 2008  
 CARLENE M. & CARL B. REED/TRUSTEES  
 59 HARRIMAN HILL ROAD  
 RAYMOND, NH 03077

TAX MAP 34, LOT 65  
 RAYMOND SCHOOL DISTRICT  
 43 HARRIMAN HILL ROAD  
 RAYMOND, NH 03077

TAX MAP 34, LOT 67  
 TAX MAP 5, LOT 4  
 TAX MAP 35, LOT 15  
 TAX MAP 41, LOT 19  
 TAX MAP 35, LOT 4  
 TOWN OF RAYMOND  
 4 EPPING STREET  
 RAYMOND, NH 03077

TAX MAP 35, LOT 1  
 ROBERT B. GOVE  
 18 NOTTINGHAM ROAD  
 RAYMOND, NH 03077

TAX MAP 35, LOT 3  
 BERNADETTE PATTERSON  
 10 TWINS ROAD  
 RAYMOND, NH 03077

TAX MAP 35, LOT 5  
 TIMOTHY GLEASON  
 NANCY GLEASON  
 28 NOTTINGHAM ROAD  
 RAYMOND, NH 03077

TAX MAP 35, LOT 6  
 ERICK & MELISSA D. MISCHKE  
 30 NOTTINGHAM ROAD  
 RAYMOND, NH 03077

TAX MAP 35, LOT 7  
 LUIS E. & HEATHER M. BORRERO  
 32 NOTTINGHAM ROAD  
 RAYMOND, NH 03077

TAX MAP 35, LOT 8  
 MICHAEL J. & TAMI LYNN COLE  
 34 NOTTINGHAM ROAD  
 RAYMOND, NH 03077

TAX MAP 35, LOT 9  
 STAFFORD REVOCABLE TRUST  
 NANCY C. STAFFORD/TRUSTEE  
 36 NOTTINGHAM ROAD  
 RAYMOND, NH 03077

TAX MAP 35, LOT 13  
 RICKY P. LIZOTTE  
 LINDA L. LIZOTTE  
 10 SHERBURNE DRIVE  
 RAYMOND, NH 03077

TAX MAP 35, LOT 14  
 ROBERT W. & JONI S. KOWALCHUK  
 15 SHERBURNE DRIVE  
 RAYMOND, NH 03077

TAX MAP 35, LOT 15-1  
 RILEY KELLEHER  
 14 ADELA DRIVE  
 RAYMOND, NH 03077

TAX MAP 35, LOT 15-2  
 ROBERT L. GOULD, JR.  
 16 ADELA DRIVE  
 RAYMOND, NH 03077

TAX MAP 35, LOT 15-6  
 NORRIS FARMS AT FLINT HILL  
 HOMEOWNERS ASSOCIATION  
 PO BOX 334  
 STRATHAM, NH 03885

TAX MAP 35, LOT 16  
 DARRYL FORGIONE  
 DARRYL ANTHONY FORGIONE  
 353 LINEBROOK ROAD  
 IPSWICH, MA 01938

TAX MAP 35, LOT 18  
 JEFFREY SPEARS  
 50 NOTTINGHAM ROAD  
 RAYMOND, NH 03077

TAX MAP 35, LOT 19  
 JENNIFER ANDERSON  
 ALEXANDER FREY  
 52 NOTTINGHAM ROAD  
 RAYMOND, NH 03077

TAX MAP 35, LOT 22  
 GARY L. & JULIE A. SMITH  
 58 NOTTINGHAM ROAD  
 RAYMOND, NH 03077

TAX MAP 35, LOT 95  
 LYCURGUS G. & CAROLYN D. LIMPERIS  
 66 JACOBS WELL ROAD  
 EPPING, NH 03042

**ABUTTERS LIST CONTINUED**

TAX MAP 35, LOT 96  
 GILBERT C. & CLAIRE C. ARMSTRONG  
 21 NOTTINGHAM ROAD  
 RAYMOND, NH 03077

TAX MAP 35, LOT 97  
 PETER L. NOEL  
 19 NOTTINGHAM ROAD  
 RAYMOND, NH 03077

TAX MAP 40, LOT 24  
 WYATT M. WUNDERLICH  
 MADISON M. BENNETT  
 111 HARRIMAN HILL ROAD  
 RAYMOND, NH 03077

TAX MAP 40, LOT 25  
 JAY L. NEEPER  
 LILLIAN F. NEEPER  
 PO BOX 685  
 RAYMOND, NH 03077

TAX MAP 40, LOT 4-17  
 JOSEPH P. & CAROLYN A. GRACE  
 18 POPLAR DRIVE  
 RAYMOND, NH 03077

TAX MAP 40, LOT 4-18  
 YOCKEL FAMILY REVOCABLE TRUST  
 PHILIP A. & SARADAY M./ TRUSTEES  
 29 GLEN RIDGE ROAD  
 RAYMOND, NH 03077

TAX MAP 40, LOT 4-19  
 JOSEPH & LINDA SPINDALE  
 27 GLEN RIDGE ROAD  
 RAYMOND, NH 03077

TAX MAP 40, LOT 4-29  
 JOHN A. & LAURA E. RAYMOND  
 107 HARRIMAN HILL ROAD  
 RAYMOND, NH 03077

TAX MAP 40, LOT 4-30-1  
 BINANCHI PITTELLA REVOCABLE TRUST  
 CARLA BINANCHI &  
 NICHOLAS J. PITTELLA / TRUSTEES  
 4404 WABASSO AVENUE  
 NORTHPORT, FL 34287

TAX MAP 40, LOT 4-31  
 WILLIAM HOPKINSON  
 DIANE A. HOPKINSON  
 101 HARRIMAN HILL ROAD  
 RAYMOND, NH 03077

TAX MAP 40, LOT 4-32  
 LINDA L. COLE  
 99 HARRIMAN HILL ROAD  
 RAYMOND, NH 03077

TAX MAP 40, LOT 4-33  
 JAMES & DEBORAH BLANCHARD  
 97 HARRIMAN HILL ROAD  
 RAYMOND, NH 03077

TAX MAP 41, LOT 2  
 TIMOTHY & MICHELIN PHILBRICK  
 PO BOX 92  
 RAYMOND, NH 03077

TAX MAP 41, LOT 3  
 JAMES D. & CINDY L. PHILBRICK  
 PO BOX 248  
 RAYMOND, NH 03077

TAX MAP 41, LOT 4  
 CHADWICK REVOCABLE TRUST  
 JOHN & ELIZABETH C./TRUSTEES  
 129 HARRIMAN HILL ROAD  
 PELHAM, NH 03077

TAX MAP 41, LOT 5  
 ADAM W. MORRIS  
 127 HARRIMAN HILL ROAD  
 RAYMOND, NH 03077

TAX MAP 41, LOT 6  
 CHRISTOPHER R. & ELENA HUNTLEY  
 125 HARRIMAN HILL ROAD  
 RAYMOND, NH 03077

TAX MAP 41, LOT 7  
 EVELYN W. WRIGHT REVOCABLE TRUST  
 EVELYN W. WRIGHT/TRUSTEE  
 PO BOX 313  
 RAYMOND, NH 03077

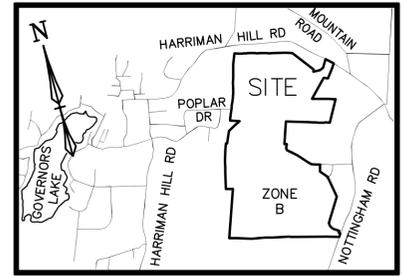
TAX MAP 41, LOT 8  
 SPIROS PSARRIS  
 121 HARRIMAN HILL ROAD  
 RAYMOND, NH 03077

TAX MAP 41, LOT 9  
 ALYSSA A. MANN  
 119 HARRIMAN HILL ROAD  
 RAYMOND, NH 03077

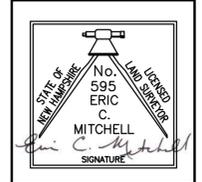
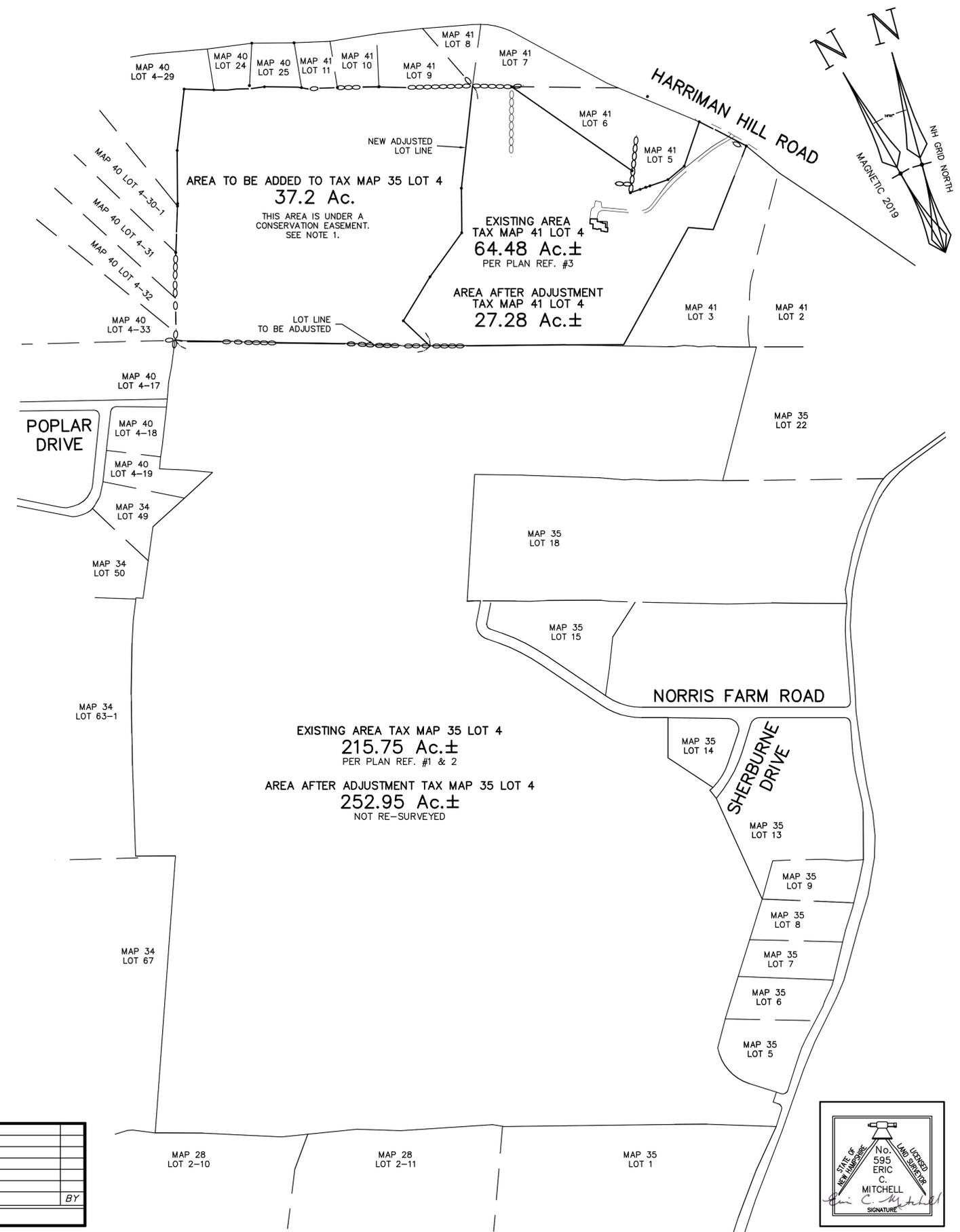
TAX MAP 41, LOT 10  
 JOSEPH J. MACDONALD  
 117 HARRIMAN HILL ROAD  
 RAYMOND, NH 03077

TAX MAP 41, LOT 11  
 ROBERT MENARD  
 PO BOX 346  
 RAYMOND, NH 03077

UNITED STATES OF AMERICA  
 NATURAL RESOURCES CONSERVATION SERVICE  
 DEPARTMENT OF AGRICULTURE  
 273 LOCUST STREET, SUITE 2D  
 DOVER, NH 03820



VICINITY  
 SCALE: 1" = 2500'



APPROVED BY THE RAYMOND PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING SEPTEMBER AND OCTOBER OF 2019 AND HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

Eric C. Mitchell  
 ERIC C. MITCHELL L.L.S. 595 DATE \_\_\_\_\_

- PLAN REFERENCES**
- "A SURVEY AND PLAT OF NORRIS FARMS AT FLINT HILL A COMMUNITY DEVELOPMENT" PREPARED FOR GM HOLDINGS, LTD. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATE: JULY 29, 1987 REVISED NOVEMBER 5, 1987 RECORDED AT RCRD PLAN NO. D-18395.
  - "REVISION TO SUBDIVISION KNOWN AS NORRIS FARMS AT FLINT HILL" PREPARED FOR AND SITUATED IN THE TOWN OF RAYMOND, NH. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATE: FEBRUARY 22, 1996 RECORDED AT RCRD PLAN NO. D-26996.
  - "AGRICULTURAL CONSERVATION EASEMENT PROGRAM WETLANDS RESERVE EASEMENT ACEP-WRE CONTRACT #5414281901P6N TAX MAP MAP 41 LOT 4 HARRIMAN HILL ROAD, RAYMOND, NH". OWNERS: ELIZABETH C. CHADWICK REV. TRUST & JOHN CHADWICK REV. TRUST. PREPARED FOR UNITED STATES OF AMERICA NATURAL RESOURCES CONSERVATION SERVICE, DEPARTMENT OF AGRICULTURE DATE: MARCH 23, 2020 BY THIS OFFICE RECORDED AT RCRD PLAN NO. D-42901.

- NOTES**
- THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN LOTS 35-4 AND 41-4. THE LOT LINE ADJUSTMENT WILL ADD 37.2 ACRES FROM LOT 41-4 TO LOT 35-4. THE AREA BEING ADJUSTED IS UNDER A CONSERVATION EASEMENT HELD BY NRCS. THE LOTS ARE ZONED RESIDENTIAL/AGRICULTURAL (ZONE B).
  - PARCEL AREA: TAX MAP 41 LOT 4  
 EXISTING 64.48 AC.± AFTER ADJUSTMENT 27.28 AC.±  
 PARCEL AREA: TAX MAP 35 LOT 4  
 EXISTING 215.75 AC.± AFTER ADJUSTMENT 252.95 AC.±
  - THE AREA BEING ADJUSTED IS VACANT.
  - THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN PER F.I.R.M. PANEL NO. 33015C0191E, EFFECTIVE MAY 17, 2005.
  - THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED UPON NEW HAMPSHIRE STATE GRID COORDINATE SYSTEM NAD 83 (2800) WITH A CONVERGENCE ANGLE = 0°20'52" AND FURTHER REFERENCED TO NHDOT CONTROL POINT 147-0260 FROM STATIC OBSERVATIONS UTILIZING TOPCON GR3 GPS RECEIVERS.
  - THE ROUTE OF INGRESS AND EGRESS TO THE EXISTING CONSERVATION EASEMENT IS OVER A RIGHT OF WAY (1,465± FEET) ACROSS LOT 41-4 FROM HARRIMAN HILL ROAD, A PUBLIC MAINTAINED ROAD.
  - WAIVER REQUESTS: LOT LINE ADJUSTMENT CHECKLIST ITEMS
    - BOUNDARY SURVEY ON ENTIRE LOT;
    - FRONTAGE AND ROAD CLASSIFICATIONS;
    - LOCATION OF BUILDING SETBACK LINES.

**SHEET INDEX:**

SHEET 1 OVERALL PLAN  
 SHEET 2 100 SCALE OF AREA TO BE TRANSFERRED

**LOT LINE ADJUSTMENT PLAN**  
 TAX MAP 35 LOT 4  
 TAX MAP 41 LOT 4  
 HARRIMAN HILL ROAD  
 RAYMOND, NH

OWNERS:  
**ELIZABETH C. CHADWICK REV. TRUST**  
 129 HARRIMAN HILL ROAD, RAYMOND, NH 03077  
 R.C.R.D. BOOK 4591 PAGE 2590

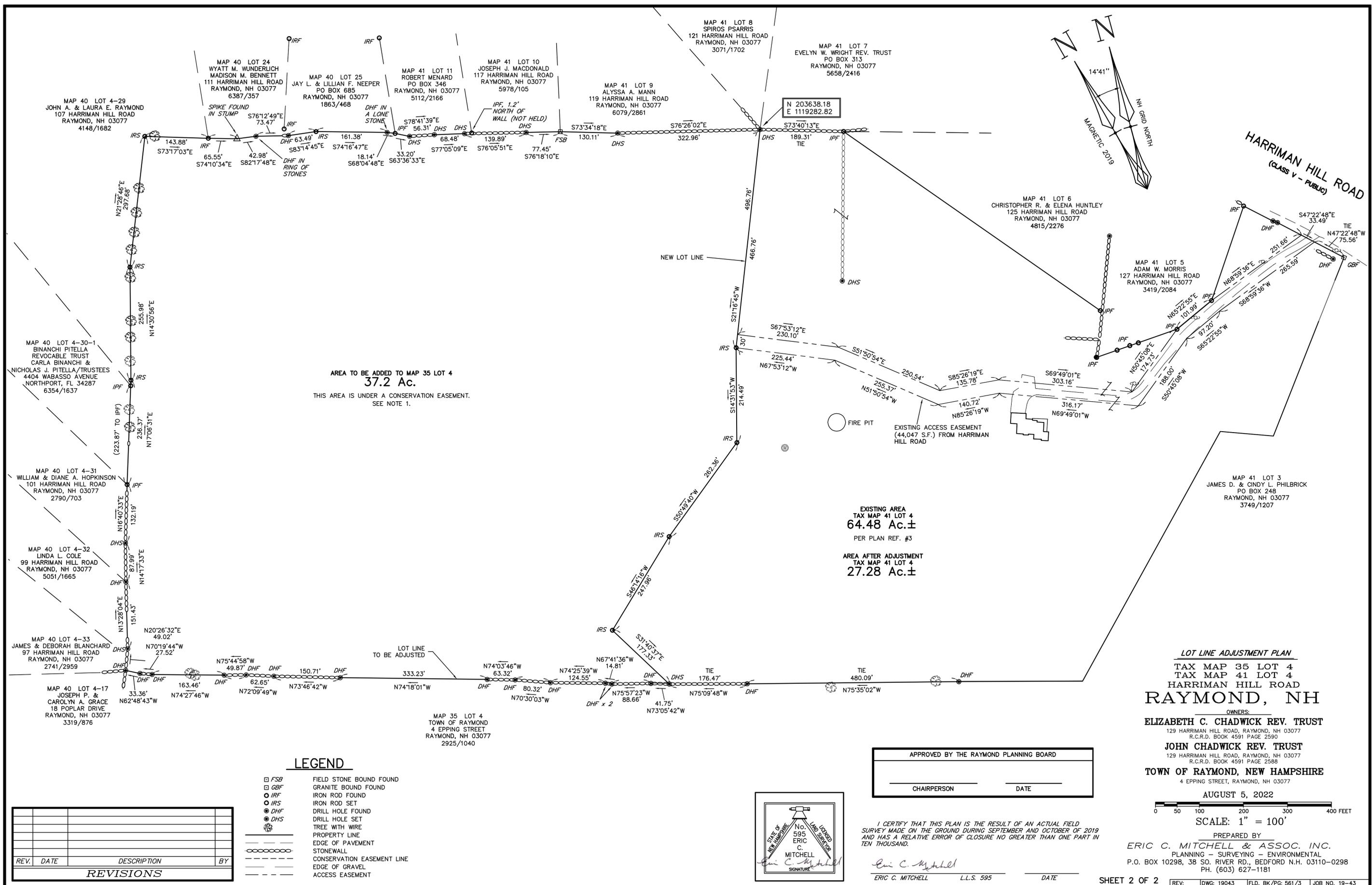
**JOHN CHADWICK REV. TRUST**  
 129 HARRIMAN HILL ROAD, RAYMOND, NH 03077  
 R.C.R.D. BOOK 4591 PAGE 2588

**TOWN OF RAYMOND, NEW HAMPSHIRE**  
 4 EPPING STREET, RAYMOND, NH 03077

AUGUST 5, 2022  
 SCALE: 1" = 300'

PREPARED BY  
**ERIC C. MITCHELL & ASSOC. INC.**  
 PLANNING - SURVEYING - ENVIRONMENTAL  
 P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298  
 PH. (603) 627-1181

REV.	DATE	DESCRIPTION	BY



AREA TO BE ADDED TO MAP 35 LOT 4  
**37.2 Ac.**  
 THIS AREA IS UNDER A CONSERVATION EASEMENT.  
 SEE NOTE 1.

EXISTING AREA  
 TAX MAP 41 LOT 4  
**64.48 Ac.±**  
 PER PLAN REF. #3  
 AREA AFTER ADJUSTMENT  
 TAX MAP 41 LOT 4  
**27.28 Ac.±**

**LOT LINE ADJUSTMENT PLAN**  
 TAX MAP 35 LOT 4  
 TAX MAP 41 LOT 4  
 HARRIMAN HILL ROAD  
**RAYMOND, NH**

OWNERS:  
**ELIZABETH C. CHADWICK REV. TRUST**  
 129 HARRIMAN HILL ROAD, RAYMOND, NH 03077  
 R.C.R.D. BOOK 4591 PAGE 2590  
**JOHN CHADWICK REV. TRUST**  
 129 HARRIMAN HILL ROAD, RAYMOND, NH 03077  
 R.C.R.D. BOOK 4591 PAGE 2588  
**TOWN OF RAYMOND, NEW HAMPSHIRE**  
 4 EPPING STREET, RAYMOND, NH 03077

AUGUST 5, 2022  
 SCALE: 1" = 100'

PREPARED BY  
**ERIC C. MITCHELL & ASSOC. INC.**  
 PLANNING - SURVEYING - ENVIRONMENTAL  
 P.O. BOX 10298, 38 SO. RIVER RD., BEDFORD N.H. 03110-0298  
 PH. (603) 627-1181

- LEGEND**
- FSB FIELD STONE BOUND FOUND
  - GBF GRANITE BOUND FOUND
  - IRF IRON ROD FOUND
  - IRS IRON ROD SET
  - ⊙ DHF DRILL HOLE FOUND
  - ⊙ DHS DRILL HOLE SET
  - ⊙ TWW TREE WITH WIRE
  - P.L. PROPERTY LINE
  - E.P. EDGE OF PAVEMENT
  - S.W. STONEWALL
  - - - C.E.L. CONSERVATION EASEMENT LINE
  - - - E.G. EDGE OF GRAVEL
  - - - A.E. ACCESS EASEMENT

REV.	DATE	DESCRIPTION	BY
<b>REVISIONS</b>			

APPROVED BY THE RAYMOND PLANNING BOARD

\_\_\_\_\_  
 CHAIRPERSON

\_\_\_\_\_  
 DATE

STATE OF NEW HAMPSHIRE  
 No. 595  
 ERIC C. MITCHELL  
 MITCHELL  
 SIGNATURE

I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND DURING SEPTEMBER AND OCTOBER OF 2019 AND HAS A RELATIVE ERROR OF CLOSURE NO GREATER THAN ONE PART IN TEN THOUSAND.

*Eric C. Mitchell*  
 ERIC C. MITCHELL L.L.S. 595 DATE \_\_\_\_\_

1 Planning Board Approved Minutes  
2 November 7, 2019  
3 7:00 pm  
4 Media Center  
5 Raymond High School

6 **Planning Board Members Present:**

7 Jonathan Wood (Chairman)  
8 Gretchen Gott  
9 John Beauvilliers  
10 George Plante (Board of Selectmen Ex-officio)  
11 Robert Wentworth (Vice-Chairman)  
12 Brad Reed  
13 Rich Mulryan (Alternate)(Seated)

14  
15 **Planning Board Members Absent:**

16 Alissa Welch  
17

18 **Staff Present:**

19 Christina McCarthy - Planning Technician  
20 Glenn Coppelman - Circuit rider  
21

22 Pledge of Allegiance  
23

24 Application #2019-009 A site plan review application submitted by Joseph Coronati of  
25 Jones & Beach Engineers Inc. on behalf of Exeter Med Real, Inc. for the purpose of constructing  
26 a 24,000 S.F. medical office building facing Freetown Road. The property is represented as  
27 Raymond Tax Map 29-3/ Lots 42-2 & 42-3, located in Essex Commons on the corners of Essex  
28 and Freetown Roads.  
29

30 Mr. Coronati introduced Colin Lavery with Exeter Hospital, Katie Forshaw with Exeter Hospital, Phil  
31 Shipwood Exeter Hospital, and Jessica Johnson with SMRT Architects. Mr. Coronati explained that they  
32 have been to a couple of TRC meetings and have not had to make too many substantial changes. "We did  
33 leave TRC with a positive recommendation. The one thing that is on the plans is that we looked into making  
34 the whole circulation of the site one way the recommendation from the TRC is that that would prefer to see it  
35 be two way traveled, and we have no problem with that. Our plans don't reflect that."  
36

37 Mr. Wood read from a worksheet to determine regional impact. (See attached)  
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Motion:

Mr. Reed made a motion that application 2019-009 does not have regional impact. Mr. Wentworth seconded the motion. Ms. Gott said she thinks it does because of the traffic generation aspect.

- Jonathan Wood - In favor
- Gretchen Gott - opposed
- John Beauvilliers - In favor
- George Plante - In favor
- Robert Wentworth - In favor
- Brad Reed - In favor
- Rich Mulryan - In favor

The Board indicated that there was no regional impact with a vote of 6 in favor, 1 opposed, 0 abstained.

Motion:

Ms. Gott made a motion to accept the plan as complete for the purpose of review. Mr. Beauvilliers seconded the motion. The vote was unanimous in favor of accepting the plan as complete for review.

Mr. Wood read a letter from Dubois and King dated November 1, 2019. (See attached.)

Mr. Wood also read line 260 from the TRC minutes:

“Mr. Brewer, “I make a motion to approve moving on to Planning Board subject to removing:

1. One-way pavement marking signs and signage.
2. Removing note regarding underdrains “as necessary” such that underdrains are understood to be required.
3. Remove note 19 regarding dumpster activities.

Chief Labell seconds the motion. All in Favor-vote is unanimous. “

Mr. Coronati: “So the property that we are looking at consists of lots 2 and 3 from our commercial subdivision that we did about a year ago now. So, the hospital will be looking into combining these two parcels into one lot it would be 3.3 acres. Because of the visibility and the access, they have situated the building so the building would face Freetown Road. We have two points of access. The parking spaces we are presenting 123 parking spaces. That is approximately 1 space per every 194 square feet of building. So, we are asking for a waiver for the number of parking spaces based on the 1 per 150 we would need 159 spaces would be required and we are providing 123. We have shown dashed spaces on either side of these aiseways that would provide us with the required amount of parking the ordinance is asking for. We have all of our utilities coming in from the roadway towards this back corner...We have also added sidewalk now. We now have sidewalk that basically loops around the whole building. All of the curbing is vertical granite curbing...We have provided lighting plan, landscaping plan, and we do have Jessica here from SMRT if you want to hear more about the building.”

Mr. Coppelman: “Have your stormwater calculations taken into account if those additional parking spaces are paved and built out?”

89 Mr. Coronati: "They have not. One thing we had talked about with TRC is if they decide they have to build  
90 those spaces then we would come back before this Board, it would be a revisit because there are other  
91 things that would have to change."

92  
93 Ms. Gott: "You sound like the urgent care is very probable what is the trigger?"  
94

95 Mr. Coronati: "We are designing it as if it is there. That would be demand because currently in Epping there  
96 is a Clear Choice that is not too far up the road."  
97

98 Mr. Wentworth: "So urgent care this is going to trigger DHHS, have you gone through that process?"  
99

100 Jessica Johnson: "We are going through that now."  
101

102 Ms. Gott: "The parking is a concern for me, and I would rather you put the spaces in now rather than later. I  
103 am less and less in favor of giving waivers for parking because we have seen issues with that. The urgent  
104 care still intrigues me, it is kinda iffy and I would rather have things more concrete. But that is your  
105 prerogative. You made a statement Joe that said something about your scheduling so that your parking  
106 would not be as much of an issue because you would schedule around those kinds of things and you would  
107 know when you are going to schedule and how you are going to schedule and I don't think that works for  
108 parking. You can schedule your appointment for a doctor's appointment, I don't think you consider if there  
109 are enough parking spaces available. That is not how medicine works. My understanding of medicine I just  
110 don't think that works. So, saying it is, in my mind, is just not realistic."  
111

112 Mr. Coronati: "What they are saying is that they can control how many patients are coming in because they  
113 know how many rooms they have."  
114

115 Ms. Gott: "May I ask if you are willing to put those parking spaces in sooner than later?"  
116

117 Phil Shipwood: "Based on other building we do 5 per thousand and it worked for us but we would be willing  
118 to leave those dotted and if the demand is such that we would have to put them in it would be in our best  
119 interest to put them in and we would do it at that time."  
120

121 Mr. Wood: "We have a waiver request from site plan regulation 6.006.01 paving standards  
122 institutional/hospital/clinic that has to do with parking."  
123

124 Mr. Coronati: "The regulation requires 1 space per 150 s.f., Jones and Beach Engineers is asking for a  
125 waiver for the parking as we are providing 123 parking spaces which is 1 per 194 s.f. The spirit and intent  
126 are to provide adequate parking for each site plan and preserve as much green space as possible. The  
127 hospital has always used 1 space per 200 s.f at other locations in Hampton, Plaistow, Exeter, and Epping  
128 without any parking issue. We are also showing the additional spaces can be fit on-site if they need them in  
129 the future."  
130

131 Mr. Wood: "Could you make a note on the plan to say that in the event that you require additional should  
132 this waiver be granted that you are going to come back for an additional site plan review. "

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Mr. Coronati: "Yes. Not a problem."

Motion:

Mr. Plante made a motion to grant the waiver request from site plan regulation 6.006.01 1 parking standards institutional/hospital/clinic. Mr. Wentworth seconded the motion.

- Jonathan Wood - In favor
- Gretchen Gott - opposed
- John Beauvilliers - In favor
- George Plante - In favor
- Robert Wentworth - In favor
- Brad Reed - In favor
- Rich Mulryan - In favor

The waiver was granted with a vote of 6 in favor, 1 opposed, 0 abstained.

Mr. Wood: "Now what is the other one?"

Mr. Coronati: "The scale of the plan being 1-inch equals 40 instead of 1-inch equals 20. The main reason is that 1-inch equals 20 would take more than one page. You would have to have match lines for every sheet

Motion:

Mr. Wentworth made a motion to approve the waiver request for plan scale. Mr. Plante seconded the motion. The vote was unanimous in favor of approving the waiver. 7 in favor, 0 opposed, 0 abstained.

Jessica Johnson: "So our goal with the medical office building here in Raymond would be to continue some of the identifying features that we have been doing with Exeter Hospital and our other buildings. So, what you are seeing on this building is a combination of a sumititious panel. In Plaistow we used a hardy board type panel. We have a lot of open glass area here. There is a metal panel accent around it. You will see these materials at the main hospital campus. All of this is to try and form a cohesive identity. "

Mr. Wood: "So what we require is another set of plans, pages to the plan?"

Mr. Coronati: "You mean to comply with the conditions from TRC, yes we would be looking if the Board was so willing to grant conditional approval, we still have a couple State permits we need. We still have Alteration of Terrain for the stormwater and the septic. We would typically incorporate any conditions that you would come up with and the TRC and any changes they have and present final plans at a later date once they have been met."

Motion:

Mr. Plante made a motion to approve application 2019-009 a site plan application to construct a 24,000 square foot medical office building located on Essex Commons on the corner of Freetown and Essex

177 Roads. (See attached.) Mr. Wentworth seconded the motion. The vote was unanimous in favor of approving  
178 the application. 7 in favor, 0 opposed, 0 abstained.

179

180 Mr. Wood: "Any person aggrieved by any decision by the Planning Board concerning the plat or subdivision  
181 may present a petition to the Superior Court in accordance with New Hampshire RSA 677:15 or as  
182 applicable to the Zoning Board of Adjustment pursuant to RSA 676:53 within 30 days of the date of decision  
183 identified above. This notice has been placed on file and made available for public inspection in the records  
184 of the Planning Board."

185

186 Mr. Reed: "Wayne Watjus, Chair -Solid Waste & Recycling Advisory Committee- Landfill discussion."

187

188 Mr. Watjus: "I am here as the chairman of the Solid Waste & Recycling Advisory Committee. On the  
189 committee I have been up to Concord quite a few times and they have a House Bill 617 and it is to study  
190 Recycling and Municipalities Solid Waste. I found out a lot of information up there and brought it back to you  
191 people so you can consider it. New Hampshire landfill's will soon reach their capacity. By 2034 Rochester  
192 will be full. So, there is a commerce clause in the US Constitution that prohibits protectionist policies against  
193 the acceptance of disposal of out of State waste, also landfills in NH are permitted to receive waste from out  
194 of State sources provided they also provide enough capacity for New Hampshire's general waste. So, what  
195 is going to happen is now that the waste companies, we only have 3 landfills' in New Hampshire, they are  
196 filling up, so they are going to be looking for more land to have landfills. The question is are the Town Laws  
197 and the Town ordinance ready for this? I feel that there are some spots in Town that if somebody wants to  
198 come in and wants to put a landfill in that they could do that without the right ordinances. "

199

200 Ms. Gott: "So you are suggesting that we have zoning to either allow or deny depending on how people feel  
201 about this? "

202

203 Mr. Watjus:" That's right. Because I think there are a couple spots and we have a great big hole in the town  
204 of Raymond that would make a nice landfill."

205

206 Mr. Coppelman: "The Town of Dalton is going through this right now. North County Environmental Services.  
207 The reason that Dalton is dealing with it is because when they were looking for an alternate site to  
208 Bethlehem which is close to being full. They looked around in the North Country for one and one that had  
209 access to the highway, but also a town that didn't have zoning. The Town of Dalton passed some  
210 emergency local legislation, but it is going to be tough to fight it."

211

212 Mr. Watjus: "Just to let you know Rochester, Turnkey, their estimates they are going to be filled at 2034 and  
213 Canterbury is 2025. What gets me is that commerce clause about 50 % of the trash comes from out of State  
214 and there is nothing we can do about it because of the commerce clause."

215

216 Mr. Wood: "There are things that we can do with in the Town, and we can prohibit landfills over or within  
217 1000 feet of an aquifer. We could put that in as one of our zoning ordinances. "

218

219 Ms. Gott: "How much of the Town would that protect?"

220

221 Mr. Reed: "About 80%."  
222  
223 Ms. Gott: "Does that really protect or preclude?"  
224  
225 Mr. Wood: "I think if we saw a map from Rockingham County that showed where our aquifers are and then a  
226 1000-foot delimiter around it."  
227  
228 Mr. Wentworth: "Why don't we just prohibit them. Any size landfill. "  
229  
230 Mr. Beauvilliers: "So what you are saying is we need to establish an ordinance that would go on the ballot  
231 and leave it to the voters as to whether or not they want a dump site or a landfill in the Town of Raymond."  
232  
233 Mr. Reed: "But once it is noticed then it becomes effective even though it hasn't been voted on."  
234  
235 Mr. Coppelman: "Correct and if it doesn't pass at Town Meeting then it reverts back."  
236  
237 Mr. Wood: "There is another one that we need to actually take a good look at and propose no exporting  
238 water from Raymond. Nottingham has an ordinance that states that unless there is Town Vote you can't  
239 have a company come in and do bottling, juice, soft drinks, everything. Bulk export of water. This is an  
240 opportunity to protect future water use within the Town."  
241  
242 Approval of minutes:  
243  
244 Motion:  
245 Mr. Wentworth made a motion to approve the October 17, 2019 minutes as amended. Mr. Reed seconded  
246 the motion. The vote was unanimous in favor of approving the minutes as amended. 7 in favor, 0 opposed,  
247 0 abstained.  
248  
249 Motion:  
250 Mr. Wentworth made a motion to approve the October 24, 2019 site walk minutes as amended. Mr.  
251 Beauvilliers seconded the motion. The vote was in favor of approving the minutes as amended. 3 in favor, 1  
252 opposed, 3 abstained. Jonathan Wood - Opposed  
253 Gretchen Gott - In favor  
254 John Beauvilliers - In favor  
255 George Plante - Abstain  
256 Robert Wentworth - In favor  
257 Brad Reed - Abstain  
258 Rich Mulryan - Abstain  
259  
260 Other Business:  
261  
262 Mrs. McCarthy: "There are two pieces of property that are being donated to the Town. There are actually 3  
263 on the 41:14A that is coming before the Board of Selectmen and one of them is Brian Griset's property.  
264 Which you have voted on and gone on through the subdivision approval with him. So that is being donated

265 to the Town and will be absorbed into the Flint Hill Conservation easement as soon as Bear Paw gets their  
266 new Director in and gets everything situated. That just has to go through the 41:14A process. These two  
267 pieces of property the piece of property that is over on Juanita Ave they are looking to donate to the Town a  
268 small quarter acre lot touching the Exeter River and really these really just here so that I can get your  
269 recommendation to the Board of Selectmen on whether they should accept them. Cons Com is also  
270 currently working through the whole process with them as well. Then the Chadwick piece they are looking  
271 to donate about 36.7 acres +/- it is going to be under an easement of NRCS (Natural Resources  
272 Conservation Service). The NRCS has very strict rules on their easements. So, we are just looking for  
273 recommendations for the Board of Selectmen whether to accept or not.”

274

275 Mr. Wood: “So regarding 129 Harriman Hill Road 36+/- acres to be held in an NRCS easement. I move we  
276 recommend it.”

277

278 Motion:

279 Mr. Wood made a motion to recommend that the Board of Selectmen accept the 36+/- acres as Town  
280 property. Mr. Wentworth seconded the motion. The vote was in favor of recommending the property to the  
281 Board of Selectmen. 1 in favor, 0 opposed, 1 abstained.

282

283 Motion:

284 Mr. Wood made a motion to recommend that the Board of Selectmen accept .28 +/- acres on Juanita  
285 Avenue as Town property. Mr. Wentworth seconded the motion. The vote was in favor of recommending the  
286 property to the Board of Selectmen. 6 in favor, 0 opposed, 1 abstained.

287

288 Staff Update:

289 Mrs. McCarthy: “So would anybody like to know how the McDonald-Ridgewood Commons Court Case came  
290 out? I am happy to report that we have won that case. They do have 10 days to appeal. Other than that,  
291 they found that the McDonald’s and their legal counsel did not bear the burden of proof and everything we  
292 had was spot on. The decision is 42 pages long if anyone would like it, I can get it for you.”

293

294 Board member updates:

295

296 Mr. Plante: “We had a BOS meeting, we opened up bids for one was for the transfer station. The other was  
297 the engineering for the town offices. We only had one bid for the transfer station which was Casella. The  
298 Board wasn’t very happy. Don’t forget Monday at 11 o’clock the Veteran’s Day Ceremony is taking place.”

299

300 Mrs. McCarthy: “The BOS also voted Alissa on to the ZBA.”

301

302 Mr. Reed: “We attended the Rockingham Planning Commission’s drinking water seminar and continued  
303 working on the CIP we just got some information from the Town Manager today.”

304

305 Ms. Gott: “I’d like to talk about our site walk and I am asking that we be aware of 91A considerations when  
306 we have a site walk. That we all hear the same information at the same time even though we did not have a  
307 quorum for that site walk. That we all hear the same information at the same time like we are supposed to.  
308 And I would ask any chair to respect the abilities of those people who are present. It is not supposed to be a

309 forced march. I had to stop because I could not keep up with you and it was clear that no one was going to  
310 wait. So, had I been able to walk at a pace that I am able to walk at, I would have completed the site walk.  
311 When you came back, and I again asked the Chair for a summary there was no answer. I think we need to  
312 look at how we do site walks. I think the Chair whomever it is needs to respect people and be considerate of  
313 their abilities.”

314

315 Mr. Wood: “At our regional drinking water municipal assessment, I have the documentation here. They  
316 suggested that site plans subdivisions include well testing, and quality and quantity. I checked with the  
317 building inspector that we had at the moment and apparently when we go for a certificate of occupancy, we  
318 file the water test. I think that they should be recorded. The people who did this presentation suggested that  
319 we have quality and quantity. They suggested that it go in the site plan review.”

320

321 Mr. Reed: “It also suggested that we forward it to the State. So that the State could start having a database  
322 of this.”

323

324 Mr. Wood: “However, we do not do this, which is well water testing on real estate property transfers and so  
325 that if somebody transfers from one to another, they need to present us with water quality.”

326

327 Mr. Coppelman: “More often than not the testing is done because the banks require it and most buyers  
328 these days are aware of the issues with groundwater.”

329

330 Mr. Wood: “So what we are also requesting and that has to be part of the code enforcement officer’s job is  
331 to collect a well water testing report whenever somebody buys or sells a house.”

332

333 Mr. Wentworth: “It should be water testing and well data.”

334

335 Mr. Wood: “They also described high risk uses as snow dumps, junk yards, gas stations, hair salons,  
336 automotive repair, dry cleaners, and that they should be not allowed in aquifers.”

337

338 Ms. Gott: “That is apparently part of the reason we are having PFOA’s show up in the tannery site because  
339 the Town used it as a snow dump. “

340

341 Mr. Wood: “We should require that State best management practices are followed, and this also requires  
342 code enforcement. So this has to do with best management with regard to these high risk uses and as I  
343 stated before we need to have a new ordinance that mimics what Nottingham says as far as no exporting  
344 water from wells in town, but also that the additional burden should someone want to go for a variance that  
345 variance is not allowed only Town vote would be allowed. “

346

347 Mr. Wentworth: “We are talking about the export of water does that include swimming pools?”

348

349 Mr. Coppelman: “It depends on how the ordinance would be written and whether or not it would specify the  
350 type of use of the water. It is more related to consuming the water.”

351

352 Mr. Wood: "I happen to have the conservation subdivisions that we have in Town and what they look like as  
353 far as from an aerial photo but also what they look like with regard to a particular plat layout. But it kinda  
354 gives you an overview."

355  
356  
357  
358

359 Motion:

360 Mr. Wentworth made a motion to adjourn. Mr. Plante seconded the motion. The vote was unanimous in  
361 favor of adjourning, 7 in favor, 0 opposed, 0 abstained.

362

363 Respectfully submitted,

364

365 Jill A. Vadeboncoeur

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# 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>

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## MEMORANDUM

**To:** Board of Selectmen  
**From:** Christina McCarthy, Assistant Planner  
**Date:** November 13, 2019  
**Re:** 41:14-a

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**There are three parcels of land being donated to the Town of Raymond.**

1. 129 Harriman Hill Road-Chadwick Revocable Trust- Donating 36 +/- acres.
2. Juanita Ave. -Anthony & Frances Spinazzola/Francesca Morrissey, Trustee for the Assunta J Ege Revocable Trust- Donating .28 +/- acres.
3. Norris Farm Road- Adela Griset- Donating 4.0825 acres as part of a conservation subdivision.

**Acceptance of land donations requires input from the Planning Board and Conservation Commission with two public hearings and an approving vote at a third meeting from the Board of Selectmen:**

The Raymond Planning Board discussed and voted to recommend the acceptance of the following land donations (see also meeting minutes):

129 Harriman Hill Road is being held by an NRCS easement. The easement paperwork has been included and has been chosen by the current property owners. This property directly abuts the Flint Hill Conservation land.

Norris Farm Road land donation is a result of a conservation subdivision approval by the Planning Board on August 15, 2019. This property will be absorbed into the Flint Hill Conservation Easement kept by Bear Paw.

Juanita Ave is a small postage stamp property that abuts the Lamprey River and the railroad bed. May either be good for green space or maybe a fishing spot.



**Board of Selectmen Agenda &  
Public Hearing  
Monday, November 18, 2019  
6:00 P.M.**

**Raymond High School Media Center**

*Please Note:*

*The Board of Selectmen may at any time during a public meeting, enter into a non-public session to conduct and facilitate town business. The Board of Selectmen will announce the RSA in which the session will be conducted and follow proper protocol under the confines of State Laws.*

**MEETING CALLED TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**MOMENT OF SILENCE:**

**PUBLIC COMMENTS:** *(Per Board Rules of Procedure, please limit comments to 3 minutes each)*

**PUBLIC HEARING:**

1. In accordance with RSA 41 :14-a, acquisition or sale of land/buildings or both, the Raymond Board of Selectmen will hold two public hearings on **November 18, 2019 and December 2, 2019, with the vote to accept on December 16, 2019, at 6:00pm in the Media Center at the Raymond High School, 45 Harriman Hill Road.** To accept public comment on a proposal to acquire the following land donations to the Town of Raymond:

Map 28-2/Lot 40 Juanita Drive Property

Map 41/Lot 4 Chadwick Property *(note: not subdivided)*

Map 35/Lot 15 Griset Property *(note: not subdivided)*

**AGENDA ITEMS:**

1. Solid Waste & Recycling Committee Presentation
2. Dumpster Ordinance Discussion – Board Action
3. Cable Franchise Agreement – Updates and Discussion
4. Sale of Tax Deeded Property Bids
5. CRF Computer & Technology Equipment

**ACCEPTANCE OF UNANTICIPATED DONATION FOR TOWN:** Fire Department Equipment Donations

**APPROVAL OF PUBLIC MINUTES:**

Board of Selectmen Public Minutes of November 4, 2019

**OTHER BUSINESS/BOARD ANNOUNCEMENTS:**

- Next Meeting/Public Hearing of the Board of Selectmen will be on Monday, December 2, 2019 and Monday, December 16, 2019 @ 6:00 p.m.
- Next Meetings of the Budget Committee is November 19, 2019 and December 3, 2019 @ 7:00, RHS Media Center

**CITIZEN QUESTION/ANSWER COMMENTS:** *(Per Board Rules of Procedure, please limit comments to 3 minutes each)*

**BOARD CORRESPONDENCE SENT/RECEIVED:**

**TOWN MANAGER'S REPORT:**

**BOARD OF SELECTMEN'S REPORT:**

**ADJOURNMENT:**

Posted: **November 14, 2019**, Old Fire Station, Town Office, Town's website. **Note:** Board of Selectmen Meetings are broadcast live on Channel 22. If you need audio or visual assistance, please contact the Selectmen's Office 72 hours prior to the meeting at 603-895-7007.



**Town of Raymond**  
**Board of Selectmen Approved Minutes**  
**Monday, November 18, 2019**  
**6:00 PM**  
**Raymond High School Media Center**

**Meeting Called to Order at High School by:** Chair, Selectman Plante; 6:00 p.m.

**Board of Selectmen in Attendance:**

Jack Barnes  
George Plante  
Christopher Long  
Kathleen Hoelzel  
Scott Campbell

**Town of Raymond Staff:**

Joseph Ilsley – Town Manager

**Board of Selectmen Excused:** n/a

**Pledge of Allegiance:** The Pledge of Allegiance was recited.

**Moment of Silence:** Anthony Spinazzola, Lt. Jason Menard, Worcester Fire Department

**Public Comment:** opened at 6:01pm, closed at 6:01pm.

**Public Hearing:**

*In accordance with RSA 41 :14-a, acquisition or sale of land/buildings or both, the Raymond Board of Selectmen will hold two public hearings on **November 18, 2019 and December 2, 2019, with the vote to accept on December 16, 2019, at 6:00pm in the Media Center at the Raymond High School, 45 Harriman Hill Road.** To accept public comment on a proposal to acquire the following land donations to the Town of Raymond:*

*Map 28-2/Lot 40 Juanita Drive Property*

*Map 41/Lot 4 Chadwick Property (note: not subdivided)*

*Map 35/Lot 15 Griset Property (note: not subdivided)*

The Chairman opened the public hearing for public comment at 6:02pm The Chairman read the public hearing notice for discussion. The Chairman asked the public if anyone had public input on this subject to Board. No Board discussion was presented. Ms. Kent, Chairman of the Conservation Commission came forward to speak. Ms. Kent stated that some of the Conservation Commission members walked the property of Juanita Drive, they observed that the property is small and provided good neighborhood access to the Rockingham Rail Trail and it is along the Lamprey River. They also observed that the property is very steep and had some trails. The flat trail on the left went out directly to the rail trail. They also observed that the area near the river was very flat and when the river floods, that it is a flood plain. The Conservation Commission wrote a letter of recommendation that the town accept the donation of Juanita Drive. She commented that once the property is accepted, there are two trails (one that belongs to the abutter) and one

46 that would be used for the public, she suggested some signage (to the Rail Trails) to direct the public to the  
47 correct trail so as to not be on the abutters property.

48 The Conservation Commission worked on the Norris Farm/ Griset Property along with the Planning Board  
49 phase of this project. It is a conservation subdivision and is part of the conservation subdivision in the  
50 respect that it we are going to use that part of the zoning the landowner makes half of the property  
51 conservation land. Mr. Griset wanted to donate most of the conservation part to the town and since it abuts  
52 Flint Hill there was an interest from the Conservation Commission to add this to the Flint Hill property and  
53 expand that conservation area. This piece of property is around five acres. The Conservation Commission  
54 recommended that the Town accept the donation in accordance with the Conservation subdivision plan and  
55 she further added that they had previously written a letter in July 16<sup>th</sup> to the Planning Board which made  
56 that recommendation.

57 The Chadwick property has been a project that the Conservation Commission and the Chadwick's have  
58 working on for a while. The Chadwick's wanted to donate part of their property and they are working  
59 through a program through the USDA that is administered by National Resource Conservation Service  
60 NRCS. This particular part of the property that they want to protect has wetlands, so one of the criteria to  
61 be part of this program is to have suitable wetlands and land for water life management. The other part of  
62 the program is based on a point system so one of the ways to help the Chadwick's qualify for this program  
63 was if the Town would accept the donation as conservation land. The reason is that the NRCS would prefer  
64 that properties that are under their conservation protection be owned by municipalities land trust versus  
65 private landowners. So, the Conservation Commission came before the Board of Selectmen back on  
66 November 19, 2018 and asked if the Town would accept the donation of this land. The Board approved the  
67 Conservation Commission to move forward with this project. The Chadwick's have been approved for this  
68 project and we are now in the final stages. As stated back in November the Conservation Commission  
69 recommends that the Town accept the land donation from the Chadwick's.

70 Chairman Plante asked the Griset Property and the Chadwick Property about each other? Ms. Kent replied  
71 that they do not, but both properties abut Flint Hill conservation. She also stated that these properties will  
72 not be part of the same conservation easement as Flint Hill is as this is a separate program administered by  
73 separate entities. This would be an extension, more conservation land for the town. Selectman Barnes asked  
74 if the land can be hunted on? Yes, replied Ms. Kent if the Board of Selectman choose to allow hunting.  
75 Chairman Plante asked what the tax impact would be by acquiring this land? Mr. Ilsley couldn't recall  
76 exactly, but roughly he estimated around \$700.00. Ms. Kent added that there is no expense to acquire the  
77 property, any expenses that would need to be expended would come from Conservation Commission funds  
78 and we will cover management activities. Selectman Hoelzel asked if there was an ongoing cost to the town  
79 once this property is acquired? Ms. Kent replied no; there is no stewardship fee and no ongoing fees to  
80 anyone. Chairman Plante asked about signage on these properties, is that something we can ask of the  
81 donators to acquire the placards? Ms. Kent stated in the case of Juanita Property, because the piece is small  
82 some signs showing where the town line is would be advisable. Same thing with the Chadwick property as  
83 it will sub-divided it will require some signage which we can present through the Planning Board.

84 Mr. Ilsley read a resident concern for this public hearing into the record. *"I have an issue with the Town*  
85 *accepting donated property. Why should all the property taxpayers have to bear the burden of paying*  
86 *more because someone chooses to "donate" to release their property from the tax burden?"*

87

88 *Also, why did only one Planning Board member accept the Chadwick Property, but six members were in*  
89 *favor of the Town accepting Juanita Property and six members were in favor of the Town accepting the*  
90 *Griset Property? Please be sure every BOS has a copy of this email prior to calling for a vote." Tina*  
91 *Thomas, Raymond Resident*

92 The public hearing closed at 6:16 p.m.

93 **Solid Waste & Recycling Committee Presentation:**

94 Mr. Watjus, Chair of the Committee came forward to present his committees presentation. He went up to  
95 Concord to investigate HB 617. They studied solid waste and recycling and would like to make some  
96 changes. He participated in 5 of the meetings and is bringing forward the information that he gathered. (*see*  
97 *attached reports attached to these minutes*). He expressed that NH landfills will soon reach capacity by  
98 2034; the state currently has three commercial landfills with unlimited service, three limited landfills  
99 (limiting where waste can be taken from). As these landfills reach capacity and or close, costs will rise.  
100 Once a landfill is closed and capped, the waste in the landfill does not continue to breakdown as there is no  
101 moisture, oxygen or heat which is required for the breakdown process. Mr. Ilsley made a point of  
102 clarification: Mr. Watjus is a volunteer on a committee that the Board appointed. What he is briefing is  
103 not his opinions and he is bringing information to us the information that was stated from a state committee  
104 to which he has donated his own time to attend these meetings. Other ways that we can dispose of trash, 1)  
105 Wheelabrator in Concord, not an incinerator and is considered better than a landfill, and is used as waste to  
106 energy sending electricity to homes, 2) composting, there are permits given, but they are limited to no meat  
107 or dairy products. These ways of generating clean electricity decreases greenhouse gases that would have  
108 been emitted from landfills and fossil-fuel power plants. Some things to be considered is how much will  
109 the costs rise? How are we going to pay for it? Should single stream change to source separate and how  
110 would it be done? Do we keep recycling at the curb and keep subsidizing it with trash bags? Or should we  
111 do trash only at the curb and bring our recyclables to the transfer station? How can the transfer station be  
112 utilized to benefit the taxpayer and is there a way to collect funds from the marketable recyclables? Mr.  
113 Watjus also mentioned that the other members, Ms. Pouliot, Ms. Dube and Mr. Woods have sent in their  
114 letters of resignation. There are only two members left, me and Selectman Hoelzel. Mr. Watjus turned in  
115 their letters to the Board.

116 **Dumpster Ordinance Discussion:**

117 Mr. Ilsley gave an overview of the dumpster ordinance thus far and how and why this is being brought  
118 forward now. Tonight, is a discussion, and an opportunity for the Board to make changes, if any, and for us  
119 to seek approval from the Board to send off for legal review. Once that is complete, this ordinance will be  
120 subject to two public hearings before going to the Board for a final vote and then it would become part of  
121 the Town Code.

122  
123 Troy Higgins, Bill Casey, Doug Linder, Tyler Smith, Donna Ryan, Beth Thompson and Curtis Pelletier all  
124 came forward to speak to the Board regarding trash bag prices, the dumpster ordinance put forth and their  
125 concerns and questions regarding their property and how this ordinance affects them. Mr. Higgins expressed  
126 that he has a dumpster that he keeps his dumpster locked and it is in his driveway and he expressed that the  
127 trash bag prices are very expensive that is why he went with a dumpster. He does not feel that the town has  
128 a right to tell him how to dispose of his trash in his own yard. Mr. Ilsley stated that there does need to be  
129 some control whether the proposed ordinance went too far brings great discussion and hear comments  
130 specifically about it, but we cannot go with no regulations. It has to meet both sides of the issue and be fair.  
131 He is open to hear solutions. Mr. Smith stated that he was under the impression that a homeowner could  
132 only put out two trash bags a week. Mr. Casey expressed that he has a dumpster and has two to three bags  
133 of waste a day; the dumpster is in his front yard in his driveway near the road as the trucks did damage to



**Board of Selectmen Agenda  
& Public Hearing  
Monday, January 13, 2020  
6:00 P.M.  
Raymond High School Media Center**

Please Note:

The Board of Selectmen may at any time during a public meeting, enter into a non-public session to conduct and facilitate town business. The Board of Selectmen will announce the RSA in which the session will be conducted and follow proper protocol under the confines of State Laws.

**MEETING CALLED TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**MOMENT OF SILENCE:** Jennifer Dixon, Patricia Scoledge, Jason Merrill

**PUBLIC COMMENTS:** *(Per Board Rules of Procedure, please limit comments to 3 minutes each)*

**PUBLIC HEARING**

In accordance with RSA 41 :14-a, acquisition or sale of land/buildings or both, the Raymond Board of Selectmen will hold two public hearings on **Monday, January 13, 2020 at 6:00 p.m. and January 27, 2020 at 6:00 p.m., with the vote to accept on Monday, February 10, 2020, at 6:00pm in the Media Center at the Raymond High School, 45 Harriman Hill Road.** These hearings will be to accept public comment on a proposal to acquire the following land donations to the Town of Raymond:

Map 28-2/Lot 40 Juanita Drive Property  
Map 41/Lot 4 Chadwick Property *(note: not subdivided)*  
Map 35/Lot 15 Grisest Property *(note: not subdivided)*

**AGENDA ITEMS:**

1. Cable Franchise – Attorney Miller (Donahue, Tucker and Ciandella)
2. PAYT Discussion
3. Conservation Membership
4. Police Department Personnel
5. ADA Update for Town Hall/Library
6. Citizen Petition Warrant Articles Update
7. Warrant Article Board Presentation Assignments

**ACCEPTANCE OF UNANTICIPATED REVENUE OR DONATION FOR TOWN:** n/a

**APPROVAL OF PUBLIC MINUTES:**

Board of Selectmen Public Minutes of December 16, 2019

**OTHER BUSINESS/BOARD ANNOUNCEMENTS:**

- Next Meeting/Public Hearings of the Board of Selectmen Monday, January 27, 2020 @ 6:00 p.m.
- Last day to register at the town hall to vote for the Presidential Primary Election is January 21st – residents can register on voting day – bring license to the polls
- Evening Joe with Joe will be Tuesday, January 21 @ 7:30 p.m. at Torrent Hall Safety Complex – Topic of discussion will be the Town Warrant Articles – Learn more about what items are coming forward for Town Vote

**CITIZEN QUESTION/ANSWER COMMENTS:** *(Per Board Rules of Procedure, please limit comments to 3 minutes each)*

**BOARD CORRESPONDENCE SENT/RECEIVED:**

**TOWN MANAGER'S REPORT:**

**BOARD OF SELECTMEN'S REPORT:**

**ADJOURNMENT:**

Posted: January 10, 2020, Old Fire Station, Town Office; Town's website 24 hours in advance of meeting. **Note:** Board of Selectmen Meetings are



**Board of Selectmen Agenda  
& Public Hearing  
Monday, January 27, 2020  
6:00 P.M.  
Raymond High School Media Center**

Please Note:

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**MEETING CALLED TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**MOMENT OF SILENCE:**

**PUBLIC COMMENTS:** *(Per Board Rules of Procedure, please limit comments to 3 minutes each)*

**PUBLIC HEARING**

In accordance with RSA 41 :14-a, acquisition or sale of land/buildings or both, the Raymond Board of Selectmen will hold two public hearings on **Monday, January 13, 2020 at 6:00 p.m. and January 27, 2020 at 6:00 p.m., with the vote to accept on Monday, February 10, 2020, at 6:00pm in the Media Center at the Raymond High School, 45 Harriman Hill Road.** These hearings will be to accept public comment on a proposal to acquire the following land donations to the Town of Raymond:

Map 28-2/Lot 40 Juanita Drive Property  
Map 41/Lot 4 Chadwick Property *(note: not subdivided)*  
Map 35/Lot 15 Grisct Property *(note: not subdivided)*

**AGENDA ITEMS:**

1. Building Permits for Class 6 Road – Miendl Rd – Board Vote Required
2. Access Easement – Norris Farm Road (Grisct Subdivision) – Required Board signatures

**ACCEPTANCE OF UNANTICIPATED REVENUE OR DONATION FOR TOWN:** n/a

**APPROVAL OF PUBLIC MINUTES:**

Board of Selectmen Public Minutes of January 13, 2020

**OTHER BUSINESS/BOARD ANNOUNCEMENTS:**

- January 31, 2020 - Last day for filing declaration of candidacy with Town Clerk – Town Clerks office will be open until 5:00 to accept candidacy declarations only
- Town Deliberative Session is on Saturday, February 1<sup>st</sup> beginning at 10:00AM at the Raymond High School Café
- School Deliberative Session is on Saturday, February 8<sup>th</sup> beginning at 10:00AM at the Raymond High School Café
- Next Meeting/Public Hearing of the Board of Selectmen Monday, February 10, 2020 @ 6:00 p.m.
- State Primary Elections are scheduled for Tuesday, February 11<sup>th</sup> at the Iber Holmes Gove Middle School beginning at 7:00 AM. Polls are open until 7:00 PM.
- Candidates Night is scheduled for Wednesday, February 12<sup>th</sup> at 6:00 p.m., Raymond High School Media Center. (Snow date for this event is Thursday, February 13<sup>th</sup> @ 6:00 p.m. same location).

**CITIZEN QUESTION/ANSWER COMMENTS:** *(Per Board Rules of Procedure, please limit comments to 3 minutes each)*

**BOARD CORRESPONDENCE SENT/RECEIVED:**

**TOWN MANAGER'S REPORT:**

**BOARD OF SELECTMEN'S REPORT:**

**ADJOURNMENT:**

Posted: January 21, 2020, Old Fire Station, Town Office; Town's website 24 hours in advance of meeting. **Note:** Board of Selectmen Meetings are broadcast live on Channel 22. If you need audio or visual assistance, call the Selectmen's Office 72 hours prior to the meeting at 603-895-7007.



**Board of Selectmen Agenda  
& Public Hearing  
Monday, February 10, 2020  
6:00 P.M.  
Raymond High School Media Center**

Please Note:

The Board of Selectmen may at any time during a public meeting, enter into a non-public session to conduct and facilitate town business. The Board of Selectmen will announce the RSA in which the session will be conducted and follow proper protocol under the confines of State Laws.

**MEETING CALLED TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**MOMENT OF SILENCE:**

**PUBLIC COMMENTS:** *(Per Board Rules of Procedure, please limit comments to 3 minutes each)*

**PUBLIC HEARING**

The Raymond Board of Selectmen will hold a public hearing on Monday, February 10, 2020 pursuant to the provisions of RSA 53-C:3-a to consider a proposal from Comcast of Maine/New Hampshire, Inc. for an amendment to the current television franchise agreement and a separate agreement on courtesy cable TV services provided to the Town and Schools. Copies of the current cable television franchise agreement and the proposed Amendment and separate agreement are available at the Town Office and on the Town's website [www.raymondnh.gov/tctv](http://www.raymondnh.gov/tctv)

Any interested person may attend this public hearing and present information and/or opinions related thereto.

**AGENDA ITEMS:**

1. Acceptance of acquired land donations– Board Vote Required
  - Map 28-2/Lot 40 Juanita Drive Property
  - Map 41/Lot 4 Chadwick Property
  - Map 35/Lot 15 Griset Property

**ACCEPTANCE OF UNANTICIPATED REVENUE OR DONATION FOR TOWN:** n/a

**APPROVAL OF PUBLIC MINUTES:**

Board of Selectmen Public Minutes of January 13, 2020

**OTHER BUSINESS/BOARD ANNOUNCEMENTS:**

- Next Meeting/Public Hearing of the Board of Selectmen **Monday, February 24, 2020 @ 6:00 p.m.**
- State Primary Elections are scheduled for Tuesday, February 11<sup>th</sup> at the Iber Holmes Gove Middle School beginning at 7:00 AM. Polls are open until 7:00 PM.
- Candidates Night is scheduled for Wednesday, February 12<sup>th</sup> at 6:00 p.m., Raymond High School Media Center. (Snow date for this event is Thursday, February 13<sup>th</sup> @ 6:00 p.m. same location).
- All Town Offices and Town Tax Collector's office will be closed for the Presidents Day Holiday – Monday, February 17, 2020
- Annual Reports will be available to the public by Tuesday, March 3, 2020
- Second Session Voting (Town Voting Day) polls will be open Tuesday, March 10, 2020 from 7AM – 7PM

**CITIZEN QUESTION/ANSWER COMMENTS:** *(Per Board Rules of Procedure, please limit comments to 3 minutes each)*

**BOARD CORRESPONDENCE SENT/RECEIVED:**

**TOWN MANAGER'S REPORT:**

**BOARD OF SELECTMEN'S REPORT:**

**NONPUBLIC – REPUTATION**

**ADJOURNMENT:**

**Town of Raymond**  
**Board of Selectmen Draft Minutes**  
**Monday, February 10, 2020**  
**6:00 PM**  
**Raymond High School Media Center**

**Meeting Called to Order at High School by:** Vice Chair, Campbell 6:00 p.m.

**Board of Selectmen in Attendance:**

Jack Barnes  
Scott Campbell  
Christopher Long (late arrival)  
Kathleen Hoelzel

**Town of Raymond Staff:**

Joseph Ilsley – Town Manager

**Board of Selectmen Excused:** George Plante, excused absence

**Pledge of Allegiance:** The Pledge of Allegiance was recited.

**Moment of Silence:**

**Public Comment:** opened at 6:01pm, closed at 6:01pm.

**Public Hearing:**

**Cable Franchise Agreement:**

Vice Chair read the legal notice to open the Public Hearing. Public Hearing opened at 6:03 p.m.

Kevin Woods, Cable Coordinator and Attorney Miller came forward to give an update on this agreement. Mr. Woods stated that Attorney Miller, from Donahue, Tucker and Ciandella, is the firm that has been assisting us in negotiating and finalizing this cable agreement renewal with Comcast. This lengthy process is our second extension to this contract. It was recommended to keep the current contract that we are presently under and instead, ask for an extension. Attorney Miller has been working with the Comcast representative to develop this extension. Tonight, we are presenting an amendment asking to extend the current contract and also a side agreement that deals with the FCC order that allows the cable companies to charge for like services. The first thing that they stated was that they were going to charge for the “free basic municipal drops” and through this process, we have a disagreement of where we actually have these drops and what Comcast is saying we have drops in town that are in use. This side agreement allows us to decide which ones we want to keep and the ones we do not want to keep. As the Town Manager and I both agree, the safety services are the most important to have, DPW, Police, Fire, Emergency Management. Comcast believes that there are several drops in the school, and they have not been using those for at least two years because they do not have digital to analog converters in order to be used. They also identify one in the library, not sure if there is one and we of course know that there is one in the town lobby. If this does go forward, charging for the drops, then those charges would come from the cable committee and the cable committee would recommend to the Board of Selectmen that those charges would come from cable franchise fee (the cable budget). At this point it the Town does get a HD channel; it will probably be not until the end of January 2023. Keeping the existing agreement is the best decision as it is a very robust contract agreement and Comcast is more in the business of trimming back on solid municipal agreement and going with a more bare bones agreements, but the one that Raymond has is a very good one and will yield a better advantage as we go into the future. In August the FCC ordered that services (free local channels, etc.) that had been previously provided freely, now the FCC stated that these services cannot be free anymore, the cable companies must charge communities, no exceptions. We presented the amendment and they agreed to the terms brought forward and we put together the side letter to talk about how the Town can drop any of the existing locations for TV services that we do not want to use but use the ones that we want to retain and will be billed to the Town at that point; and we have worked on a comprehensive plan to cover that so that the pinch is not felt by the cable subscribers. Selectman Barnes asked if the selectmen agree to this agreement and side letter, what is the extra costs our citizens? Mr. Wood responded, no costs as it is absorbed through cable funds and we will maintain the 2% budget and we may find that we may be able to drop that 2% franchise fee. Selectman Barnes also pointed out that due to a

56 quorum, we are missing selectmen at this meeting, and they are not here to give their opinion and vote. Attorney  
57 Miller stated that the only changes to the agreement are: 1) extending the term, 2) changing the free tv channels,  
58 ordered by the FCC; 3) the channel improvements for better connection for the local access channel (paid for with  
59 existing funds); 4) including an HD channel. Selectman Barnes asked if the Board has jurisdiction on setting the fee?  
60 Yes, replied Mr. Ilsley. Mr. Ilsley stated that until we figure out these complexities of the abrupt changes from the  
61 FCC he recommends we do not make and changes at this time. Upgrading our old antiquated system, which is  
62 expensive to maintain, having these types of upgrades (HD) channel and digital system/fiber optics we would like to  
63 complete by end of the quarter of 2020, will be a savings to maintain and will mitigate the costs moving forward.  
64 Attorney Miller stated in the side agreement we have language that if the FCC ruling is overturned by the court that  
65 Comcast will stop charging for these services. Selectman Hoelzel asked about the costs to change to HD and the  
66 upgrade? The fiber construction project will be \$65,000. The HD will not take place until 2-3 years after that and will  
67 have no cost impact. She asked about how many subscribers are in Raymond. We do not have that number stated  
68 Mr. Wood. Vice Chairman Campbell asked if the Board should hold off on signing, as we are missing some Board  
69 members, but have a quorum present. Mr. Ilsley stated that waiting would be detrimental and would cause delays in  
70 the cable project slated for the last quarter of 2020. He recommended we do not wait. Vice Chairman Campbell  
71 asked if there were any additional questions, no questions. Public Hearing was closed at 6:44 p.m. Vice Chairman  
72 Campbell made a motion to accept the 1<sup>st</sup> amendment to the February 28, 2014 renewal cable television franchise  
73 agreement between the Town of Raymond and Comcast New Hampshire/Maine, Inc.; seconded by Selectman Long,  
74 MOTION CARRIED 4-0-0. Vice Chairman Campbell made a motion to accept the separate agreement to the  
75 contract, seconded by Selectman Barnes MOTION CARRIED 4-0-0. The Board signed all four original copies.

#### 76 77 Agenda

78  
79 **Acceptance of Acquired Land Donations:** The Board has had the two public hearings on these land donations  
80 under RSA 41:14A; the Board will take a vote to accept these land donations. Vice Chairman Campbell made a  
81 motion to accept the land donations, Map 28-2, Lot 40; Juanita Drive, seconded by Selectman Long, MOTION  
82 CARRIED 4-0-0. Selectman Barnes made a motion to accept the land donations, Map 41, Lot 4; Chadwick Property,  
83 seconded by Selectman Long, MOTION CARRIED 4-0-0. Vice Selectman Barnes made a motion to accept the land  
84 donations, Map 35, Lot 15 Griset Property, seconded by Vice Chairman Campbell, MOTION CARRIED 4-0-0.

#### 85 86 **Approval of Public Minutes:**

87 Selectman Hoelzel made a motion to accept the Board minutes of January 27, 2020, seconded by Selectman Barnes,  
88 MOTION CARRIED 4-0-0.

89  
90 **Other Business and Board Announcements:** read by Vice Chairman Campbell.

91  
92 **Board Correspondence:** Vice Chairman and Town Manager, read and signed documentation presented. A Tax  
93 abatement, tax map 031, submap 000, Lot 050 came before the Board to authorize the abatement of taxes and  
94 approved by the Town Assessor; Vice Chairman asked for a motion to accept the abatement, Selectman Hoelzel made  
95 the motion, seconded by Selectman Long, MOTION CARRIED 4-0-0.

96  
97 **Citizen Questions/Comments:** None

#### 98 99 **Town Manager Report:**

100 **Transfer Station Contract Negotiations:** Are finalized, as part of the new contract and associated with the  
101 increasing cost of recycling, the Transfer Station is projected to discontinue receiving recyclables after March 14,  
102 2020. However, we are exploring a sticker program to allow the continuation of Recyclables for Raymond  
103 Residents at no cost, other than the cost of the sticker. There will be more come on how this program will work and  
104 cost once this has been finalized.

105 **Waste Management:** We will be meeting with Waste Management again this week to as part of our strategy to  
106 reduce program cost to our residents, while still ensuring the continuation of curb-side pickup and Town sponsored  
107 curb-side recycling.

108 **Water Tower Study:** We have the report on the Water Tower Study. This study was commissioned to evaluate  
109 the condition, safety, evaluate current storage capacity needs, evaluate solutions and provide cost estimates for the  
110 required Water Tower investments. Once we have fully reviewed the report, we will present it to the Board of

111 Selectmen. As stated previously, this effort is linked to re-defining the tow's actual capital needs and will be a  
112 priority this year to develop a strategy to the State's and the Town's concerns regarding the Water Towers.

113 **Bid Update; Torrent Hose Company Architects Selection:** The firm selected to design and program the cost of  
114 the Torrent Hose Company (Old Fire House) (Place Work). We will be moving forward to evaluate the facility to  
115 determine scope of work, the feasibility and any obstacles regarding the project.

116 **Meeting with the Planning Board.** On Thursday 13<sup>th</sup> of February, Steve and I will be meeting with the Planning  
117 Board to give inputs on chapters of the Master Plan and present them with the Capital Investment Assessment and  
118 the Deliberative Planning Process for the Raymond 2040; 20-year plan.

119 **Board of Selectmen Report: no comments from Board**

120  
121 **Non Public scheduled, is no longer needed.**

122  
123 **Adjourned: 7:25 p.m.**

124

125

126

127

128 Minutes Recorded By:

129 Deborah Intonti, Executive Assistant to the  
130 Board of Selectmen and Town Manager

These minutes are in draft form therefore are subject to change.

Blaisdell/Boucher  
Subdivision



# SUBDIVISION APPLICATION

## Town of Raymond NH

Map # 14-1 Lot # 5 Application Date \_\_\_\_\_ Application # \_\_\_\_\_

Project Name: BOULDER SUBDIVISION

Location: 181 LANE ROAD

Project Description: CRATE 1 NEW LOT FROM 4.62 AC LOT

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

### Applicant/Agent Information:

Name: RONALD & ELIZABETH BOUCHE Phone: 603-706-2515

Company: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 181 LANE ROAD RAYMOND

Signed\*: Ronald J. Bouché Elizabeth A. Bouché Date: Sept 6, 2022

**\*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: \_\_\_\_\_ Phone: \_\_\_\_\_

Company: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

### Designers of Record:

Engineer: N/A

Surveyor: BLAISDELL SURVEY, LLC

Soil Scientist: N/A

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 Bouvier Subdivision

MAP# 14-1 LOT # 5 APPLICATION DATE \_\_\_\_\_ 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>  </u>	<u>  </u> ✓	1. Name of subdivision; name and address of subdivider.	<u>  </u>	<u>  </u>
<u>  </u>	<u>  </u> ✓	2. Name, license number and seal of surveyor or other persons north arrow, scale and date of plan.	<u>  </u>	<u>  </u>
<u>  </u>	<u>  </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>  </u>	<u>  </u>
<u>  </u>	<u>  </u> ✓	4. Locus plan, showing zoning designations	<u>  </u>	<u>  </u>
<u>  </u>	<u>  </u> ✓	5. Signature block for Planning Board endorsement.	<u>  </u>	<u>  </u>
<u>  </u>	<u>  </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>  </u>	<u>  </u>
<u>  </u>	<u>  </u> ✓	7. Boundary survey and location of permanent markers.	<u>  </u>	<u>  </u>
<u>  </u>	<u>  </u> ✓	8. Location of property lines, lot areas in square feet and acres; lots numbered According to Town tax map system.	<u>  </u>	<u>  </u>
<u>  </u>	<u>  </u> ✓	9. Location and amount of frontage on public right-of-way	<u>  </u>	<u>  </u>
<u>  </u>	<u>  </u> ✓	10. Location of building setback lines.	<u>  </u>	<u>  </u>
<u>  </u>	<u>  </u> ✓	11. Existing and/or proposed buildings, other structures.	<u>  </u>	<u>  </u>
<u>  </u>	<u>  </u> ✓	12. Location of any existing or proposed easements, land to be dedicated to public use.	<u>  </u>	<u>  </u>
<u>  </u>	<u>  </u> ✓	13. Existing and proposed water mains, culverts, drains, sewers; proposed connections or alternative means of providing water supply and sewage disposal.	<u>  </u>	<u>  </u>



# Subdivision Checklist

TOWN OF RAYMOND, NH

**SUBMITTED**

YES NO

14. Existing and proposed streets, with names, classification, width of travel surface and rights-of-way.

WAIVED  
 YES NO

15. Final road profiles, centerline stationing, cross sections.

16. Location and width of existing and proposed driveways.

17. Location of all surface water, wetlands, rock ledges, stone walls, open space to be preserved, and any other man-made or natural features.

18. Existing and proposed topographic contours.

19. Soil and wetland delineation. *(see: requirements for soils and wetlands data).*

20. Location of perc tests, test results, outline of 4,000 area, applicable septic square-foot septic setback lines.

21. Location of existing and proposed wells, with required radius on property.

22. Base flood elevations.

**OTHER:**

23. Plans for stormwater management and erosion control.

24. Copy of state subdivision approval for septic system.

25. Alteration of Terrain Permit.

26. Town or DOT Driveway Permit

27. Copies of any proposed or existing easements, deed restrictions, covenants, and street deeds.

28. Such additional studies as may be required.

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. \*

30. Three (3) copies of all studies\*

**FEES**

1. Application Fees

2. Abutters Notice Fees **(to include three (3) labels per abutter)**

3. Engineering and Legal Review Escrow

BOUCHER SUBDIVISION

RAYMOND, NH

BLAISDELL SURVEY, LLC

1 EVALUATED BY RTB DATE: 8-31-22

<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 - 47	2.5Y 5/6, LIGHT OLIVE BROWN, FINE SANDY LOAM, FRIABLE, FILL
47 - 49	10YR 3/6, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
49 - 56	10YR 5/6, YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
56 - 65	2.5Y 6/4, LIGHT YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE

GRAVEL THROUGHOUT PROFILE

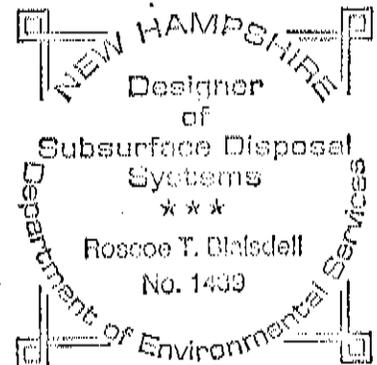
ESTIMATED SEASONAL HIGH WATER TABLE @ NONE  
OBSERVED WATER @ NONE ROOTS TO: 55"  
REFUSAL @ NONE RESTRICTIVE LAYER @ NONE"  
PERCOLATION RATE: 8 MIN/INCH @ 28"

2 EVALUATED BY RTB DATE: 8-31-22

<u>DEPTH (IN.)</u>	<u>DESCRIPTION</u>
0 - 22	10YR 3/4, DARK YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
22 - 36	10YR 5/4, YELLOWISH BROWN, FINE SANDY LOAM, FRIABLE
36 - 62	10YR 6/6, BROWNISH YELLOW, FINE SANDY LOAM, FRIABLE

GRAVEL THROUGHOUT PROFILE

ESTIMATED SEASONAL HIGH WATER TABLE @ 42"  
OBSERVED WATER @ NONE ROOTS TO: 55"  
REFUSAL @ NONE RESTRICTIVE LAYER @ NONE"  
PERCOLATION RATE: 8 MIN/INCH @ 28"



**Memo To:** Town of Raymond Planning Board

**From:** Madeleine Dilonno, Regional Planner, Rockingham Planning Commission

**Date:** September 26, 2022

**Subject:** Review of Subdivision Application at 181 Lane Road (Tax Map 14 Lot 5)

Rockingham Planning Commission has received and reviewed a subdivision application for 181 Lane Road (Tax Map 14 Lot 5). The applicant is proposing to subdivide a 4.62-acre lot in to two lots, one being 2.61 acres and the other 2.01 acres at 181 Lane Road (Zone B, Residential). My specific comments are as follows:

1. The application meets completeness requirements for the Board's further consideration. The Board should invoke jurisdiction before taking further action.
2. It is recommended that the applicant clearly identify wetlands boundaries and setbacks on the plan.
3. It is recommended the applicant verify that there is a minimum 40,000 contiguous square feet of non-zone G land on both lots in accordance with ZO 15.3.2.
4. The applicant will need to obtain a local driveway permit for Lot 15-1. This should be included as a condition of approval.

**LEGEND**

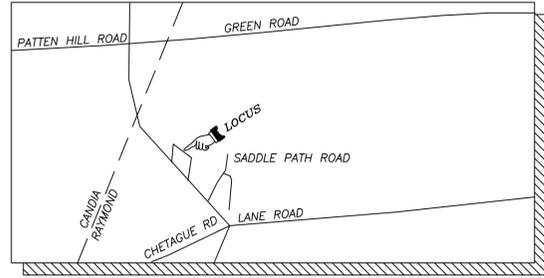
- DENOTES DRILL HOLE IN STONE WALL
- DENOTES 1/2" STEEL REINFORCING ROD W/ RED PLASTIC ID CAP TO BE SET
- DENOTES EXISTING UTILITY POLE

**PLAN REFERENCES:**

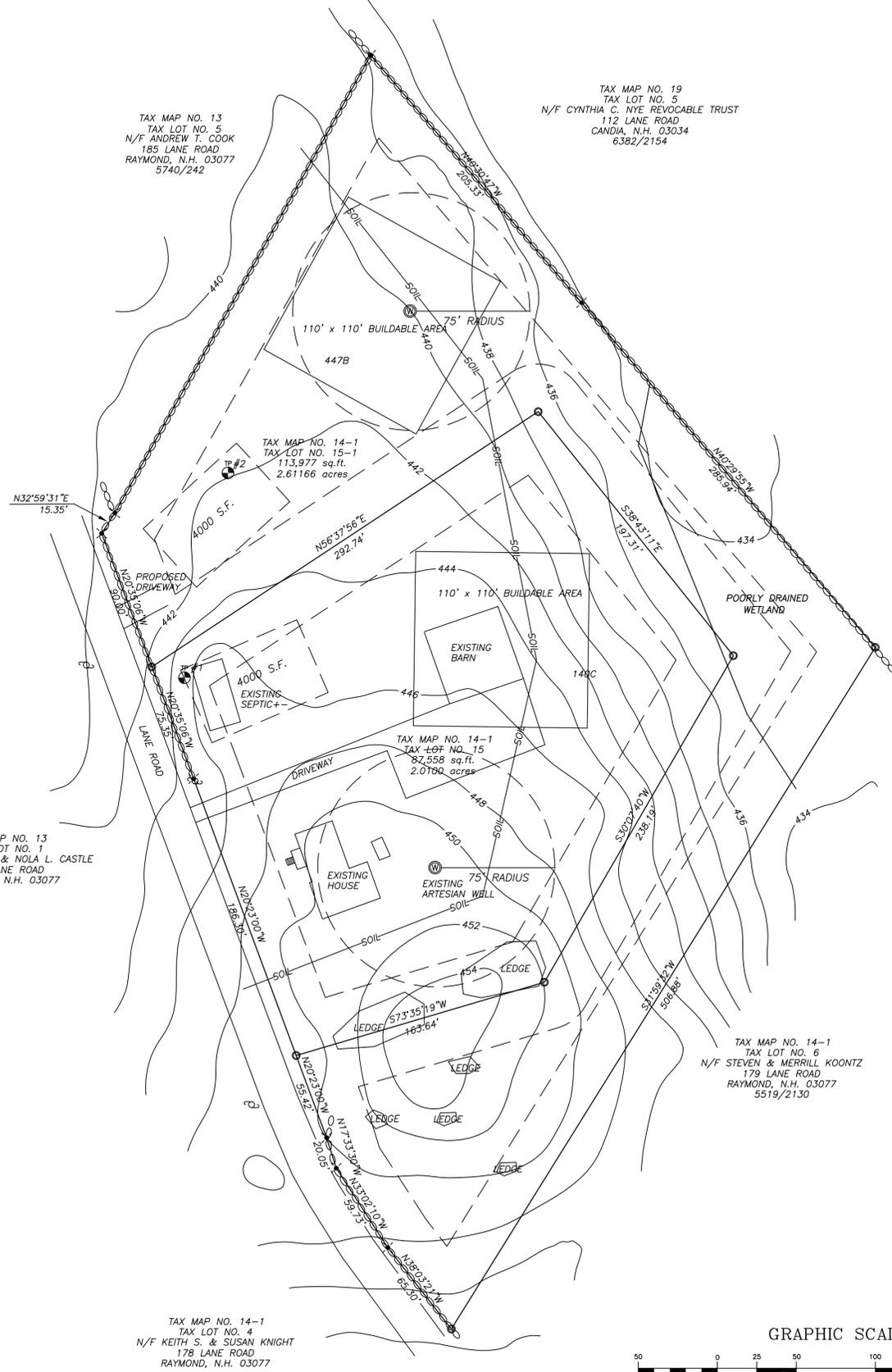
1. R.C.R.D. #D-8664 "A SURVEY AND PLAT OF A SUBDIVISION TO BE KNOWN AS GRAY ESTATES OWNED BY GARDNER B. LYNN E. GRAY SITUATED IN RAYMOND, NH" PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED FEBRUARY 19, 1975.

**NOTES:**

1. LAND IS DESCRIBED BY DEED OF RONALD J. & ELIZABETH ANN BOUCHER OF 181 LANE ROAD, RAYMOND NH 03077 AND IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.), BRENTWOOD, N.H. IN BOOK 3009 PAGE 1225 ON OCTOBER 1, 1993.
2. I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN JULY, 2010 USING A LEICA TCA1105 TOTAL STATION AND HAS A TRAVERSE ERROR OF CLOSURE BETTER THAN 1":10,000' ON ALL PROPERTY LINES BORDERING ON THE SUBJECT PROPERTY.   
*Roscoe T. Blaisdell*
3. LAND IS NOT LOCATED IN THE FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 33015C0170 EFFECTIVE MAY 17, 2005.
4. LAND IS LOCATED IN THE RESIDENTIAL AGRICULTURAL ZONE.
5. STATE OF N.H. D.E.S. SUBDIVISION APPROVAL NUMBER \_\_\_\_\_
6. PURPOSE OF PLAN: TO CREATE 1 NEW RESIDENTIAL BUILDING LOT FROM TAX MAP 14-0 LOT 5. TOTAL AREA INVOLVED IS 4.6266 ACRES.



VICINITY



TAX MAP NO. 13  
TAX LOT NO. 1  
N/F THOMAS D. & NOLA L. CASTLE  
180 LANE ROAD  
RAYMOND, N.H. 03077

TAX MAP NO. 13  
TAX LOT NO. 5  
N/F ANDREW T. COOK  
185 LANE ROAD  
RAYMOND, N.H. 03077  
5740/242

TAX MAP NO. 19  
TAX LOT NO. 5  
N/F CYNTHIA C. NYE REVOCABLE TRUST  
112 LANE ROAD  
CANDIA, N.H. 03034  
6382/2154

TAX MAP NO. 14-1  
TAX LOT NO. 15-1  
113,977 sq.ft.  
2.61166 acres

TAX MAP NO. 14-1  
TAX LOT NO. 15  
87,558 sq.ft.  
2.0160 acres

TAX MAP NO. 14-1  
TAX LOT NO. 6  
N/F STEVEN & MERRILL KOONTZ  
179 LANE ROAD  
RAYMOND, N.H. 03077  
5519/2130

TAX MAP NO. 14-1  
TAX LOT NO. 4  
N/F KEITH S. & SUSAN KNIGHT  
178 LANE ROAD  
RAYMOND, N.H. 03077

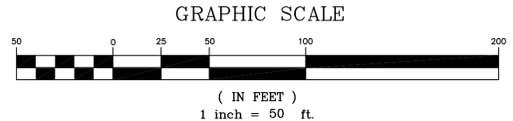
SOIL TYPES FROM WEB SOIL SURVEY

- 140C - CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15% SLOPES, VERY STONY.
- 447B - SCITUATE-NEWFIELDS COMPLEX, 3 TO 8% SLOPES, VERY STONY.

A SURVEY AND PLAT OF A  
**SUBDIVISION**  
PREPARED FOR THE OWNER OF RECORD  
**RONALD J. & ELIZABETH ANN BOUCHER**  
SITUATED IN THE TOWN OF  
**RAYMOND, NH**  
TAX MAP 14-1 LOT 5

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

WETLANDS WERE DELINEATED ON THE BASIS OF HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1" JANUARY 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 2" JULY 1998. WETLANDS DELINEATED BY ROSCOE BLAISDELL ON 7/19/22 IN ACCORDANCE WITH ENV-Wq1014.03.



PREPARED BY:  
**BLAISDELL SURVEY, LLC**  
**ROSCOE T. BLAISDELL, LLS**  
22 SCRIBNER ROAD, RAYMOND, N.H. 03077  
DATE: 7/19/22 603-895-9947 JOB NO. 2847  
FB NO. 38 DRAWING NAME: 2847SUB RBLAISDELL@COMCAST.NET

1 **SECTION 4.8 POST CONSTRUCTION STORMWATER MANAGEMENT STANDARDS**

2 A. Purpose, Goals and Definitions

- 3 1. The purpose of post construction stormwater management standards is to provide  
4 reasonable guidance for the regulation of stormwater runoff to protect local natural  
5 resources from degradation and prevent adverse impacts to adjacent and downstream land,  
6 property, facilities, and infrastructure. These standards regulate discharges from  
7 stormwater and runoff from land development projects and other construction activities to  
8 control and minimize increases in stormwater runoff rates and volumes, soil erosion, stream  
9 channel erosion, and nonpoint source pollution associated with stormwater runoff.
- 10 2. The goal of these standards is to establish minimum stormwater management requirements  
11 and controls to protect and safeguard the general health, safety, and welfare of the public in  
12 the Town of Raymond. This regulation seeks to meet that goal through the following  
13 objectives:
- 14 a. Minimize increases in stormwater runoff from any development to reduce  
15 flooding, siltation and streambank erosion and maintain the integrity of stream  
16 channels.
  - 17 b. Minimize increases in nonpoint source pollution caused by stormwater runoff  
18 from development which would otherwise degrade local water quality.
  - 19 c. Minimize the total volume of surface water runoff which flows from any specific  
20 site during and following development to not exceed the pre-development  
21 hydrologic condition to the maximum extent practicable as allowable by site  
22 conditions.
  - 23 d. Reduce stormwater runoff rates and volumes, soil erosion and nonpoint source  
24 pollution, wherever possible, through stormwater management controls and to  
25 ensure that these management controls are properly maintained and pose no  
26 threat to public safety or cause excessive municipal expenditures.
  - 27 e. Protect the quality of groundwater resources, surface water bodies and wetlands.

28 B. Minimum Thresholds for Applicability

- 29 1. The Post-Construction Stormwater Management Standards apply to subdivisions that result  
30 in creation of a private road or a road intended for adoption as a public road. All stormwater  
31 runoff generated from the proposed private or public roadway(s) and any other stormwater  
32 runoff contributing to the roadway stormwater management system(s) shall be managed  
33 and treated in full compliance with these standards.
- 34 2. For subdivisions comprising lots with frontage on existing private or public roadways,  
35 roadside drainage and any other stormwater runoff from the new lots discharging to the  
36 roadside drainage system must be managed for: stormwater runoff quantity/volume; and  
37 water quality treatment if stormwater is discharged to the municipality's drainage system  
38 subject to the EPA MS4 permit.
- 39 3. The following activities are considered exempt from preparing and submitting a stormwater  
40 management plan:
- 41 a. Agricultural and forestry practices located outside wetlands and surface water  
42 setbacks and/or buffers.
  - 43 b. Resurfacing and routine maintenance of existing roads and parking lots.

- 44 c. Exterior and interior alterations and maintenance to existing buildings and  
45 structures.
- 46 C. Stormwater Management for New Development
- 47 1. All proposed stormwater management practices and treatment systems shall meet the  
48 following performance standards:
- 49 a. Stormwater management and erosion and sediment control practices shall be  
50 located outside any specified buffer zones unless otherwise approved by the  
51 Planning Board. Alternatives to stream and wetland crossings that eliminate or  
52 minimize environmental impacts shall be considered whenever possible.
- 53 b. Low Impact Development (LID) site planning and design strategies are encouraged  
54 to be used to the maximum extent practicable (MEP) to reduce stormwater runoff  
55 volumes, protect water quality, and maintain predevelopment site hydrology. LID  
56 techniques have the goals of protecting water quality, maintaining  
57 predevelopment site hydrology. LID techniques that preserve existing vegetation,  
58 reduce the development footprint, minimize, or disconnect impervious area, and  
59 use enhanced stormwater best management practices (BMP's) (such as rain  
60 gardens, bio retention systems, tree box filters, and similar stormwater  
61 management landscaping techniques) shall be incorporated into landscaped  
62 areas. Capture and reuse of stormwater is strongly encouraged. The applicant  
63 must document in writing why LID strategies are not appropriate when not used  
64 to manage stormwater.
- 65 c. All stormwater treatment areas shall be planted with native plantings appropriate  
66 for the site conditions: trees, grasses, shrubs and/or other native plants in  
67 sufficient numbers and density to prevent soil erosion and to achieve the water  
68 quality treatment requirements of this section.
- 69 d. All stormwater installations and areas that receive rainfall runoff must be  
70 designed to drain within a maximum of 72 hours for vector control.
- 71 e. Salt storage areas shall be fully covered with permanent or semi-permanent  
72 measures and loading/offloading areas shall be located and designed to not drain  
73 directly to receiving waters and maintained with good housekeeping measures in  
74 accordance with NH DES published guidance. Runoff from snow and salt storage  
75 areas shall enter treatment areas as specified above before being discharged to  
76 receiving waters or allowed to infiltrate into the groundwater. See NHDES  
77 published guidance fact sheets on road salt and water quality, and snow disposal  
78 at <http://des.nh.gov/organization/commissioner/pip/factsheets/wmb/index.htm>
- 79 f. Surface runoff shall be directed into appropriate stormwater control measures  
80 designed for treatment and/or filtration to the MEP and/or captured and reused  
81 onsite.
- 82 g. All newly generated stormwater from new development shall be treated on the  
83 development site. Runoff shall not be discharged from the development site to  
84 municipal drainage systems or privately owned drainage systems (whether  
85 enclosed or open drainage) or to surface water bodies and wetlands in rates  
86 greater than discharged under existing conditions (developed condition or  
87 undeveloped condition). A development plan shall include provisions to retain

88 natural predevelopment watershed areas on the site by using the natural flow  
89 patterns.

- 90 h. Runoff from impervious surfaces shall be treated to achieve at least 80% removal  
91 of Total Suspended Solids and at least 60% removal of both total nitrogen and  
92 total phosphorus using appropriate treatment measures, as specified in the NH  
93 Stormwater Manual. Volumes 1 and 2, December 2008, as amended (refer to  
94 Volume 2, page 6, Table 2.1 Summary of Design Criteria, Water Quality Volume for  
95 treatment criteria) or other equivalent means. Where practical, the use of natural,  
96 vegetated filtration and/or infiltration practices or subsurface gravel wetlands for  
97 water quality treatment is preferred given its relatively high nitrogen removal  
98 efficiency. All new impervious area draining to surface waters impaired by  
99 nitrogen, phosphorus or nutrients shall be treated with stormwater BMP's  
100 designed to optimize pollutant removal efficiencies based on design standards  
101 and performance data published by the UNH Stormwater Center and/or included  
102 in the latest version of the NH Stormwater Manual. Note: The Anti-Degradation  
103 provisions of the State Water Quality Standards require that runoff from new  
104 development shall not contribute additional pollutant loads to existing water body  
105 impairments.
- 106 i. Measures shall be taken to control the post-development peak rate runoff so that  
107 it does not exceed pre-development runoff. Drainage analyses shall include  
108 calculations comparing pre- and post-development stormwater runoff rates (cubic  
109 feet/second) and volumes (cubic feet) for the 1-inch rainstorm and the 2-year, 10-  
110 year, 25-year, and 50-year 24-hour storm events. Similar measures shall be taken  
111 to control the post-development runoff volume to infiltrate the groundwater  
112 recharge volume GRV according to the following ratios of Hydrologic Soil Group  
113 (HSG) type versus infiltration rate multiplier: HSG-A: 0.4; HSG-B: 0.25; HSG-C: 0.1;  
114 HSG-D: 0.00. For sites where infiltration is limited or not practicable, the applicant  
115 must demonstrate that the project will not create or contribute to water quality  
116 impairment. Infiltration structures shall be in locations with the highest  
117 permeability on the site.
- 118 j. The design of the stormwater drainage systems shall provide for the disposal of  
119 stormwater without flooding or functional impairment to streets, adjacent  
120 properties, downstream properties, soils, or vegetation.
- 121 k. The design of the stormwater management systems shall account for upstream  
122 and upgradient runoff that flows onto, over, or through the site to be developed  
123 or re-developed, and provide for this contribution of runoff.
- 124 l. Whenever practicable, native site vegetation shall be retained, protected, or  
125 supplemented. Any stripping of vegetation shall be done in a manner that  
126 minimizes soil erosion. development impervious surfaces, buildings and  
127 structures; surface water bodies and wetlands; drainage patterns, sub-catchment  
128 and watershed boundaries; building setbacks and buffers, locations of various  
129 hydrologic group soil types, mature vegetation, land topographic contours with  
130 minimum 2-foot intervals and spot grades where necessary for sites that are flat.

131 2. Submission Requirements for Stormwater Management Report and Plans

- 132 a. The SMP shall include a narrative description and a Proposed Conditions Site Plan  
133 showing all post-development proposed impervious surfaces, buildings and  
134 structures; temporary and permanent stormwater management elements and  
135 BMP, including BMP GIS coordinates and GIS files; important hydrologic features  
136 created or preserved the site; drainage patterns, sub-catchment and watershed  
137 boundaries; building setbacks and buffers; proposed tree clearing and topographic  
138 contours with minimum 2-foot intervals. The plans shall provide calculations and  
139 identification of the total area of disturbance proposed on the site (and off site if  
140 applicable) and total area of new impervious surface created. A summary of the  
141 drainage analysis showing a comparison of the estimated peak flow and volumes  
142 for various design storms (see Table 1. Stormwater Infrastructure Design Criteria)  
143 at each of the outlet locations shall be included.
- 144 b. The SMP shall describe the general approach and strategies implemented, and the  
145 facts relied upon, to meet the goals of Section 1.15-3. A and C.: The SMP shall  
146 include design plans and/or graphical sketch(es) of all proposed above ground LID  
147 practices.
- 148 c. The SMP shall include calculations of the change in impervious area, pollution  
149 loading and removal volumes for each best management practice, and GIS files  
150 containing the coordinates of all stormwater infrastructure elements (e.g. catch  
151 basins, swales, detention/bioretention areas, piping).
- 152 d. The SMP shall include a description and a proposed Site Plan showing proposed  
153 erosion and sediment control measures, limits of disturbance, temporary and  
154 permanent soil stabilization measures in accordance with the NHDES Stormwater  
155 Manual Volume 3 (most recent version) as well as a construction site inspection  
156 plan including phased installation of best management practices and final  
157 inspection upon completion of construction.
- 158 e. The SMP shall include a long-term stormwater management BMP inspection and  
159 maintenance plan (see Section 1.15-2.E) that describes the responsible parties and  
160 contact information for the qualified individuals who will perform future BMP  
161 inspections. The inspection frequency, maintenance and reporting protocols shall  
162 be included.
- 163 f. The SMP shall describe and identify locations of any proposed deicing chemical  
164 and/or snow storage areas. SMP will describe how deicing chemical use will be  
165 minimized or used most efficiently.
- 166 g. In urbanized areas that are subject to the EPA MS4 Stormwater Permit and will  
167 drain to chloride-impaired waters, any new developments and redevelopment  
168 projects shall submit a description of measures that will be used to minimize salt  
169 usage, and track and report amounts applied using the UNH Technology Transfer  
170 Center online tool (<http://www.roadsalt.unh.edu/Salt/>) in accordance with  
171 Appendix H of the NH MS4 Permit.
- 172 3. General Performance Criteria for Stormwater Management Plans
- 173 a. All applications shall apply site design practices to reduce the generation of  
174 stormwater in the post-developed condition, reduce overall impervious surface

- 175 coverage, seek opportunities to capture and reuse and minimize and discharge of  
176 stormwater to the municipal stormwater management system.
- 177 b. Water quality protection.
- 178 i. All stormwater runoff generated from new development or redevelopment  
179 shall not be discharged directly into a jurisdictional wetland or surface water  
180 body without adequate treatment.
- 181 ii. All developments shall provide adequate management of stormwater runoff  
182 and prevent discharge of stormwater runoff from creating or contributing to  
183 water quality impairment.
- 184 c. Onsite groundwater recharge rates shall be maintained by promoting infiltration  
185 through use of structural and non-structural methods. The annual recharge from  
186 the post development site shall maintain or exceed the annual recharge from pre-  
187 development site conditions. Capture and reuse of stormwater runoff is  
188 encouraged in instances where groundwater recharge is limited by site conditions  
189 All stormwater management practices shall be designed to convey stormwater to  
190 allow for maximum groundwater recharge. This shall include, but not be limited  
191 to:
- 192 i. Maximizing flow paths from collection points to outflow points.  
193 ii. Use of multiple BMPs.  
194 iii. Retention of and discharge to fully vegetated areas.  
195 iv. Maximizing use of infiltration practices.  
196 v. Stormwater System Design Performance Standards.
- 197 d. Stormwater system design, performance standards and protection criteria shall be  
198 provided as prescribed in Table 1 below. Calculations shall include sizing of all  
199 structures and best management practices, including sizing of emergency  
200 overflow structures based on assessment of the 100-year 24-hour frequency  
201 storm discharge rate.
- 202 e. The sizing and design of stormwater management practices shall utilize new  
203 precipitation data from the Northeast Region Climate Center (NRCC) or the most  
204 recent precipitation atlas published by the National Oceanic and Atmospheric  
205 Administration (NOAA) for the sizing and design of all stormwater management  
206 practices. See the NRCC website at <http://precip.eas.cornell.edu/>.
- 207 f. All stormwater management practices involving bioretention and vegetative cover  
208 as a key functional component must have a landscaping plan detailing both the  
209 type and quantities of plants and vegetation to be in used in the practice and how  
210 and who will manage and maintain this vegetation. The use of native plantings  
211 appropriate for site conditions is strongly encouraged for these types of  
212 stormwater treatment areas. The landscaping plan must be prepared by a  
213 registered landscape architect, soil conservation district office, or another  
214 qualified professional.
- 215 4. Spill Prevention, Control and Countermeasure (SPCC) Plan. Any existing or otherwise  
216 permitted use or activity having regulated substances in amounts greater than five gallons,  
217 shall submit to the local official such as Fire Chief or Emergency Response Official a SPCC  
218 plan for review and approval. The Plan will include the following elements:

- 219 a. Disclosure statements describing the types, quantities, and storage locations of all  
220 regulated substances that will be part of the proposed use or activity.  
221 b. Owner and spill response manager’s contact information.  
222 c. Location of all surface waters and drainage patterns.  
223 d. A narrative describing the spill prevention practices to be employed when  
224 normally using regulated substances.  
225 e. Containment controls, both structural and non-structural.  
226 f. Spill reporting procedures, including a list of municipal personnel or agencies that  
227 will be contacted to assist in containing the spill, and the amount of a spill  
228 requiring outside assistance and response.  
229 g. Name of a contractor available to assist in spill response, contaminant, and  
230 cleanup.  
231 h. The list of available clean-up equipment with instructions available for use on-site  
232 and the names of employees with adequate training to implement containment  
233 and clean up response.
- 234 D. Stormwater Management for Redevelopment
- 235 1. Redevelopment (as applicable to this stormwater regulation) means:
- 236 a. Any construction, alteration, or improvement that disturbs existing impervious  
237 area (including demolition and removal of road/parking lot materials down to the  
238 erodible subbase) or expands existing impervious cover by any amount, where the  
239 existing land use is commercial, industrial, institutional, governmental,  
240 recreational, or multifamily residential.
- 241 b. Any redevelopment activity that results in improvements with no increase in  
242 impervious area shall be considered redevelopment activity under this regulation  
243 if capital cost of improvements is greater than 30% of the assessed property  
244 value.
- 245 c. Any new impervious area over portions of a site that are currently pervious.
- 246 2. The following activities are not considered redevelopment unless they meet the above  
247 criteria in section D.1.b.:
- 248 a. Interior and exterior building renovation.  
249 b. Resurfacing of an existing paved surface (e.g. parking lot, walkway or roadway).  
250 c. Pavement excavation and patching that is incidental to the primary project  
251 purpose, such as replacement of a collapsed storm drain.  
252 d. Landscaping installation and maintenance.
- 253 3. Redevelopment applications shall comply with the requirements of Sections C.2 Submission  
254 Requirements for Stormwater Management Report and Plans, C.3 General Performance  
255 Criteria for Stormwater Management Plans, and C.4 Spill Prevention, Control and  
256 Countermeasure (SPCC) Plan.
- 257 4. For sites meeting the definition of a redevelopment project and having less than 60%  
258 existing impervious surface coverage, the stormwater management requirements will be  
259 the same as other new development projects. The applicant must satisfactorily demonstrate  
260 that impervious area is minimized, and LID practices have been implemented on-site to the  
261 MEP.

- 262 5. For sites meeting the definition of a redevelopment project and having more than 60%  
263 existing impervious surface area, stormwater shall be managed for water quality in  
264 accordance with one or more of the following techniques, listed in order of preference:  
265 a. Implement measures onsite that result in disconnection or treatment of 100% of  
266 the additional proposed impervious surface area and at least 30% of the existing  
267 impervious area and pavement areas, preferably using filtration and/or infiltration  
268 practices.  
269 b. If resulting in greater overall water quality improvement on the site, implement  
270 LID practices to the MEP to provide treatment of runoff generated from at least  
271 60% of the entire developed site area.
- 272 6. Runoff from impervious surfaces shall be treated to achieve at least 80% removal of Total  
273 Suspended Solids and at least 60% removal of both total nitrogen and total phosphorus  
274 using appropriate treatment measures, as specified in the NH Stormwater Manual. Volumes  
275 1 and 2, December 2008, as amended (refer to Volume 2, page 6, Table 2.1 Summary of  
276 Design Criteria, Water Quality Volume for treatment criteria) or other equivalent means.  
277 Where practical, the use of natural, vegetated filtration and/or infiltration practices or  
278 subsurface gravel wetlands for water quality treatment is preferred given its relatively high  
279 nitrogen removal efficiency. All new impervious area draining to surface waters impaired by  
280 nitrogen, phosphorus or nutrients shall be treated with stormwater BMP's designed to  
281 optimize pollutant removal efficiencies based on design standards and performance data  
282 published by the UNH Stormwater Center and/or included in the latest version of the NH  
283 Stormwater Manual. Note: The Anti-Degradation provisions of the State Water Quality  
284 Standards require that runoff from development shall not contribute additional pollutant  
285 loads to existing water body impairments.
- 286 7. All newly generated stormwater from redevelopment shall be treated on the development  
287 site. Runoff shall not be discharged from a redevelopment site to municipal drainage  
288 systems or privately owned drainage systems (whether enclosed or open drainage) or to  
289 surface water bodies and wetlands in rates greater than discharged under existing  
290 conditions (developed condition or undeveloped condition).
- 291 8. Off – site mitigation allowance: In cases where the applicant demonstrates, to the  
292 satisfaction of the Planning Board, that on-site treatment has been implemented to the MEP  
293 or is not feasible, off-site mitigation will be an acceptable alternative if implemented within  
294 the same subwatershed, within the project's drainage area or within the drainage area of  
295 the receiving water body. To comply with local watershed objectives the mitigation site  
296 would be preferably situated in the same subwatershed as the development and  
297 impact/benefit the same receiving water. Off-site mitigation shall only be approved by the  
298 Planning Board with the following conditions:  
299 a. The Conservation Commission has been given the opportunity to advise the  
300 Planning Board regarding the proposed off-site mitigation.  
301 b. The off-site mitigation shall be equivalent to no less than the total area of  
302 impervious cover NOT treated on-site. Treatment of the impervious area shall  
303 comply with all standards of this regulation.  
304 c. An approved off-site location must be identified, the specific management  
305 measures identified, and if not owned by the applicant, with a written agreement

306 with the property owner(s) and an implementation schedule developed in  
307 accordance with planning board review. The applicant must also demonstrate that  
308 there is no downstream drainage or flooding impacts that would result from not  
309 providing on-site management for large storm events.

310 E. Stormwater Management Plan and Site Inspections

- 311 1. The applicant shall provide that all stormwater management and treatment practices have  
312 an enforceable operations and maintenance plan and agreement to ensure the system  
313 functions as designed. This agreement will include all maintenance easements required to  
314 access and inspect the stormwater treatment practices, and to perform routine  
315 maintenance as necessary to ensure proper functioning of the stormwater system. The  
316 operations and maintenance plan shall specify the parties responsible for the proper  
317 maintenance of all stormwater treatment practices. The operations and maintenance shall  
318 be provided to the Planning Board as part of the application prior to issuance of any local  
319 permits for land disturbance and construction activities.
- 320 2. The applicant shall provide legally binding documents for filing with the Registry of Deeds  
321 which demonstrate that the obligation for maintenance of stormwater best management  
322 practices and infrastructure runs with the land and that the Town has legal access to inspect  
323 the property to ensure their proper function or maintain onsite stormwater infrastructure  
324 when necessary to address emergency situations or conditions.
- 325 3. The property owner shall bear responsibility for the installation, construction, inspection,  
326 and maintenance of all stormwater management and erosion control measures required by  
327 the provisions of these regulations and as approved by the Planning Board, including  
328 emergency repairs completed by the Town.

329 F. Stormwater Management Plan Recordation

- 330 1. Stormwater management and sediment and erosion control plans shall be incorporated as  
331 part of any approved site plan. A Notice of Decision acknowledging the Planning Board  
332 approval of these plans shall be recorded at the Registry of Deeds. The Notice of Decision  
333 shall be referenced to the property deed (title/book/page number) and apply to all persons  
334 that may acquire any property subject to the approved stormwater management and  
335 sediment control plans. The Notice of Decision shall reference the requirements for  
336 maintenance pursuant to the stormwater management and erosion and sediment control  
337 plans as approved by the Planning Board.
- 338 2. The applicant shall submit as-built drawings of the constructed stormwater management  
339 system following construction.

340 G. Inspection and Maintenance Responsibility

- 341 1. Select Board or their designated agent shall have site access to complete inspections to  
342 ensure compliance with the approved stormwater management and sediment and erosion  
343 control plans. Such inspections shall be performed at a time agreed upon with the  
344 landowner.
- 345 a. If permission to inspect is denied by the landowner, municipal staff or their  
346 designated agent shall secure an administrative inspection warrant from the  
347 district or superior court under RSA 595-B Administrative Inspection Warrants.  
348 Expenses associated with inspections shall be the responsibility of the  
349 applicant/property owner.

- 350                    b. If violations or non-compliance with a condition(s) of approval are found on the  
 351 site during routine inspections, the inspector shall provide a report to the Planning  
 352 Board documenting these violations or non-compliance including recommend  
 353 corrective actions. The Planning Board shall notify the property owner in writing  
 354 of these violations or non-compliance and corrective actions necessary to bring  
 355 the property into full compliance. The Planning Board, at their discretion, may  
 356 recommend to the Select Board to issue a stop work order if corrective actions are  
 357 not completed within 10 days.
- 358                    c. If corrective actions are not completed within a period of 30 days from the  
 359 Planning Board or Board notification, the Planning Board may exercise their  
 360 jurisdiction under RSA 676:4-a Revocation of Recorded Approval.
- 361                    2. The applicant shall bear final responsibility for the installation, construction, inspection, and  
 362 disposition of all stormwater management and erosion control measures required by the  
 363 Planning Board. Site development shall not begin before the Stormwater Management Plan  
 364 receives written approval by the Planning Board.
- 365                    3. In the event a property owner refuses to repair infrastructure that is damaged or is not  
 366 functioning properly, the Town retains the right but not the obligation and accepts no  
 367 responsibility, to repair or maintain stormwater infrastructure if a property is abandoned or  
 368 becomes vacant.
- 369                    4. Landowners shall be responsible for submitting a report to the Planning Department or  
 370 designated agent by September 1 every two years, with the first report due within two years  
 371 of the receipt of an Occupancy Permit. The report shall be signed and stamped by a qualified  
 372 professional engineer of the landowner’s choice that all stormwater management and  
 373 erosion control measures are functioning per the approved stormwater management plan.  
 374 The report shall note if any stormwater infrastructure has needed any repairs other than  
 375 routine maintenance and the results of those repairs. If the stormwater infrastructure is not  
 376 functioning per the approved stormwater management plan the landowner shall report on  
 377 the malfunction in their report and include detail regarding when the infrastructure shall be  
 378 repaired and functioning as approved.
- 379                    5. If no report is filed by September 1 in the year the report is due, the Select Board or their  
 380 designated agent shall have site access to complete routine inspections to ensure  
 381 compliance with the approved stormwater management and sediment and erosion control  
 382 plans. Such inspections shall be performed at a time agreed upon with the landowner.

383 Table 1. Stormwater Infrastructure Design Criteria

Design Criteria	Description
<b>Water Quality Volume (WQV)</b>	$WQV = (P)(Rv)(A)$ P = 1 inch of rainfall Rv = unitless runoff coefficient, $Rv = 0.05 + 0.9(I)$ I = percent impervious cover draining to the structure converted to decimal form A = total site area draining to the structure

<p><b>Water Quality Flow (WQF)</b></p>	<p>WQF = (q<sub>u</sub>)(WQV)                      WQV = water quality volume calculated as noted above                      q<sub>u</sub> = unit peak discharge from TR-55 exhibits 4-II and 4-III</p> <p>Variables needed for exhibits 4-II and 4-III:                      I<sub>a</sub> = the initial abstraction = 0.25                      S = potential maximum retention in inches = (1000/CN) - 10                      CN = water quality depth curve number                      = 1000/(10+5P+10Q-10[Q<sup>2</sup>+1.25(Q)(P)]<sup>0.5</sup>)                      P = 1 inch of rainfall                      Q = the water quality depth in inches = WQV/A                      A = total area draining to the design structure</p>										
<p><b>Groundwater Recharge Volume (GRV)</b></p>	<p>GRV = (A<sub>i</sub>)(R<sub>d</sub>)                      A<sub>i</sub> = the total area of effective impervious surfaces that will exist on the site after development                      R<sub>d</sub> = the groundwater recharge depth based on the USDA/NRCS hydrologic soil group, as follows:</p> <table border="0" data-bbox="568 798 974 976"> <thead> <tr> <th style="text-align: center;">Hydrologic Group</th> <th style="text-align: center;">R<sub>d</sub> (inches)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">A</td> <td style="text-align: center;">0.40</td> </tr> <tr> <td style="text-align: center;">B</td> <td style="text-align: center;">0.25</td> </tr> <tr> <td style="text-align: center;">C</td> <td style="text-align: center;">0.10</td> </tr> <tr> <td style="text-align: center;">D</td> <td style="text-align: center;">0.00</td> </tr> </tbody> </table>	Hydrologic Group	R <sub>d</sub> (inches)	A	0.40	B	0.25	C	0.10	D	0.00
Hydrologic Group	R <sub>d</sub> (inches)										
A	0.40										
B	0.25										
C	0.10										
D	0.00										
<p><b>Channel Protection Volume (CPV)</b></p>	<p>If the 2-year, 24-hour post-development storm volume <u>does not increase</u> due to development then: control the 2-year, 24-hour post-development peak flow rate to the 2-year, 24-hour predevelopment level.                      If the 2-year, 24-hour post-development storm volume <u>does increase</u> due to development then: control the 2-year, 24-hour post-development peak flow rate to ½ of the 2-year, 24-hour pre-development level or to the 1-year, 24-hour pre-development level.</p>										
<p><b>Peak Control</b></p>	<p>Post-development peak discharge rates shall not exceed pre-development peak discharge rates for the 10-year and 50-year, 24-hour storms</p>										
<p><b>EIC and UDC</b></p>	<p>%EIC = area of effective impervious cover/total drainage areas within a project area x 100                      %UDC = area of undisturbed cover/total drainage area within a project area x 100</p>										

384

385

1 **SECTION 6.05 STORMWATER MANAGEMENT STANDARDS**

2 A. Purpose, Goals and Definitions

- 3 1. The purpose of post construction stormwater management standards is to provide  
4 reasonable guidance for the regulation of stormwater runoff to protect local natural  
5 resources from degradation and prevent adverse impacts to adjacent and downstream land,  
6 property, facilities, and infrastructure. These standards regulate discharges from  
7 stormwater and runoff from land development projects and other construction activities to  
8 control and minimize increases in stormwater runoff rates and volumes, soil erosion, stream  
9 channel erosion, and nonpoint source pollution associated with stormwater runoff.
- 10 2. The goal of these standards is to establish minimum stormwater management requirements  
11 and controls to protect and safeguard the general health, safety, and welfare of the public in  
12 the Town of Raymond. This regulation seeks to meet that goal through the following  
13 objectives:
- 14 a. Minimize increases in stormwater runoff from any development to reduce  
15 flooding, siltation and streambank erosion and maintain the integrity of stream  
16 channels.
  - 17 b. Minimize increases in nonpoint source pollution caused by stormwater runoff  
18 from development which would otherwise degrade local water quality.
  - 19 c. Minimize the total volume of surface water runoff which flows from any specific  
20 site during and following development to not exceed the pre-development  
21 hydrologic condition to the maximum extent practicable as allowable by site  
22 conditions.
  - 23 d. Reduce stormwater runoff rates and volumes, soil erosion and nonpoint source  
24 pollution, wherever possible, through stormwater management controls and to  
25 ensure that these management controls are properly maintained and pose no  
26 threat to public safety or cause excessive municipal expenditures.
  - 27 e. Protect the quality of groundwater resources, surface water bodies and wetlands.

28 B. Minimum Thresholds for Applicability

- 29 1. The post-construction stormwater management standards apply to any development or  
30 redevelopment project which are subject to Site Plan Review and disturbs more than 10,000  
31 square feet or disturbs more than 2,500 square feet within 100 feet of a surface water body.
- 32 2. For sites that disturb less than 10,000 square feet, the Planning Board may grant an  
33 exemption if the amount of the total site impervious cover created does not exceed 5,000  
34 square feet. However, when an exemption is granted by the Planning Board, the following  
35 standards will still be applied to these projects as conditions of approval.
- 36 a. All runoff from new impervious surfaces and structures shall be directed to a  
37 subsurface filtration and/or infiltration device or properly discharged to a  
38 naturally occurring or fully replanted and vegetated area with slopes of 15 percent  
39 or less and with adequate controls to prevent soil erosion and concentrated flow.
  - 40 b. Impervious surfaces for parking areas and roads shall be minimized to the extent  
41 possible (including minimum parking requirements for proposed uses).
  - 42 c. All runoff generated from new impervious surfaces shall be retained on the  
43 development site and property.

- 44 d. Determination of compliance with standards (a.-c. above) will be made by the  
45 Planning Board on a case-by-case basis as site conditions and constraints will  
46 differ greatly between various development proposals.
- 47 3. The following activities are considered exempt from preparing and submitting a stormwater  
48 management plan:
- 49 a. Agricultural and forestry practices located outside wetlands and surface water  
50 setbacks and/or buffers.
- 51 b. Resurfacing and routine maintenance of existing roads and parking lots.
- 52 c. Exterior and interior alterations and maintenance to existing buildings and  
53 structures.
- 54 C. Stormwater Management for New Development
- 55 1. All proposed stormwater management practices and treatment systems shall meet the  
56 following performance standards:
- 57 a. Stormwater management and erosion and sediment control practices shall be  
58 located outside any specified buffer zones unless otherwise approved by the  
59 Planning Board. Alternatives to stream and wetland crossings that eliminate or  
60 minimize environmental impacts shall be considered whenever possible.
- 61 b. Low Impact Development (LID) site planning and design strategies are encouraged  
62 to be used to the maximum extent practicable (MEP) to reduce stormwater runoff  
63 volumes, protect water quality, and maintain predevelopment site hydrology. LID  
64 techniques have the goals of protecting water quality, maintaining  
65 predevelopment site hydrology. LID techniques that preserve existing vegetation,  
66 reduce the development footprint, minimize, or disconnect impervious area, and  
67 use enhanced stormwater best management practices (BMP's) (such as rain  
68 gardens, bio retention systems, tree box filters, and similar stormwater  
69 management landscaping techniques) shall be incorporated into landscaped  
70 areas. Capture and reuse of stormwater is strongly encouraged. The applicant  
71 must document in writing why LID strategies are not appropriate when not used  
72 to manage stormwater.
- 73 c. All stormwater treatment areas shall be planted with native plantings appropriate  
74 for the site conditions: trees, grasses, shrubs and/or other native plants in  
75 sufficient numbers and density to prevent soil erosion and to achieve the water  
76 quality treatment requirements of this section.
- 77 d. All stormwater installations and areas that receive rainfall runoff must be  
78 designed to drain within a maximum of 72 hours for vector control.
- 79 e. Salt storage areas shall be fully covered with permanent or semi-permanent  
80 measures and loading/offloading areas shall be located and designed to not drain  
81 directly to receiving waters and maintained with good housekeeping measures in  
82 accordance with NH DES published guidance. Runoff from snow and salt storage  
83 areas shall enter treatment areas as specified above before being discharged to  
84 receiving waters or allowed to infiltrate into the groundwater. See NHDES  
85 published guidance fact sheets on road salt and water quality, and snow disposal  
86 at <http://des.nh.gov/organization/commissioner/pip/factsheets/wmb/index.htm>

- 87 f. Surface runoff shall be directed into appropriate stormwater control measures  
88 designed for treatment and/or filtration to the MEP and/or captured and reused  
89 onsite.
- 90 g. All newly generated stormwater from new development shall be treated on the  
91 development site. Runoff shall not be discharged from the development site to  
92 municipal drainage systems or privately owned drainage systems (whether  
93 enclosed or open drainage) or to surface water bodies and wetlands in rates  
94 greater than discharged under existing conditions (developed condition or  
95 undeveloped condition). A development plan shall include provisions to retain  
96 natural predevelopment watershed areas on the site by using the natural flow  
97 patterns.
- 98 h. Runoff from impervious surfaces shall be treated to achieve at least 80% removal  
99 of Total Suspended Solids and at least 60% removal of both total nitrogen and  
100 total phosphorus using appropriate treatment measures, as specified in the NH  
101 Stormwater Manual. Volumes 1 and 2, December 2008, as amended (refer to  
102 Volume 2, page 6, Table 2.1 Summary of Design Criteria, Water Quality Volume for  
103 treatment criteria) or other equivalent means. Where practical, the use of natural,  
104 vegetated filtration and/or infiltration practices or subsurface gravel wetlands for  
105 water quality treatment is preferred given its relatively high nitrogen removal  
106 efficiency. All new impervious area draining to surface waters impaired by  
107 nitrogen, phosphorus or nutrients shall be treated with stormwater BMP's  
108 designed to optimize pollutant removal efficiencies based on design standards  
109 and performance data published by the UNH Stormwater Center and/or included  
110 in the latest version of the NH Stormwater Manual. Note: The Anti-Degradation  
111 provisions of the State Water Quality Standards require that runoff from new  
112 development shall not contribute additional pollutant loads to existing water body  
113 impairments.
- 114 i. Measures shall be taken to control the post-development peak rate runoff so that  
115 it does not exceed pre-development runoff. Drainage analyses shall include  
116 calculations comparing pre- and post-development stormwater runoff rates (cubic  
117 feet/second) and volumes (cubic feet) for the 1-inch rainstorm and the 2-year, 10-  
118 year, 25-year, and 50-year 24-hour storm events. Similar measures shall be taken  
119 to control the post-development runoff volume to infiltrate the groundwater  
120 recharge volume GRV according to the following ratios of Hydrologic Soil Group  
121 (HSG) type versus infiltration rate multiplier: HSG-A: 0.4; HSG-B: 0.25; HSG-C: 0.1;  
122 HSG-D: 0.00. For sites where infiltration is limited or not practicable, the applicant  
123 must demonstrate that the project will not create or contribute to water quality  
124 impairment. Infiltration structures shall be in locations with the highest  
125 permeability on the site.
- 126 j. The design of the stormwater drainage systems shall provide for the disposal of  
127 stormwater without flooding or functional impairment to streets, adjacent  
128 properties, downstream properties, soils, or vegetation.

129 k. The design of the stormwater management systems shall account for upstream  
130 and upgradient runoff that flows onto, over, or through the site to be developed  
131 or re-developed, and provide for this contribution of runoff.

132 l. Whenever practicable, native site vegetation shall be retained, protected, or  
133 supplemented. Any stripping of vegetation shall be done in a manner that  
134 minimizes soil erosion. development impervious surfaces, buildings and  
135 structures; surface water bodies and wetlands; drainage patterns, sub-catchment  
136 and watershed boundaries; building setbacks and buffers, locations of various  
137 hydrologic group soil types, mature vegetation, land topographic contours with  
138 minimum 2-foot intervals and spot grades where necessary for sites that are flat.

139 2. Submission Requirements for Stormwater Management Report and Plans

140 a. The SMP shall include a narrative description and a Proposed Conditions Site Plan  
141 showing all post-development proposed impervious surfaces, buildings and  
142 structures; temporary and permanent stormwater management elements and  
143 BMP, including BMP GIS coordinates and GIS files; important hydrologic features  
144 created or preserved the site; drainage patterns, sub-catchment and watershed  
145 boundaries; building setbacks and buffers; proposed tree clearing and topographic  
146 contours with minimum 2-foot intervals. The plans shall provide calculations and  
147 identification of the total area of disturbance proposed on the site (and off site if  
148 applicable) and total area of new impervious surface created. A summary of the  
149 drainage analysis showing a comparison of the estimated peak flow and volumes  
150 for various design storms (see Table 1. Stormwater Infrastructure Design Criteria)  
151 at each of the outlet locations shall be included.

152 b. The SMP shall describe the general approach and strategies implemented, and the  
153 facts relied upon, to meet the goals of Section 1.15-3. A and C.: The SMP shall  
154 include design plans and/or graphical sketch(es) of all proposed above ground LID  
155 practices.

156 c. The SMP shall include calculations of the change in impervious area, pollution  
157 loading and removal volumes for each best management practice, and GIS files  
158 containing the coordinates of all stormwater infrastructure elements (e.g. catch  
159 basins, swales, detention/bioretenion areas, piping).

160 d. The SMP shall include a description and a proposed Site Plan showing proposed  
161 erosion and sediment control measures, limits of disturbance, temporary and  
162 permanent soil stabilization measures in accordance with the NHDES Stormwater  
163 Manual Volume 3 (most recent version) as well as a construction site inspection  
164 plan including phased installation of best management practices and final  
165 inspection upon completion of construction.

166 e. The SMP shall include a long-term stormwater management BMP inspection and  
167 maintenance plan (see Section 1.15-2.E) that describes the responsible parties and  
168 contact information for the qualified individuals who will perform future BMP  
169 inspections. The inspection frequency, maintenance and reporting protocols shall  
170 be included.

- 171 f. The SMP shall describe and identify locations of any proposed deicing chemical  
172 and/or snow storage areas. SMP will describe how deicing chemical use will be  
173 minimized or used most efficiently.
- 174 g. In urbanized areas that are subject to the EPA MS4 Stormwater Permit and will  
175 drain to chloride-impaired waters, any new developments and redevelopment  
176 projects shall submit a description of measures that will be used to minimize salt  
177 usage, and track and report amounts applied using the UNH Technology Transfer  
178 Center online tool (<http://www.roadsalt.unh.edu/Salt/>) in accordance with  
179 Appendix H of the NH MS4 Permit.
- 180 3. General Performance Criteria for Stormwater Management Plans
- 181 a. All applications shall apply site design practices to reduce the generation of  
182 stormwater in the post-developed condition, reduce overall impervious surface  
183 coverage, seek opportunities to capture and reuse and minimize and discharge of  
184 stormwater to the municipal stormwater management system.
- 185 b. Water quality protection.
- 186 i. All stormwater runoff generated from new development or redevelopment  
187 shall not be discharged directly into a jurisdictional wetland or surface water  
188 body without adequate treatment.
- 189 ii. All developments shall provide adequate management of stormwater runoff  
190 and prevent discharge of stormwater runoff from creating or contributing to  
191 water quality impairment.
- 192 c. Onsite groundwater recharge rates shall be maintained by promoting infiltration  
193 through use of structural and non-structural methods. The annual recharge from  
194 the post development site shall maintain or exceed the annual recharge from pre-  
195 development site conditions. Capture and reuse of stormwater runoff is  
196 encouraged in instances where groundwater recharge is limited by site conditions  
197 All stormwater management practices shall be designed to convey stormwater to  
198 allow for maximum groundwater recharge. This shall include, but not be limited  
199 to:
- 200 i. Maximizing flow paths from collection points to outflow points.  
201 ii. Use of multiple BMPs.  
202 iii. Retention of and discharge to fully vegetated areas.  
203 iv. Maximizing use of infiltration practices.  
204 v. Stormwater System Design Performance Standards.
- 205 d. Stormwater system design, performance standards and protection criteria shall be  
206 provided as prescribed in Table 1 below. Calculations shall include sizing of all  
207 structures and best management practices, including sizing of emergency  
208 overflow structures based on assessment of the 100-year 24-hour frequency  
209 storm discharge rate.
- 210 e. The sizing and design of stormwater management practices shall utilize new  
211 precipitation data from the Northeast Region Climate Center (NRCC) or the most  
212 recent precipitation atlas published by the National Oceanic and Atmospheric  
213 Administration (NOAA) for the sizing and design of all stormwater management  
214 practices. See the NRCC website at <http://precip.eas.cornell.edu/>.

215 f. All stormwater management practices involving bioretention and vegetative cover  
216 as a key functional component must have a landscaping plan detailing both the  
217 type and quantities of plants and vegetation to be in used in the practice and how  
218 and who will manage and maintain this vegetation. The use of native plantings  
219 appropriate for site conditions is strongly encouraged for these types of  
220 stormwater treatment areas. The landscaping plan must be prepared by a  
221 registered landscape architect, soil conservation district office, or another  
222 qualified professional.

- 223 4. Spill Prevention, Control and Countermeasure (SPCC) Plan. Any existing or otherwise  
224 permitted use or activity having regulated substances in amounts greater than five gallons,  
225 shall submit to the local official such as Fire Chief or Emergency Response Official a SPCC  
226 plan for review and approval. The Plan will include the following elements:
- 227 a. Disclosure statements describing the types, quantities, and storage locations of all  
228 regulated substances that will be part of the proposed use or activity.
  - 229 b. Owner and spill response manager’s contact information.
  - 230 c. Location of all surface waters and drainage patterns.
  - 231 d. A narrative describing the spill prevention practices to be employed when  
232 normally using regulated substances.
  - 233 e. Containment controls, both structural and non-structural.
  - 234 f. Spill reporting procedures, including a list of municipal personnel or agencies that  
235 will be contacted to assist in containing the spill, and the amount of a spill  
236 requiring outside assistance and response.
  - 237 g. Name of a contractor available to assist in spill response, contaminant, and  
238 cleanup.
  - 239 h. The list of available clean-up equipment with instructions available for use on-site  
240 and the names of employees with adequate training to implement containment  
241 and clean up response.

242 D. Stormwater Management for Redevelopment

- 243 1. Redevelopment (as applicable to this stormwater regulation) means:
- 244 a. Any construction, alteration, or improvement that disturbs existing impervious  
245 area (including demolition and removal of road/parking lot materials down to the  
246 erodible subbase) or expands existing impervious cover by any amount, where the  
247 existing land use is commercial, industrial, institutional, governmental,  
248 recreational, or multifamily residential.
  - 249 b. Any redevelopment activity that results in improvements with no increase in  
250 impervious area shall be considered redevelopment activity under this regulation  
251 if capital cost of improvements is greater than 30% of the assessed property  
252 value.
  - 253 c. Any new impervious area over portions of a site that are currently pervious.
- 254 2. The following activities are not considered redevelopment unless they meet the above  
255 criteria in section D.1.b.:
- 256 a. Interior and exterior building renovation.
  - 257 b. Resurfacing of an existing paved surface (e.g. parking lot, walkway or roadway).

- 258 c. Pavement excavation and patching that is incidental to the primary project  
259 purpose, such as replacement of a collapsed storm drain.  
260 d. Landscaping installation and maintenance.
- 261 3. Redevelopment applications shall comply with the requirements of Sections C.2 Submission  
262 Requirements for Stormwater Management Report and Plans, C.3 General Performance  
263 Criteria for Stormwater Management Plans, and C.4 Spill Prevention, Control and  
264 Countermeasure (SPCC) Plan.
- 265 4. For sites meeting the definition of a redevelopment project and having less than 60%  
266 existing impervious surface coverage, the stormwater management requirements will be  
267 the same as other new development projects. The applicant must satisfactorily demonstrate  
268 that impervious area is minimized, and LID practices have been implemented on-site to the  
269 MEP.
- 270 5. For sites meeting the definition of a redevelopment project and having more than 60%  
271 existing impervious surface area, stormwater shall be managed for water quality in  
272 accordance with one or more of the following techniques, listed in order of preference:
- 273 a. Implement measures onsite that result in disconnection or treatment of 100% of  
274 the additional proposed impervious surface area and at least 30% of the existing  
275 impervious area and pavement areas, preferably using filtration and/or infiltration  
276 practices.
- 277 b. If resulting in greater overall water quality improvement on the site, implement  
278 LID practices to the MEP to provide treatment of runoff generated from at least  
279 60% of the entire developed site area.
- 280 6. Runoff from impervious surfaces shall be treated to achieve at least 80% removal of Total  
281 Suspended Solids and at least 60% removal of both total nitrogen and total phosphorus  
282 using appropriate treatment measures, as specified in the NH Stormwater Manual. Volumes  
283 1 and 2, December 2008, as amended (refer to Volume 2, page 6, Table 2.1 Summary of  
284 Design Criteria, Water Quality Volume for treatment criteria) or other equivalent means.  
285 Where practical, the use of natural, vegetated filtration and/or infiltration practices or  
286 subsurface gravel wetlands for water quality treatment is preferred given its relatively high  
287 nitrogen removal efficiency. All new impervious area draining to surface waters impaired by  
288 nitrogen, phosphorus or nutrients shall be treated with stormwater BMP's designed to  
289 optimize pollutant removal efficiencies based on design standards and performance data  
290 published by the UNH Stormwater Center and/or included in the latest version of the NH  
291 Stormwater Manual. Note: The Anti-Degradation provisions of the State Water Quality  
292 Standards require that runoff from development shall not contribute additional pollutant  
293 loads to existing water body impairments.
- 294 7. All newly generated stormwater from redevelopment shall be treated on the development  
295 site. Runoff shall not be discharged from a redevelopment site to municipal drainage  
296 systems or privately owned drainage systems (whether enclosed or open drainage) or to  
297 surface water bodies and wetlands in rates greater than discharged under existing  
298 conditions (developed condition or undeveloped condition).
- 299 8. Off – site mitigation allowance: In cases where the applicant demonstrates, to the  
300 satisfaction of the Planning Board, that on-site treatment has been implemented to the MEP  
301 or is not feasible, off-site mitigation will be an acceptable alternative if implemented within

302 the same subwatershed, within the project’s drainage area or within the drainage area of  
303 the receiving water body. To comply with local watershed objectives the mitigation site  
304 would be preferably situated in the same subwatershed as the development and  
305 impact/benefit the same receiving water. Off-site mitigation shall only be approved by the  
306 Planning Board with the following conditions:

- 307 a. The Conservation Commission has been given the opportunity to advise the  
308 Planning Board regarding the proposed off-site mitigation.
- 309 b. The off-site mitigation shall be equivalent to no less than the total area of  
310 impervious cover NOT treated on-site. Treatment of the impervious area shall  
311 comply with all standards of this regulation.
- 312 c. An approved off-site location must be identified, the specific management  
313 measures identified, and if not owned by the applicant, with a written agreement  
314 with the property owner(s) and an implementation schedule developed in  
315 accordance with planning board review. The applicant must also demonstrate that  
316 there is no downstream drainage or flooding impacts that would result from not  
317 providing on-site management for large storm events.

318 E. Stormwater Management Plan and Site Inspections

- 319 1. The applicant shall provide that all stormwater management and treatment practices have  
320 an enforceable operations and maintenance plan and agreement to ensure the system  
321 functions as designed. This agreement will include all maintenance easements required to  
322 access and inspect the stormwater treatment practices, and to perform routine  
323 maintenance as necessary to ensure proper functioning of the stormwater system. The  
324 operations and maintenance plan shall specify the parties responsible for the proper  
325 maintenance of all stormwater treatment practices. The operations and maintenance shall  
326 be provided to the Planning Board as part of the application prior to issuance of any local  
327 permits for land disturbance and construction activities.
- 328 2. The applicant shall provide legally binding documents for filing with the Registry of Deeds  
329 which demonstrate that the obligation for maintenance of stormwater best management  
330 practices and infrastructure runs with the land and that the Town has legal access to inspect  
331 the property to ensure their proper function or maintain onsite stormwater infrastructure  
332 when necessary to address emergency situations or conditions.
- 333 3. The property owner shall bear responsibility for the installation, construction, inspection,  
334 and maintenance of all stormwater management and erosion control measures required by  
335 the provisions of these regulations and as approved by the Planning Board, including  
336 emergency repairs completed by the Town.

337 F. Stormwater Management Plan Recordation

- 338 1. Stormwater management and sediment and erosion control plans shall be incorporated as  
339 part of any approved site plan. A Notice of Decision acknowledging the Planning Board  
340 approval of these plans shall be recorded at the Registry of Deeds. The Notice of Decision  
341 shall be referenced to the property deed (title/book/page number) and apply to all persons  
342 that may acquire any property subject to the approved stormwater management and  
343 sediment control plans. The Notice of Decision shall reference the requirements for  
344 maintenance pursuant to the stormwater management and erosion and sediment control  
345 plans as approved by the Planning Board.

- 346           2. The applicant shall submit as-built drawings of the constructed stormwater management  
347           system following construction.
- 348 G. Inspection and Maintenance Responsibility
- 349           1. Select Board or their designated agent shall have site access to complete inspections to  
350           ensure compliance with the approved stormwater management and sediment and erosion  
351           control plans. Such inspections shall be performed at a time agreed upon with the  
352           landowner.
- 353                a. If permission to inspect is denied by the landowner, municipal staff or their  
354                designated agent shall secure an administrative inspection warrant from the  
355                district or superior court under RSA 595-B Administrative Inspection Warrants.  
356                Expenses associated with inspections shall be the responsibility of the  
357                applicant/property owner.
- 358                b. If violations or non-compliance with a condition(s) of approval are found on the  
359                site during routine inspections, the inspector shall provide a report to the Planning  
360                Board documenting these violations or non-compliance including recommend  
361                corrective actions. The Planning Board shall notify the property owner in writing  
362                of these violations or non-compliance and corrective actions necessary to bring  
363                the property into full compliance. The Planning Board, at their discretion, may  
364                recommend to the Select Board to issue a stop work order if corrective actions are  
365                not completed within 10 days.
- 366                c. If corrective actions are not completed within a period of 30 days from the  
367                Planning Board or Board notification, the Planning Board may exercise their  
368                jurisdiction under RSA 676:4-a Revocation of Recorded Approval.
- 369           2. The applicant shall bear final responsibility for the installation, construction, inspection, and  
370           disposition of all stormwater management and erosion control measures required by the  
371           Planning Board. Site development shall not begin before the Stormwater Management Plan  
372           receives written approval by the Planning Board.
- 373           3. In the event a property owner refuses to repair infrastructure that is damaged or is not  
374           functioning properly, the Town retains the right but not the obligation and accepts no  
375           responsibility, to repair or maintain stormwater infrastructure if a property is abandoned or  
376           becomes vacant.
- 377           4. Landowners shall be responsible for submitting a report to the Planning Department or  
378           designated agent by September 1 every two years, with the first report due within two years  
379           of the receipt of an Occupancy Permit. The report shall be signed and stamped by a qualified  
380           professional engineer of the landowner’s choice that all stormwater management and  
381           erosion control measures are functioning per the approved stormwater management plan.  
382           The report shall note if any stormwater infrastructure has needed any repairs other than  
383           routine maintenance and the results of those repairs. If the stormwater infrastructure is not  
384           functioning per the approved stormwater management plan the landowner shall report on  
385           the malfunction in their report and include detail regarding when the infrastructure shall be  
386           repaired and functioning as approved.
- 387           5. If no report is filed by September 1 in the year the report is due, the Select Board or their  
388           designated agent shall have site access to complete routine inspections to ensure

389 compliance with the approved stormwater management and sediment and erosion control  
 390 plans. Such inspections shall be performed at a time agreed upon with the landowner.

391 Table 1. Stormwater Infrastructure Design Criteria

Design Criteria	Description										
<b>Water Quality Volume (WQV)</b>	$WQV = (P)(R_v)(A)$ P = 1 inch of rainfall R <sub>v</sub> = unitless runoff coefficient, $R_v = 0.05 + 0.9(I)$ I = percent impervious cover draining to the structure converted to decimal form A = total site area draining to the structure										
<b>Water Quality Flow (WQF)</b>	$WQF = (q_u)(WQV)$ WQV = water quality volume calculated as noted above q <sub>u</sub> = unit peak discharge from TR-55 exhibits 4-II and 4-III  Variables needed for exhibits 4-II and 4-III: I <sub>a</sub> = the initial abstraction = 0.2S S = potential maximum retention in inches = $(1000/CN) - 10$ CN = water quality depth curve number $= 1000 / (10 + 5P + 10Q - 10[Q^2 + 1.25(Q)(P)]^{0.5})$ P = 1 inch of rainfall Q = the water quality depth in inches = $WQV/A$ A = total area draining to the design structure										
<b>Groundwater Recharge Volume (GRV)</b>	$GRV = (A_i)(R_d)$ A <sub>i</sub> = the total area of effective impervious surfaces that will exist on the site after development R <sub>d</sub> = the groundwater recharge depth based on the USDA/NRCS hydrologic soil group, as follows: <table style="margin-left: 40px; border: none;"> <thead> <tr> <th style="text-align: left;">Hydrologic Group</th> <th style="text-align: left;">R<sub>d</sub> (inches)</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>0.40</td> </tr> <tr> <td>B</td> <td>0.25</td> </tr> <tr> <td>C</td> <td>0.10</td> </tr> <tr> <td>D</td> <td>0.00</td> </tr> </tbody> </table>	Hydrologic Group	R <sub>d</sub> (inches)	A	0.40	B	0.25	C	0.10	D	0.00
Hydrologic Group	R <sub>d</sub> (inches)										
A	0.40										
B	0.25										
C	0.10										
D	0.00										
<b>Channel Protection Volume (CPV)</b>	If the 2-year, 24-hour post-development storm volume <u>does not increase</u> due to development then: control the 2-year, 24-hour post-development peak flow rate to the 2-year, 24-hour predevelopment level. If the 2-year, 24-hour post-development storm volume <u>does increase</u> due to development then: control the 2-year, 24-hour post-development peak flow rate to ½ of the 2-year, 24-hour pre-development level or to the 1-year, 24-hour pre-development level.										
<b>Peak Control</b>	Post-development peak discharge rates shall not exceed pre-development peak discharge rates for the 10-year and 50-year, 24-hour storms										
<b>EIC and UDC</b>	%EIC = area of effective impervious cover/total drainage areas within a project area x 100 %UDC = area of undisturbed cover/total drainage area within a project area x 100										

392

1 Planning Board Minutes  
2 September 15, 2022  
3 7:00 PM

4 Media Center Raymond High School  
5

6 **Planning Board Members Present:**

7 Brad Reed (Chairman)  
8 Patricia Bridgeo (Vice- Chairman)  
9 Kevin Woods (Secretary)  
10 Jim McLeod  
11 Gretchen Gott  
12 Scott Campbell (Selectmen ex officio)  
13 Dee Luszcz  
14

15 **Planning Board Members Absent:**

16 None  
17

18 **Staff Present:**

19 Madeleine Dilonno -Circuit Rider Planner, RPC  
20

21 Pledge of Allegiance  
22

23 Mr. Reed 0:36

24 Welcome to our Planning Board meeting for this evening. I am going to recuse myself  
25 and turn this over to the Vice Chair Tricia for the next two items of business.  
26

27 Ms. Bridgeo 0:47

28 Application number 2021 -019 request for continuance a site plan application is being  
29 submitted by Joseph Coronati of Jones and Beach Engineers Inc. on behalf of I C Reed  
30 and sons. The intent of the application is to show a recently constructed gravel lay down  
31 yard on the subject parcel and associated site improvements. The property is  
32 represented as Raymond tax map 22 lot 15 and located at 3 Gile road  
33

34 James McLeod 1:14

35 Motion:

36 Mr. McLeod Made a motion that we continue application 2021-019 until October 20,  
37 2022 at 7pm at the Raymond High School Media Center. Ms. Gott seconded the motion.  
38 The motion passed with a vote of 6 in favor, 0 opposed and 0 abstentions.  
39

40 Ms. Bridgeo 1:58

41 Application number 2022 - 007. An application for lot line adjustment has been  
42 submitted for property located at 129 Harriman Hill road tax map 35-4 and 41 - 4 by Eric  
43 C. Mitchell and Associates Inc. on behalf of Elizabeth Chadwick revision trust and John  
44 Chadwick revision Trust, the intent of the plan is to adjust the lot lines between lots 35 -4  
45 and 41 -4, the adjustment will add 37.2 acres from lot 41 to lot 35 -4. The reason that  
46 this is going to be continued is it was not noticed properly. And do we have a date?  
47

48 Ms. Gott 2:41

49 So, it's actually not continuous?  
50

51 Ms. Bridgeo 2:43

52 It was not continued with we need to reschedule this and so we have to re notice in the  
53 schedule. We don't have a date. The chair, Brad, is coming back.  
54

55 Mr. Reed 3:10

56 Okay, we're going to do something very unusual. Go right into approval of minutes. This  
57 is really strange. Okay. approval of minutes from September 1, 2022. I'm going to  
58 abstain because I was not present. I am not going to recuse myself, but I'm abstaining.  
59 So, you guys watched it, but I'm not going to make comments.  
60

61 Ms. Gott 3:51

62 You don't want to deal with all 70 pages.  
63

64 Mrs. Luszcz 3:55

65 One item. PAGE 19. Line 694. It currently says I think they're too wise to have that  
66 discussion. I said, I think it would be wise to have that discussion.  
67

68 James McLeod 4:36

69 Is that a motion?  
70

71 Ms. Bridgeo 4:38

72 Not yet. We need to go through all of them first.  
73

74 Ms. Gott 4:55

75 Yep. But on page six. Down at the bottom, it's talks when I asked, it's line 219 through  
76 221. I asked how wide it is. And it says, this is 109. So, I believe it was 10 feet nine  
77 inches, was what he was saying.

78  
79 James McLeod 5:36  
80 No, he was saying it was 109 feet for that section of the building. Okay.  
81  
82 Ms. Gott 5:40  
83 Okay, so.  
84  
85 James McLeod 5:52  
86 Fair enough. When he motioned it on the map, he was showing from the distance of the  
87 50-foot-wide part of the building from one corner to the other. And he said, this is 109.  
88  
89 Ms. Gott 6:05  
90 Okay. All right. That's fine.  
91  
92 James McLeod 6:06  
93 He didn't answer the question directly.  
94  
95 Ms. Gott 6:09  
96 It didn't make sense. And that's what I was asking.  
97  
98 James McLeod 6:11  
99 Because it goes on to say that they're nine and a half feet roughly.  
100  
101 Ms. Gott 6:16  
102 Yes, I understand that. That was not what I was going to say. This is what I wanted to  
103 make clear for Paul, is this is the line were all the conditions of approval and everything.  
104 And he should have a copy of that part. That's all I was going to say on that one.  
105 Because he's asked for that is a document a condition. So, if you can just cut and copy  
106 that into a doc, that portion?  
107  
108 Maddie Dilonno 7:21  
109 He has access to that.  
110  
111 Ms. Gott 7:25  
112 So then, on page 18. And it's Dee, you again, line 636? That sentence doesn't quite  
113 make sense. And I don't know if you want to clarify that. It's a talking about the intent to  
114 cut. Line 636. I don't know all the ins and outs of up intend to cut but I do tend to cut all

115 right. Unless if you don't know,

116

117 Mrs. Luszcz 8:00

118 I just want with content and context. I should say I read that earlier when I was reviewing  
119 the minutes. And again, we weren't getting down to every grammatical error as long as  
120 we could. The gist of what I wanted to say was, it was put on the record, there was an  
121 intent to cut.

122

123 Ms. Gott 8:20

124 And we just cross off the, but I do intend to cut a few. It's a little confusing. If people  
125 were to read the minutes. That's all I say. It's up to the board. Okay. PAGE 22. Line 783.  
126 This statement is eventually HOAs come to town, and it asked to hit the town except the  
127 roads. It's not except it's accept as an take on.

128

129 James McLeod 8:49

130 This is the sort of syntax error that wastes the board's time. In my opinion. Anybody that  
131 reads this is not going to care about the perfect grammatical spelling. If this has the  
132 intent of what they said, we should move on to more important things.

133

134 Ms. Gott 9:06

135 I don't think that's correct, Jim, I think this is an entirely different spelling error. No, it's an  
136 entirely different word.

137

138 Ms. Bridgeo 9:16

139 Gretchen, please go through the one you have.

140

141 Ms. Gott 9:21

142 So, you're saying you won't bother with it? Okay. That's clear. I think we're making a  
143 mistake. Unfortunately, I've been to court, and I understand how these things work. And  
144 I'd like that in the minutes, please. On page 34-line 1245. It says something I said Could  
145 I just add to the art, the word is part. It's not art. Again, entirely different word different  
146 meaning. PAGE 42. It's hard to know what this meant. But line 1551 Peter Coronus,  
147 spoke about something there's going to be now major training taking place. I have no  
148 idea what he's talking about, maybe other people do on page 43. Again, this is an  
149 entirely different word than what is written. Line 1575. It says, but if the owners are  
150 irresponsible in my role, it's well, there's a difference between well, and rule gets  
151 trashed. And then two lines down. 1577 are aquifers supplying walls, it's welling different

152 word different meaning. Trish, on page 60, line 2196. They're your as you say your  
153 closing public comment. You said but as I said, I do have a water report. And I won't get  
154 this water report to the board. I'm not sure what you mean there. You're not going to  
155 pass out the water report. Is that what you said? It I just didn't understand your  
156 statement.

157

158 Ms. Bridgeo 13:16

159 Well, for clarification, we asked at the end to get the water report to you and then the  
160 Nottingham we did not get that. So, we can talk about whether or not that's in our  
161 package after. Okay, that's all I have.

162

163 What I will say is I did find some grammatical errors here. But when I went through and  
164 the content except for a word such as Gretchen had pointed out well and such, this to  
165 me was a much clearer way for us to go through our minutes if we can accept the fact  
166 that make the changes such as she pointed out on lines 575 and 577 that we changed it  
167 to well, versus wall a role which does change the entire content of that person's  
168 statement. I don't have anything other than the grammar errors and I'm not going to go  
169 through those, yeah, I have grammar but I'm not going to correct them.

170

171 James McLeod 14:25

172 Motion:

173 Mr. McLeod made a motion that we accept the minutes as amended. Mr. Campbell  
174 seconded the motion. The motion passed with a vote of 6 in favor, 0 opposed and 1  
175 abstention.

176

177 Kevin Woods 14:29

178 Aye.

179

180 Mrs. Luszcz 14:34

181 Aye.

182

183 Mr. Reed 14:35

184 Abstain.

185

186 Scott Campbell 14:35

187 Aye.

188

189 James McLeod 14:35

190 Aye.

191

192 Mrs. Luszcz 14:35

193 Aye.

194

195 Ms. Gott 14:35

196 Aye.

197

198 Mr. Reed 14:31

199 Public Comment:

200

201 We are to that section of our meeting called public comment. If you folks would like to  
202 come forward if you have comments.

203

204 Kathy McDonald 14:55

205 Kathy McDonald, One Park Place. I don't have any comments about what we've had on  
206 the agenda tonight. But I am concerned about what's going to happen in your work  
207 sessions coming up. And I'm very concerned about water, water withdrawals, the  
208 availability of water, we're having a drought. I see us further into the future have a more  
209 drought? And I'm really concerned about all the development that's planned for the  
210 town. And will we eventually have enough water to support what's coming up?

211

212 Ms. Bridgeo 15:51

213 What would you like the board to make an announcement? Like, I guess my question to  
214 you is, do you want us to reiterate the dates? What are you at? You want to participate?  
215 You want to be here? What would you like for us to help?

216

217

218 Kathy McDonald 16:10

219 I would probably participate. I would like to see; we do not have anything on the books  
220 right now about water withdrawals. I know the state has water withdrawals, but we do  
221 not have anything in our zoning about, like large water withdrawals. And right now, I  
222 know that Nottingham had fought against a water company coming into their town,  
223 because they have great aquifers, and withdrawing all types of, you know, multi millions  
224 of gallons of water out of the aquifer. We do not have anything in place right now to  
225 protect our town from somebody coming in and doing that exact thing to Raymond and

226 we have great water, when we have it. So, I really don't, we don't have anything on the  
227 books. And I would love to see something like that on the books before some other  
228 companies come into town.

229

230 Ms. Bridgeo 17:16

231 To the public, would we have the public? Would people be able to sit like Kathy and kind  
232 of partake in? Are we going to set it up? That it'd be a formal session with us? And then  
233 the public if they're hearing and want to come in the public?

234

235 Mr. Reed 17:31

236 I guess the answer to that would be, depends on how big the public, we'd always want  
237 their input. But depending on how many people whether we could have an active  
238 through the whole discussion thing would depend totally on how many people are here.

239

240 Kathy McDonald 17:44

241 And I can send you something ahead of time too. If you want. And I like to watch the  
242 meetings if I can't get here. I watch them on RCTV.

243

244 Mrs. Luszcz 18:00

245 Just for the record, though, when we do have a work session, it's posted with the  
246 agenda and supporting documents just like any other meeting.

247

248 Maddie Dilonno 18:15

249 Moving forward. I've asked Chris did put zoning amendments just as a standing item for  
250 the next few months on our agenda. It's just because it's that time of year, and we'll be  
251 discussing it.

252

253 Mr. Reed 18:26

254 And I know I had several requests for items from the board, but I do want to make sure  
255 that I protect the groundwater time that Maddie asked for. So, I'd like to do that first. And  
256 then depending on how much time this takes. But we wait, these are things we need to  
257 get done. So, I'm going to ask Maddie to pick that up.

258

259 Maddie Dilonno 19:14

260 So, in your packets from last week, you all got a hard copy of this proposed groundwater  
261 conservation overlay district amendments and has like a lot of green and red riding on it.  
262 So, as I mentioned at our last meeting, we did this work as part of a grant that we

263 received the RPC received through DES. Last year, I brought it before the planning  
264 board. The planning board wrote a letter of support for us to apply to this grant to make  
265 some minor amendments to the groundwater conservation overlay district. So that's the  
266 background for this. So that's what we did. So, I went through this your existing  
267 groundwater conservation overlay district zoning ordinance. And what I did was I shifted  
268 some things around, I added some language, just to tighten some areas up and make it  
269 more aligned with the state model groundwater ordinance. So, I'll walk through each of  
270 the changes that I made, and then we can all discuss it if that works. So, the first change  
271 is, on line five, it's section 5.2.1 Authority. I added in the sentence, the provisions of the  
272 groundwater conservation overlay district shall be administered by the planning board. I  
273 know the board already sort of does this. But you know, if the planning board wishes to  
274 administer the entire groundwater conservation overlay district, this is just a clarity item,  
275 because right now, the way this is written, the planning board is responsible for issuing  
276 conditional use permits, and amending the district boundaries, if there's a dispute. So,  
277 anyone seeking relief from any other part of the ordinance would need to go through the  
278 ZBA. So, I added that in for clarity. The next biggest changes right under that 5.2.3. So,  
279 we have updated the groundwater conservation overlay district boundaries. And I  
280 passed out a couple of maps. I'm going to reference those in a second. But what we did  
281 was we just tightened up this section for how the Wellhead Protection Areas and the  
282 public water systems are defined according to New Hampshire DES. This is clarifying  
283 language for the ordinance that includes all aquifer recharge areas, and all public water  
284 systems as defined by the state. This allows for protection of current and future public  
285 water systems without needing to the way it's currently written, amend your map every  
286 single time, if that makes sense. So, if there's an update on the states and to any district  
287 boundaries for Wellhead Protection Areas, it would cover that in your zoning ordinance.  
288 This does increase the total groundwater conservation overlay district so I'm looking at  
289 this pink map here. So, this came out of a study that the RPC did in 2019. And what it's  
290 showing is everything in the dark pink is what Raymond's groundwater overlay district is  
291 when you see some of those hatched pink areas that are kind of clear. This is the state's  
292 Wellhead Protection area, their delineated Wellhead Protection area. So, you can see it  
293 mostly overlaps with what Raymond is already covering. But there are a couple areas  
294 here surrounding some of the wells that aren't currently protected the way your zoning  
295 ordinance is currently written. So, by amending this section, here, we are increasing the  
296 groundwater overlay district, but just to include those hatched pink areas. Does that  
297 make sense?

298

299 Mrs. Luszcz 23:56

300 I don't remember the year, but there was a warrant article about increasing. I don't have  
301 it in front of me. How far away you know, people's property would have been affected,  
302 like went to like 100 feet or something like that. Is this addressing this again?

303

304 Mr. Reed 24:15

305 That was wetland protection.

306

307 Maddie Dilonno 24:22

308 This is the wellhead protection area.

309

310 Mr. Reed 24:24

311 And that's already under state protection. Right?

312

313 Maddie Dilonno 24:27

314 Well, no, the state doesn't require. They don't have any requirements on protection of  
315 these areas. This is just their delineation of Wellhead Protection Areas in Raymond.

316

317 Ms. Bridgeo 25:34

318 If this town wanted to go put a development on that right, there on the edge? And then  
319 would they have to notify us because of that regional impact? So, they would know that?

320

321 Maddie Dilonno 25:46

322 I don't know if it'd be a development or regional impact, per se, but they would be  
323 required to notify the town.

324

325 Ms. Gott 25:57

326 So how would they know that was within the Wellhead Protection area?

327

328 Maddie Dilonno 26:04

329 Yeah, they would need to look at some maps, usually when developments are proposed  
330 that are close to the boundary line anyway, especially if roads are involved, they have to  
331 notify the towns anyway.

332

333 James McLeod 26:17

334 So, I think probably everybody is in favor of increasing the amount of area that's  
335 protected. But there's a tremendous amount of verbiage here to get that done.

336

337 Maddie Dilonno 26:33

338 Yep, this is just referencing all of the current data on the wellhead, the state's Wellhead  
339 Protection Areas, and there, the aquifer boundaries. These are just the relevant  
340 references to that. And instead of relying on the town's map, which I don't know, when  
341 that was produced, this is just so in case anything changes in the state. It's already  
342 covered in the zoning ordinance by putting this verbiage in here. So, does anyone have  
343 any more questions on that? That's probably the biggest change because we're actually  
344 increasing the total coverage for the groundwater overlay district.

345

346 Mrs. Luszcz 27:20

347 So, this would just be more restrictive of people owning that property. But there's  
348 precautions in this, if someone had to use their land and wouldn't let them obviously put  
349 a gas station on top of that. But yeah, reasonable use of land would still be good in all  
350 the uses.

351

352 Maddie Dilonno 27:44

353 Absolutely, I would just fall under the you would have to still follow the performance  
354 standards in the groundwater overlay district. Okay, the next section 5.2.4. This is line  
355 45. I don't Raymond didn't have a section about the appeal process where the bounds  
356 of the identified aquifer groundwater overlay district are in dispute. So, I added this  
357 language in here outlining that process.

358

359 Ms. Bridgeo 28:19

360 So, I need to look, and we don't have to discuss it tonight. But right now, we have some  
361 and I was trying to pull up on the phone. And maybe Scott knows some of this. I don't  
362 know. We have some overlapping areas where the board of selectmen have the ability  
363 for protection in town, they currently have some of that. So, if we put this as saying just  
364 the planning board, and again with the line 5.2.1 does that provision and that verbiage,  
365 then remove any, or even put into a little bit of gray area, then if the board of selectmen  
366 and again, I, I'm sorry Scott, I'm not trying to throw you. I had some things on my phone.  
367 I don't know. I have to go hunting around. But I guess can we put that out there to look  
368 into? Would that actually cause any conflict? Because we put in the verbiage, but we  
369 remove the Select Board's authority.

370

371 Maddie Dilonno 29:26

372 Is there a section here that gives the Select Board authority over this?

373

374 Ms. Bridgeo 29:35  
375 Yeah, but they haven't enforced over water, roads, like they have and I'm hoping at  
376 some point I don't hear any chime. Can we? But I just turned it down to just say that we  
377 really should make sure before we say appeals are only under the Planning Board  
378 versus if there's currently right now an area that there's an overlap, that we do not put  
379 that in a jurisdictional quagmire. Make it that we can make sure that we have a  
380 delineation of duties.

381  
382 Scott Campbell 30:17  
383 Under municipality law, I think it is where I found it there. It just basically says that if  
384 something's not being done correctly, the board of selectmen are to contact the town  
385 manager to have the code enforcement enforce the rules and regulations that are not  
386 being done correctly.

387  
388 Ms. Bridgeo 30:44  
389 But I thought your purview was like noise, water, pollution, like you had a specific like,  
390 you can't come over to say site, like the board of selectmen don't have any say over like  
391 site plans, for instance, you had a very there's a very specific

392  
393 Scott Campbell 30:58  
394 Basically, if there is a written rule or ordinance or, you know, that's being broken. And  
395 like, we were told that the planning wouldn't enforce their own. What do you call it? A  
396 condition? Yes,

397  
398 Mr. Reed 31:14  
399 But the board of selectmen can. They have the authority to enforce.

400  
401 Ms. Bridgeo 31:18  
402 I guess, can we just make sure that any language doesn't put an appeal and a problem  
403 if yeah, boards have a problem jurisdictionally.

404  
405 Maddie Dilonno 31:30  
406 Talking about like appealing a decision that's in different processes, just if someone  
407 does not agree with the boundaries or you know where their property is, they don't  
408 agree that they're in the groundwater conservation overlay district they can, they can  
409 write an appeal to the planning board about the application detailing what they believe,  
410 and the planning board will have to review that just as to settle where the actual

411 boundaries are. It's not appealing any sort of decision of the application, it wouldn't take  
412 any board approved mechanism for enforcement away, but I can certainly check on it.

413

414 Ms. Gott 32:02

415 And if the person does not get satisfaction upon appeal to the planning board, then what  
416 happens?

417

418 Maddie Dilonno 32:09

419 Well, it says here. Upon receipt of such appeal, the Planning Board shall suspend  
420 further action on development plans related to the area under appeal and shall engage  
421 at the landowners expense a qualified hydrogeologist to prepare a report determining  
422 the proper location and extent of the aquifer and recharge area relative to the property in  
423 question.

424

425 Scott Campbell 32:29

426 So, the financial burden falls upon them.

427

428 Mr. Reed 32:35

429 And I mean, we'll get it clarified, Trish, but we administer all the site plan regs and all  
430 that stuff. That's what we do we administer; they still have the enforcement. We don't do  
431 enforcement, they do.

432

433 Ms. Gott 32:49

434 But I'm a little confused, then. Because this specifically says that we have the right to  
435 suspend further action any further action is part of the development. So that, to me, I  
436 think this means that the development has been approved their conditions of approval,  
437 because it's a development plan.

438

439 Maddie Dilonno 33:31

440 This would be during the Board site plan review process, just as you can stop an  
441 application and say I need more information. We'd like to engage, you know, our own  
442 town engineer or a hydrogeologist or what have you.

443

444 Ms. Gott 33:44

445 But once it becomes an approved site plan, that's what you're speaking about.

446

447 Maddie Dilonno 33:48

448 Yeah, that's a whole other discussion.

449

450 James McLeod 34:13

451 Okay. Regarding this appeals I've got a little bit of an issue because it's delineating the  
452 edge of the aquifer. Part of what's crossed off here in red above this is this letter from  
453 geoscience from 2009. And they were doing an aquifer boundary investigation.

454

455 Maddie Dilonno 34:46

456 Can you remind me what you're referring to?

457

458 James McLeod 34:51

459 This is on our website. It's one of the I believe it's the 2009 Groundwater Protection  
460 Plan. And this is a subsection of that. And what they say in here under aquifer definition;  
461 an aquifer is generally defined as a soil that has sufficient permeability and water to  
462 readily yield a sustainable water supply. Permeable soils that are present in thin layers  
463 and are hydraulically connected to larger deposits may not fit the definition of an aquifer  
464 due to the small, saturated thickness, but can serve as a conduit to transmit pollutants to  
465 thicker, more saturated portions of the deposit. It goes on to talk more about how difficult  
466 it is to actually determine where that boundary is. This language leaves it seems like  
467 there's some mitigating language in the way that this is written to where somebody could  
468 just hire somebody to go drill a few holes and come and give a report and then we're  
469 changing our aquifer lines based on that. I think that's premature to do that without a  
470 little more in depth thought.

471

472 Kevin Woods 36:20

473 Just the point they don't hire them, we do

474

475 James McLeod 36:23

476 I understand, so at the landowners expense a qualified hydrologist, but you'd also have  
477 to define what qualified means. That's what I mean about some of the language is  
478 vague or mitigating. So, I think that it needs more thought.

479

480 Scott Campbell 36:43

481 So, by taking out that report in 2009 it almost alleviates what you're talking about how  
482 they said it could wick into the main water supply.

483

484 James McLeod 36:51

485 That's what my fear is because we're taking out, you know, probably hundreds, maybe  
486 1000s of hours' worth of work with a pen, and we're just scratching it off. And we're  
487 saying, well, you're going to get a bigger, wider protection here. And people want that.  
488 But I think that this is too much, right now. People are very concerned about our water,  
489 making big changes like this is frankly, it's making me a little nervous. This is called the  
490 subject of electromagnetic survey results. Aquifer boundary investigation, Raymond,  
491 New Hampshire, dated February 12, 2009 by Geosense. And this was done for John  
492 Mun Southern New Hampshire Planning Commission as part of that 2009 Groundwater  
493 Protection Plan.

494  
495 Maddie Dilonno 37:56  
496 So, I guess. So, are you talking just about the appeal section? Are you talking about the  
497 boundaries?

498  
499 James McLeod 38:03  
500 I think I'm specifically talking about the appeals section right now. But more generally,  
501 I'm talking about, there's a lot of major changes to our water ordinances here. And I  
502 think it might be premature, I think we need to protect what we have before we start  
503 changing things up, especially something that's as major as this.

504  
505 Maddie Dilonno 38:26  
506 I hear you; I would argue that this is strengthening your Groundwater Protection  
507 Ordinance.

508  
509 James McLeod 38:33  
510 I understand that, but you believe that it's strengthening it from your perspective. From  
511 my perspective, we've got 1000s of hours, hundreds, maybe 1000s of hours' worth of  
512 studies here that we're just crossing off of the red pen. And I think we need to put more  
513 thought into it before we move forward with it.

514  
515 Scott Campbell 38:56  
516 Like if we kept that 2009 in there, that's all red out. They would have to reference what  
517 you have.

518  
519 James McLeod 39:06  
520 That may be a conflict with the new verbiage, though, would be my guess.

521

522 Maddie Dilonno 39:09

523 Yeah, yeah.

524

525 James McLeod 39:12

526 So, before the board last time and said that we're applying for a grant for additional  
527 studies?

528

529 Maddie Dilonno 39:20

530 Yes, I'm going to put a grant together to update that plan. But that wouldn't happen until  
531 next fall.

532

533 James McLeod 39:25

534 So, I think the time to do something this extreme is once we have a more updated plan.  
535 Otherwise, I think we should just bolster the plan that we have now. And table these  
536 major changes until we deal with some of the water supply issues that are before us  
537 right now.

538

539 Ms. Gott 39:58

540 What's the downside of waiting?

541

542 James McLeod 40:05

543 I don't see a downside, we already have a protection plan in place, that we need to take  
544 a look at those portions that aren't being enforced and, and bring people up to speed on  
545 that, if we, we can withdraw these lines as far and wide as we want. But if we're not  
546 enforcing them, or if there's ways to get around them, then we're just going to keep  
547 ending up in the same spot where people are drawing more of our resources. And we  
548 can't, we can't do anything about. So, these changes, I'm sure that they are important,  
549 and that they are strengthening the protections that we have. But they're just so  
550 sweeping by getting rid of these previous studies that we've done, that we based  
551 everything else that we have going on, is based on these.

552

553 Maddie Dilonno 41:03

554 Okay, yeah, I hear what you're saying. We can leave the boundaries as is because not  
555 everything in here has to do with the boundaries.

556

557 James McLeod 41:13

558 So far, the boundaries are the only thing that I'm in agreement with.

559  
560 Maddie Dilonno 41:16  
561 Okay, well, why don't I walk through just the changes? Made? Sure. And then we can  
562 have a discussion about it. So, I left off, I put in the process for if a landowner disagrees  
563 with the boundaries of the groundwater overlay district. The next change is 5.2.7.2.4,  
564 line 182. I don't know why this was left off in the original when this ordinance was  
565 adopted. But this is a recommendation from the UNH Stormwater Center. It says in the  
566 state ordinance requires a minimum of three to four feet of vertical separation between  
567 the bottom of the storm water infiltration, or unlined filtration practice and the average  
568 seasonal high-water table. Can't really go, that's kind of the extent of my knowledge of  
569 that. I'm not an engineer, but that is in the state model. Next changes start on line 226.  
570 Just a couple of points about blasting activities, as well as transfers of petroleum from  
571 delivery trucks. So, the first one is that blasting activities shall be planned and  
572 conducted to minimize groundwater contamination. Excavation activities should be  
573 planned and conducted to minimize adverse impacts to hydrology and the dewatering of  
574 nearby drinking water supply wells. The next is all transfers of petroleum from delivery  
575 trucks and storage containers over five gallons and capacity shall be conducted over an  
576 impervious surface having a positive limiting barrier at its perimeter. This is under your  
577 general performance standards. Work for uses in the groundwater overlay district. This  
578 again, these came out of the state groundwater ordinance model. These are also  
579 consistent with the Groundwater Protection Act.

580  
581 James McLeod 43:23  
582 My only comment on these is that the language in here says that the activity should be  
583 conducted to minimize adverse effects and it doesn't really spell out what that is. So, I  
584 think clarity on that would be good for the people that come before the board, so we  
585 have something to hold them to.

586  
587 Scott Campbell 43:50  
588 It sounds like you're allowing contamination just a little bit. Because the way it seems  
589 like it's worded.

590  
591 Ms. Bridgeo 44:00  
592 Can ask a question, Maddie about I'm sorry. I'm on the blasting. I don't have the blasting  
593 in front of me to compare. So currently, blasting activities shall be planned and  
594 conducted to minimize groundwater. What's the difference in the language for a blasting  
595 now?

596  
597 Maddie Dilonno 44:20  
598 This doesn't exist in your ordinance at all. Oh, yeah. People have to follow state law for  
599 blasting  
600  
601 Ms. Gott 44:34  
602 We follow 155 E.  
603  
604 Maddie Dilonno 44:45  
605 This is just adding a statement in here about blasting. I added line 271 Just about the  
606 use of deicing materials.  
607  
608 Ms. Gott 44:59  
609 So, I want to go back to Jim, do I understand correctly that you want online starting 226  
610 5.2.7.2.1.2? You want to define more clearly what adverse impacts are? Is that what you  
611 said?  
612  
613 James McLeod 45:17  
614 Actually, I want more definition. It says that the activities should be planned and  
615 conducted to minimize groundwater contamination, and also to minimize adverse  
616 impacts. But there's no definition of what minimizing it looks like.  
617  
618 Scott Campbell 45:45  
619 Why can't you put something in there like shall not cause any impact, or contamination?  
620  
621 Maddie Dilonno 45:58  
622 These are just proposed amendments, you're free to change this wording.  
623  
624 Ms. Gott 46:03  
625 Before we go any further with this, I'd like to put a thought in people's minds. Just  
626 because there are sections that we might not feel were prepared or agree with or  
627 whatever. But if we can agree as a board to find at least partial things in this on which  
628 we could agree. I would like to see us do that if we could, for example, all transfers of  
629 petroleum for delivery trucks, blah, blah, blah, is that something we as a board can  
630 agree with just that one statement? And then, you know, start to strengthen it that way,  
631 rather than in I understand, Jim, what you're saying about Jack Mun's studies and things  
632 not wanting to discard those Jack did do a lot of work on those. So that's up for

633 discussion, we're not going to say we're going to accept that part. But is there any as we  
634 go through these things that have been added or subtracted? Are there other things that  
635 we can agree to, as a board, at least partially accept things?

636

637 James McLeod 47:17

638 So, I think that there's plenty of area for agreement. I mean, this is being presented as,  
639 you know, sort of a monolithic, you know, presentation, because that is how the grant  
640 was done. Right. And like I said, there's things in here that I'd like to find 14, including  
641 private wealth. Well, that makes perfect sense. Um, the language is clear, concise, and  
642 its purpose is well defined.

643

644 Ms. Gott 47:53

645 And that is what I'm asking if we do some of it and accept some of those things, and the  
646 other less well-defined things that we need to have discussions.

647

648 Maddie Dilonno 48:00

649 Yeah, these are just proposals you can, it's totally up to the board, what you want to put  
650 in and I'm just making changes where we can work on it over the course of the next  
651 month or so.

652

653 Ms. Bridgeo 48:13

654 Can I ask this a different way, though? I need to ask this question differently. Are we  
655 sitting looking at this saying that this is going to be something that we were trying to  
656 work for, as a warrant? Because that, to me, is an entirely different way to be talking or  
657 looking at this? Because if this is a warrant, this is this warrant after this is this? That  
658 would have to back us up to talk about this in an entirely different way. Because this, if  
659 that's how we're discussing this, because this isn't, we can't make some of these  
660 changes other than as warrant so oh, absolutely. Right. So, we, this would be more  
661 monolithic as a warrant, which, if this is something we're going to talk about, this would  
662 cripple us from maybe even getting to warrants.

663

664 Maddie Dilonno 49:12

665 If I could just verify, yes, this is intended to go on. If you want to move it to the ballot in  
666 March, zoning amendments we're working on, you know, amending the zoning  
667 ordinance, we're not making any final decisions tonight. We're not moving anything to a  
668 public hearing. We're just brainstorming. Yeah, because a lot of these are clarifying. You  
669 know, tightening up? Yes, you can go under a summary and then the full text is

670 available and is noticed accordingly.

671

672 Bob McDonald 50:12

673 Bob McDonald, one Park Place, I understand everyone's discussion. And I'm just  
674 pointing to the change on line 233 Where it says all transfers of petroleum from delivery  
675 trucks and storage containers over five gallons. That's too broad. I live on one Park  
676 Place and I'm on that map. My oil receptacle on my house is on grass. It's right next to  
677 the house. So, if this happens, I will have to pave the area. What this says probably this  
678 is over. So, there's an exemption in here for that

679

680 Maddie Dilonno 51:05

681 private residence is exempt from this zoning. It is only for commercial.

682

683 Bob McDonald 51:15

684 But when people read that, if it's going to be in a warrant, they're not going to go to the  
685 exemption. They're going to think what I just thought and say, are all the oil companies  
686 going to have to know this new rule? In the Groundwater Protection Areas? Even for  
687 commercial? I, you know, that's one of those things? And then my always my question is  
688 enforcement. That's the elephant in the room is the enforcement. So, you answer my  
689 question, but I think that is too broad. When I look at the map, you know, where the  
690 groundwater on our house hasn't changed and the new map, we've always been over  
691 that. But that's too broad. Because if it's going to be on a warrant article, and that one-  
692 piece people aren't going to vote for it, just because they don't know, it's an exemption.  
693 That's a thought.

694

695 Ms. Gott 52:18

696 The other side of that. Sorry. I'm going to disagree here. The other side of that is the oil  
697 tank that sat outside a neighbor's, my neighbor's house, which tipped over and  
698 contaminated my well and the neighbor's well and a couple others, because it was not  
699 on a paved surface. Both sides to the story. And I lived that side of it. So, it makes it  
700 very difficult to be in the Groundwater Protection Area, by the way, that this tank tipped  
701 over. But what I'm saying is that this is something we need to be aware of if it does  
702 happen. It's a real thing. It's a problem.

703

704 Maddie Dilonno 53:21

705 Yeah, the provisions of this ordinance would only be reviewed. Someone comes in for a  
706 site plan. And that's only for commercial development and multifamily development.

707  
708 Ms. Gott 53:29  
709 Now would it apply if someone came in to put in a residential subdivision?  
710  
711 Maddie Dilonno 53:37  
712 Yes, because there is a commercial and residential subdivision that resulted in the  
713 creation of a road. Yes, yes. But it wouldn't be putting requirements on those individual  
714 homeowners, this would be for the development of the road and the storm water comes  
715 into play.  
716  
717 James McLeod 54:48  
718 I understand what it means but, in this definition, what is a positive limiting barrier?  
719  
720 Maddie Dilonno 54:55  
721 Which line are you?  
722  
723 James McLeod 54:56  
724 This is on line 234 So the transfer of petroleum has to happen over an impervious  
725 surface, which is just pavement and having a positive limiting barrier at its perimeter.  
726  
727 Ms. Gott 55:10  
728 A containment device concrete with borders.  
729  
730 James McLeod 55:13  
731 How does a tanker fill up the underground tank at a gas station?  
732  
733 Mr. Reed 55:20  
734 They put socks down, or they put a temporary, they put a temporary barrier.  
735  
736 James McLeod 55:25  
737 So, a positive limiting barrier at the perimeter.  
738  
739 Mr. Reed 55:29  
740 It depends on the company, they're supposed to.  
741  
742 James McLeod 55:33  
743 So, it doesn't have to be a permanent thing. It could be a temporary thing.

744  
745 Mrs. Luszcz 55:38  
746 But at least it's all impervious. Don't they have the grooves,  
747  
748 Mr. Reed 55:41  
749 the grooves and everything to catch it.  
750  
751 Ms. Gott 55:44  
752 That's what they're supposed to.  
753  
754 Maddie Dilonno 55:51  
755 The next couple of sections are on line 271. The use of deicing materials I put in there  
756 shall be minimal use of deicing chemicals on all public and private roads, and parking  
757 lots within this district. And those compounds shall be free of sodium and chloride to the  
758 extent possible this came out of the state model. Just for properties in the groundwater  
759 overlay district.  
760  
761 Ms. Bridgeo 56:19  
762 I'm sorry. But again, I'll keep on putting Scott on the spot. That would be something  
763 where the town who sends out the trucks? And does all of that is? Where is the  
764 reciprocal nature of the town, with the planning board saying that they will you know  
765 what I mean? Because, again, this is all about planning versus we put things in and I  
766 don't mean this bad, but, you know, we put this huge document on no one reads it. And  
767 then they've been deicing or whatever, you know, this year like, right, and so but the  
768 board of selectmen where you know, they have their meetings, and they talk about with  
769 the departments that work for the town that would be under there to do it again. Again, I  
770 know they're enforcing it, but  
771  
772 Ms. Gott 57:14  
773 but some of the results are things like resulting blue signs, the deicing is limited.  
774  
775 Scott Campbell 57:21  
776 So, what you're saying is we wake up in the morning, they used to be yellow lines, and  
777 now there's yellow puddles. Someone's got to enforce that.  
778  
779 Mrs. Luszcz 57:33  
780 I've heard it many times. the municipality doesn't adhere to our zoning.

781  
782 Maddie Dilonno 57:39  
783 Right, this would be for developers. But yeah, it kind of crosses over into that a little bit.  
784  
785 Ms. Bridgeo 57:46  
786 So, all around anywhere where we want to protect water, then so again, is that would  
787 that be a more beneficial thing to say that our town, our own town can say we don't have  
788 to do any of what is being said, we're going to put down 20 pounds of salt per cubic foot  
789 driving around town? That makes no sense. So, we sit here, we have all these  
790 discussions, and then they get back in their trucks. And then there's got to be some form  
791 of communication and cooperation. It just to me, it seems Why would you put something  
792 like that in if they hop in their trucks and they are told to go salt off what you want.  
793  
794 James McLeod 58:47  
795 The language is toothless. It says, you know, shall be minimal use, but there's no  
796 definition of what that is. And then it's, you know, shall be free of sodium and chloride to  
797 the extent possible. Well, if all you have the sodium and chloride, then I guess it's 100%.  
798 You know because that's what you have possible. So, okay, you know, there's just not  
799 there's not enough here to be able to enforce anything. I don't see. I mean, I like the  
800 idea behind it, of course, but,  
801  
802 Ms. Bridgeo 59:17  
803 but that's what I'm saying. So, we're going to sit there and go through all this. You just  
804 use the word there's no teeth. And so, what we're going to gum along it just to me.  
805  
806 Maddie Dilonno 59:25  
807 Well, this would probably be like a note we were required on the leverage.  
808  
809 Ms. Bridgeo 59:32  
810 Are there any other towns that have? Can we check to see if there is anything that's an  
811 important thing and you see it, you see they put the little fish by the drains around town  
812 and things like that to show our walk. So again, if we're going to put an effort into it, then  
813 we really should.  
814  
815 Mr. Reed 1:00:05  
816 Scott, do we have any kind of program? I don't remember seeing any, like low salt areas  
817 or anything like that driving around town.

818  
819 Ms. Gott 1:00:11  
820 We do. The bridge across Langford. Yes. Now the interesting thing in between my two  
821 driveways is the Groundwater Protection area. So going up the hill, up to the blue sign,  
822 they use regular salt. And then from the blue sign, I'm sorry, coming down the hill till  
823 they get to the blue sign, they use regular salt. And then for the blue sign down the rest  
824 of the hill, they use light salt. That's not happening.  
825  
826 Mrs. Luszcz 1:00:50  
827 Is there a current product that would be preferred, and could we make that a condition of  
828 approval on a commercial lot.  
829  
830 Maddie Dilonno 1:01:03  
831 Look into that. I'm not sure. I know. The DPW is looking into something with salt. Maybe  
832 you know more than I do. Scott.  
833  
834 Scott Campbell 1:01:12  
835 I haven't heard anything about it.  
836  
837 Maddie Dilonno 1:01:14  
838 To comply with the MS4 permit they have to look and do some sort of salt reduction plan  
839 or so. Yeah, so I'm not I'm not sure what where that's. But I can certainly follow up.  
840  
841 Ms. Bridgeo 1:02:33  
842 So again, any of the places where using salt, I would say we have painted fish next to  
843 the grates.  
844  
845 Mrs. Luszcz 1:02:40  
846 You're not going to see them in the snow. So, they're really not going to help. It is just  
847 fine in the summer.  
848  
849 James McLeod 1:02:51  
850 I think it's more for people to not pour oil and stuff. Yeah, I mean, think twice about.  
851  
852 Mr. Reed 1:02:56  
853 I mean, you laugh but if you're out working on a power line, and you blow a hydraulic  
854 hose, and you see a manhole and it's got a fish next to it, you're going to work twice as

855 hard to make sure nothing gets into it. I mean, the guys are trained to do that. So those  
856 are good things. Because some manholes, some catch basins are just dry wells. So,  
857 you know, then you've got the chance to clean that out afterwards. But the ones that  
858 have that I mean that those aren't good enough.

859  
860 Ms. Bridgeo 1:03:24  
861 They're saying that well, and I wasn't making fun of it. I was just saying, I know I've seen  
862 them next to it that

863  
864 Ms. Gott 1:03:30  
865 Somebody blew a hydraulic hose all the way down Industrial Drive the other day, oil  
866 everywhere. Jackson Lumber and the Hard Rock, right next to the pond.

867  
868 Ms. Bridgeo 1:03:42  
869 Sorry, Maddie. we digressed on you.

870  
871 Mrs. Luszcz 1:03:44  
872 Just preemptively while I'm thinking of it too, in regard to its Bob, right? Bob mentioned.  
873 If this ends up going as a warrant article, maybe we could put in fine or mean in bold  
874 print at the top that this warrant article in this ordinance pertains to commercial use only  
875 or something like that. So, what stands out to the residents before they read everything?

876  
877 Maddie Dilonno 1:04:17  
878 Yeah, that's fine.

879  
880 James McLeod 1:04:21  
881 So, does that apply to the private wells as to that would only apply to commercial private  
882 wells?

883  
884 Mr. Reed 1:04:29  
885 As far as what, Jim as far as protecting them.

886  
887 James McLeod 1:04:33  
888 Under the purpose where we added including private wells?

889  
890 Mr. Reed 1:04:37  
891 Well, I think if a commercial site could affect a private well, it still protects those private

892 wells. I think that was the intent of that wasn't it, Maddie.

893

894 Maddie Dilonno 1:04:50

895 Oh, I'm sorry. What was the question?

896

897 Mr. Reed 1:04:54

898 Well, he said, if it didn't apply to private stuff, does that mean it doesn't apply to  
899 protecting private wells?

900

901 Maddie Dilonno 1:04:59

902 There could be private wells in the vicinity of a commercial development. You know,  
903 this other map? This is your water lines in Raymond. So obviously, there are our private  
904 wells or, you know, wells.

905

906 James McLeod 1:05:18

907 So, I guess what I'm saying is that this, including private wells does include individual  
908 people that own their own wells. It doesn't have to be a commercial.

909

910 Maddie Dilonno 1:05:30

911 It could be. Yep.

912

913 James McLeod 1:05:49

914 So, the including private wells here are commercial, privately owned wells, and  
915 individual privately owned wells.

916

917 Maddie Dilonno 1:05:57

918 This is talking about the protection of all groundwater supply.

919

920 Mrs. Luszcz 1:06:03

921 But it's only talking about protecting them, not adhering to the ordinance for private  
922 residence.

923

924 Bob McDonald 1:06:19

925 Bob McDonald, one Park Place, the water line. It's not correct. You're missing the main  
926 water line that's coming off of Route 107. It goes down to 102. Up to Windermere. That  
927 should be added to this. It was clearly put in before June 2019.

928

929 Maddie Dilonno 1:06:52

930 So, the next line is 275. This is talking about how the planning board can ask for  
931 hydrogeologic study. You can do this anyway. This is just clarifying language, just like in  
932 your other regulations where the board has, you know, the authority to ask for a traffic  
933 study or I don't know a signal warrant study. This is saying the board on a case-by-case  
934 basis may ask for hydrogeologic study, which we just did, right? Or no, the applicant did  
935 but so just again, clarifying that the board has the authority to ask for this type of study.

936  
937 Okay, so line 299 Prohibited uses I added two new prohibited uses, I guess this is a  
938 pretty big change. These are in the state model ordinance. So, the new prohibited uses  
939 in the groundwater overlay district I have here are the outdoor storage of road salt or  
940 other deicing chemicals in bulk and the development or operation of gasoline stations. I  
941 did add a note to those gasoline stations to say that development or expansion of other  
942 uses or activities on the site that do not involve the dispensing of petroleum products for  
943 retail purposes are permitted provided they comply with the Town of Raymond Zoning  
944 Ordinance. The thought process behind this was that if an existing gas station in the  
945 groundwater overlay district wanted to change, put a restaurant into it or at a drive thru  
946 or make some modifications. They could do that so long; they have to follow all the other  
947 towns ordinances but there can be no increase in the dispensing of petroleum products.

948  
949 Mrs. Luszcz 1:08:52

950 So, if they only had two pumps, they would have to stay with them, but they get to keep  
951 them.

952  
953 Maddie Dilonno 1:08:56

954 Yes. But if they wanted to add like a Dunkin Donuts, they could do that they would have  
955 all the other regulations but

956  
957 Mrs. Luszcz 1:09:04

958 On line 313 chemicals in bulk. Could we quantify that in some way?

959  
960 Maddie Dilonno 1:09:13

961 I can look into that. Is there something you'd like to add to this? This is not just me, the  
962 board has something to add, by all means.

963  
964 Mrs. Luszcz 1:09:48

965 We're not a poultry development or poultry factory.

966

967 Ms. Bridgeo 1:09:53

968 What do you want? What are you reading?

969

970 Maddie Dilonno 1:09:59

971 I mean, that's good. Yeah, there's probably a million things you could put.

972

973 Ms. Bridgeo 1:10:06

974 Can I ask them a question again? So, you some of these ordinances, we have other  
975 ordinances that either replicate or duplicate, we have redundancy. Can we add? Again,  
976 this would be easier for the applicant, that if say, 5.2.13.7, also had 4.9.4 was the sister  
977 to that? Could we also say to them that they have to reference both of them so that  
978 they're not separate? And we do have quite a few that would overlap. So, you just  
979 brought up a chicken factory or whatever? We have on the conditions use chat, say, for  
980 instance, where if that chart, and it has an I think there is something there, as funny as  
981 that may be? That would be something that would be I think it's processing plant  
982 animals. So that would be so you would have an ordinance, but you would also have the  
983 other ordinances that are the sisters, brothers, nieces, and nephews that work together  
984 so that they're all referenced at the same. Some of them will go hand in hand. And do  
985 you reference, can we reference them?

986

987 Mr. Reed 1:11:20

988 All the things you're talking about now or in our performance standards, you know,  
989 which follows the, you know, this section talks about, you know, animal manures ,  
990 fertilizers?

991

992 Ms. Bridgeo 1:11:30

993 Oh, no, I wasn't trying to she was joking with that. I was saying, where we have some  
994 that have redundancy. Can we have them? So, we said that there was 5.2.13.7 had  
995 another storage one other chemicals? And should they be together where they are  
996 referenced? Because it's? Or are we saying that road salt, deicing is the only one under  
997 that one, but we have other things that we would add another line item that's this is just  
998 going to grow was all I was trying to?

999

1000 Maddie Dilonno 1:12:01

1001 Yeah. I guess I don't totally understand. Your question. These are not necessarily  
1002 prohibited uses. This is just for clarification. In the town of Raymond. This would be just

1003 in the groundwater overlay district.

1004

1005 James McLeod 1:12:28

1006 So, it does bounce around a little bit, but it looks like 5.2.19. It says the relationship  
1007 between state and local requirements where both the state and municipality have  
1008 existing requirements, the more stringent shall govern. It doesn't, doesn't say if we have  
1009 it in our own local plans, that it should be the more stringent.

1010

1011 Ms. Bridgeo 1:12:56

1012 Well, and I need to interject here, and we need to clarify this. And I think this is important  
1013 to the town. And this is important for going forward. The 2009 study that you mentioned  
1014 that you don't want, we need to be thinking about before we get rid of it. If we go on to  
1015 the 2009 site, that's why when Dee just brought up, so we have prohibited uses  
1016 somewhere. So we have the prohibited uses, and if I read it the siting of operations of a  
1017 hazardous waste disposal facility as defined under RSA 147-A II, the siting, or operation  
1018 of a solid waste landfill, the outdoor storage of road salt or other deicing chemicals in  
1019 bulk, the siting of operation of a junkyard, the siting of a snow dump, the siting of  
1020 operation of a wastewater on septic lagoon, the siting or operation of a petroleum, bulk  
1021 plant or terminal the siting or operation of a gasoline station, the siting operation of a  
1022 slug monopole a sludge composting facility, and the storage of commercial fertilizers  
1023 unless such storage is within a structure designed to prevent the generation escape or  
1024 run off or leachate, and is in compliance with the standards of section 4.2.43 subsection  
1025 03 through 08 of the ordinance. When I look at that prohibited use, and I look at this  
1026 prohibited use, we've lost some of it. And before we say we add more I would like to find  
1027 out where if there was a vote or change to this prohibited use, where did they go?

1028

1029 Maddie Dilonno 1:14:49

1030 I don't know the answer to that. I also was wondering the same thing when I first started  
1031 working. But in any case, Yeah, we can add those ones that you just read off.

1032

1033 Ms. Bridgeo 1:15:03

1034 Well, the thing is we, we shouldn't be sitting. And I said at the last meeting one,  
1035 changing numbers and all of that, you know, we're not going to sit there and go and  
1036 change, you know, the First Amendment isn't the Fifth Amendment and this, you know,  
1037 we don't, we need to figure out where that happened. And I don't know if there was a  
1038 vote or have to go look to see if there was a vote, we have a starting point here. And  
1039 then we have some dates here. But that's a pretty dramatic change, and we need to find

1040 out where these changes had occurred. So okay.

1041

1042 Maddie Dilonno 1:15:47

1043 Okay, the next section starts on 338. I didn't take this paragraph out 5. 2. 14.3. But I did  
1044 just move it underneath the following section. Right now, the way our ordinance is  
1045 written. It requires developers to fill out a conditional use permit for any use in the  
1046 groundwater conservation district if they exceed that impervious cover limitation or have  
1047 storage of something like 800 gallons of, I don't remember what it is. Do you have those  
1048 two criteria?

1049

1050 Ms. Bridgeo 1:16:23

1051 Are you talking about 800 Gallons dry weight, yeah, at any one time, provide an  
1052 adequate spill prevention control? And again, that's what I'm saying. That's all. I'm  
1053 reading it right here. Where did we go astray? That's under, that's under 5.2? Yes. It's  
1054 again, it's back to when we have this numbering change. And, yeah, go ahead.

1055

1056 Maddie Dilonno 1:16:50

1057 It's currently written, there really aren't any criteria for the board to consider when  
1058 granting a conditional use permit. I mean, the performance standards are there. And  
1059 that's usually I recommend applicants, you know, supply a narrative addressing each of  
1060 the performance standards. But this section really just adds a sort of gives the board  
1061 something to look at and weigh the conditional use permit against. And this is something  
1062 I would I would I envision applicants really fill out a narrative and they'd have to address  
1063 each of these criteria here, on that's similar to how you have your special permit process  
1064 laid out for wetlands, you know, you have this specific statements that each applicant  
1065 usually writes a letter and says, meets this, this and this, this is sort of doing the same  
1066 thing for a conditional use permit and the groundwater district. I think this is especially  
1067 important now that we've had changes with the House Bill 1661, where we need to  
1068 clearly document how the board got to each of its decisions. I think adding a section with  
1069 specific criteria to actually go through it strengthens the boards, or the record of the  
1070 board's decision.

1071

1072 And so, and then the top part that I crossed out in red 5.2.14.3. I just moved below that  
1073 section there. So, it makes sense to anyone. Did everyone read through that? And?

1074

1075 James McLeod 1:18:16

1076 Yeah, I like this section.

1077  
1078 Maddie Dilonno 1:18:17  
1079 Yeah, I know, the language is a little vague, but it would be on the applicant to explain  
1080 why this use is not going to, you know, contaminate the groundwater, or how this use  
1081 will not cause a significant reduction in long term volume of water contained in the  
1082 aquifer. So, kind of just helps a little bit more, we're reviewing those conditional use  
1083 permits. helpful for me, too. So, then the last change I made was on line 416. I just took  
1084 out these amendments to the map, although I know we're still on the fence about the  
1085 boundary locations. But since we've already defined the changes, I made already  
1086 defined what the boundaries are and where and what the sources of those boundaries  
1087 are. Then there doesn't the board doesn't need to amend its groundwater map. So those  
1088 are the changes, we can have discussion and feedback.  
1089  
1090 Mr. Reed 1:19:20  
1091 This would have to go to a hearing and go on the warrant. Do we need to do this to  
1092 meet anything in MS4? Is this in any way tied to MS4? Just wanted to make sure we  
1093 were clear on that. So, this is a separate issue. These standards are more closely  
1094 aligned with that with the changes.  
1095  
1096 Maddie Dilonno 1:19:43  
1097 Yeah, I think these go hand in hand with the site plan and subdivision regulations. We  
1098 just changed. We're doing some MS4 work. The DPW is doing some MS4 work to  
1099 comply with the permit. Yeah, it's timely. I understand there. Some changes that might  
1100 not be feasible.  
1101  
1102 James McLeod 1:20:04  
1103 I appreciate the amount of effort that you put into this. It's very comprehensive.  
1104  
1105 Mr. Reed 1:20:12  
1106 Okay, so how do we want to take it from here? Do you want to take this home and beat  
1107 it up some and schedule it again for our next work session to revisit it.  
1108  
1109 Ms. Gott 1:20:25  
1110 Maddie, do you have a sense of what people were looking for? Is there something you  
1111 could do between now and then that would address for example, some of the things that  
1112 Jim mentioned, the more specificity?  
1113

1114 Maddie Dilonno 1:20:38

1115 Yeah, I've noticed a couple of areas that need further clarification. Is there anything else  
1116 that you'd like me to reword? Or look into? Are there? Are there things you don't want to  
1117 include? This is really, totally up to the board.

1118

1119 James McLeod 1:20:54

1120 I agree with Brad, I think that we should live with it for a little bit and revisit it at our work  
1121 session.

1122

1123 Ms. Bridgeo 1:21:02

1124 And I have a I want to know if we're going to go through all this, do our homework, live  
1125 with this, that we can address an ad also. Any areas, such as Kathy McDonald brought  
1126 up about water withdrawal. And also, what I brought was an addition would be the, I  
1127 thought, and I don't know, if everybody's had the time to look at the Nottingham water  
1128 rights and self-governance ordinance. I think that as a town. I don't know if any of you  
1129 had the time to read it, that helps protect ourselves for our water. And if that would be  
1130 the next section, you know, so we end at Section 5.2.3. That's 5.2.24. And then what  
1131 water withdrawals 5 point, but it's a comprehensive that we do this as a comprehensive  
1132 warrant. And it's already very robust. There's a lot of language here, we're going to have  
1133 a lot of people talking. I don't think if we're going to go down that avenue that would be  
1134 contrary to trying to make it robust. But I also really want to find out why our zoning, if  
1135 there's no warrants, and I found none, how something so important changed, because  
1136 it's very important to this town.

1137

1138 Kevin Woods 1:22:30

1139 So, correct me if I'm wrong, but that Nottingham document only applied to the  
1140 commercial withdrawal of water and was targeted strictly at the commercial water  
1141 company that was looking to install bottled water plants. Because all of the do not apply  
1142 categories. eliminated everything else. Really. That document only applies to companies  
1143 who want to come in and draw water out to sell it commercially outside of Nottingham.

1144

1145 Ms. Gott 1:23:19

1146 That's true. But what I said that's true. I don't understand why that is.

1147

1148 Kevin Woods 1:23:27

1149 I'm just saying that. It doesn't have any, it doesn't have any relationship to somebody  
1150 coming in and filling apartments or condos or doesn't have any relationship to

1151 groundwater with regards to that.

1152

1153 Ms. Gott 1:23:48

1154 But he has a relationship with zoning. I'm not sure I was going to ask the same thing in  
1155 terms of does it need to. I'm not seeing tacked on to this ordinance, but it's a separate  
1156 thing. And we have talked about large withdrawals for commercial purposes, as you've  
1157 described. And using Nottingham as an example. I'm not sure of the attachment to this  
1158 other document but.

1159

1160 Ms. Bridgeo 1:24:10

1161 This section of the document is just I guess, yes, it was trying to make that we're going  
1162 to discuss one of the most important things for the whole country right now which is  
1163 going to be water and just how do we put it together that water becomes a very  
1164 comprehensive and if we're talking about the aquifers in the Wellhead Protection  
1165 drawing from I didn't know if there's a way that we make reducing water a  
1166 comprehensive, you know, here's the study. It's a comprehensive document. And, and  
1167 again, this is not I'm not here to go through all of that tonight. We got to go do  
1168 homework, but that was something that I wanted to know if we could talk about it as a  
1169 comprehensive water document.

1170

1171 Mr. Reed 1:24:52

1172 Probably five years ago now Gretchen we talked about this. And it was a concern. The  
1173 big thing was a large water withdrawal that would transport the water outside the town  
1174 for sale by any means. And that was the thing that at the time there was some ongoing  
1175 negotiations between our town and several other towns regarding things like sewage,  
1176 and some other thing someone kind of needed water. He was talking about having a like  
1177 a regional,

1178

1179 Ms. Gott 1:25:26

1180 and it was just about the same time that nothing actually Nottingham might have done  
1181 theirs maybe slightly before that discussion.

1182

1183 Mr. Reed 1:25:34

1184 So, this has been talked about, I don't know if you guys have talked about anything like  
1185 that recently, Scott, on the board of selectmen. Yeah,

1186

1187 Scott Campbell 1:25:41

1188 no, we have not okay. But there was a piece of property because Epping, I believe, is  
1189 still on the books still where you can't take water out just like Nottingham. But see, a  
1190 large baby food company bought the property that is on the edge of Epping in the way  
1191 Epping has it written in this might be something we might want to look into. I believe in  
1192 Epping's rules, you cannot stage and take water in Epping boundaries. But you probably  
1193 remember this. SoBella, put 12-inch main lines into the aquifer in Epping, and brought  
1194 them into Raymond over near Prescott Road. So, the baby food company bought the  
1195 property, and they knew the pipes were there, and they could pipe the water out of  
1196 Epping, legally. And that's something that we might want to think about.

1197

1198 Mr. Reed 1:26:32

1199 Yeah, I agree, Trish, we need to have a comprehensive.

1200

1201 Ms. Bridgeo 1:26:35

1202 That may not be, I just thought if we're going to talk about water, that we make it a  
1203 comprehensive document, that it's kind of all-in-one spot.

1204

1205 Mr. Reed 1:26:45

1206 We just have to be careful if we make this too big and too confusing going to what Mr.  
1207 McDonald shared with us earlier, if people don't understand it, or if it anyway, scares  
1208 them. What I found is that the simpler we keep it, the more understandable it is, if they  
1209 know exactly what we're trying to do. And we'll do a video presentation of it, you know,  
1210 we'll have hearings. But that only probably hits 10 or 15% of the people.

1211

1212 Ms. Bridgeo 1:27:17

1213 Maybe as our job as the planning board that we have outreach, if something's going to  
1214 be so important to this town, and we're the planning part of this town. And this is, this is  
1215 the life of our town, then maybe we have to have a different type of outreach. And  
1216 maybe we volunteer, I would be willing to volunteer that, you know, this document is  
1217 pretty comprehensive, right. And I don't think the average person, you know if even with  
1218 this would be maybe the end all for a. So, I don't think if we made all of our water  
1219 comprehensive as a document, that that person is going to turn off. And I'm going to  
1220 hope and say that people who are going to go out and vote also as their duty are willing  
1221 to sit and read a document and look through and if we make it that they come to the  
1222 meetings and we clarify, I think that that serves the town. And like I said we're all seeing  
1223 it across everywhere how the problems are in Epping is our sister, and she's having  
1224 water problems. I just think we need to be thinking ahead.

1225  
1226 Scott Campbell 1:28:31  
1227 Why does Fremont have a water line going into it from Raymond?  
1228  
1229 Mr. Reed 1:28:36  
1230 I do not know. I'm assuming that it was just put there when it connected to part of Green  
1231 Hills or something when we did the water down there. I don't know.  
1232  
1233 Scott Campbell 1:28:45  
1234 I was told that it's supplying Fremont residents in a certain area.  
1235  
1236 Mr. Reed 1:28:50  
1237 I am not aware of that. Sorry.  
1238  
1239 Ms. Gott 1:28:53  
1240 The Pennichuck part is supplying.  
1241  
1242 Scott Campbell 1:28:55  
1243 No town.  
1244  
1245 Mr. Reed 1:29:00  
1246 I don't know.  
1247  
1248 Scott Campbell 1:29:02  
1249 Not that area. This is all the way down 107.  
1250  
1251 Mr. Reed 1:29:25  
1252 I'm not sure. Okay, so we can all agree. I mean, let's, let's take a poll here. We all know  
1253 that water is extremely important. With what we're seeing environmentally, it's going to  
1254 get more and more important. Can we take a poll that will make this one of our priorities  
1255 for this legislative cycle forget to get this together as quickly as we can. Let's  
1256 concentrate on this. And let's see if we can get this together including the large water  
1257 withdrawals, the protection of our aquifers and Maddie could you see if you I know,  
1258 that's one really significant area right there just that water withdrawals?  
1259  
1260 Maddie Dilonno 1:30:07  
1261 I'm going to have to look into that. Sure.

1262  
1263 Mr. Reed 1:30:09  
1264 I know, I've seen some other kind of other work 12 pages long, they were really concise  
1265 in a couple of different towns that were looked at, like five years ago.  
1266  
1267 Ms. Gott 1:30:19  
1268 Is that something that we could ask or should ask Dave to be part of the discussion at a  
1269 work session?  
1270  
1271 Mr. Reed 1:30:27  
1272 I think once we've got an idea which way we're going here, you know, I think we ought  
1273 to get the basic framework together before we add to it too much. That's my personal  
1274 opinion, you guys.  
1275  
1276 Ms. Gott 1:30:37  
1277 I don't know. I'm asking. I'm not sure.  
1278  
1279 Mr. Reed 1:30:39  
1280 I definitely think we need him involved. And, you know, I mean, this, this goes to the  
1281 report that Trish asked us to read about the state of our water system, our water tanks. I  
1282 mean, we had Steve Brewer come a couple of years ago. And talk to us about the water  
1283 tanks and the cost of replacement and the different plans that were drafted back then,  
1284 for the replacement.  
1285  
1286 Ms. Gott 1:31:03  
1287 In the same vein here, no pun intended. Scott, do you know what the report was on the  
1288 water tank on the trip to Woodstock?  
1289  
1290 Scott Campbell 1:31:16  
1291 I've got a letter, but I don't have it on me to read. But we did get an update from Dave.  
1292 And it basically discussed which types when I went with them and looked at them. That's  
1293 I think it's called the glass. You get some pictures of it. I mean, I don't know a lot about  
1294 tanks.  
1295  
1296 Ms. Bridgeo 1:31:48  
1297 I don't know if this is plausible, it can. If the public's listening and people are listening,  
1298 and are the public who's here? Can they pre-send to us some of their information so that

1299 we can actually start to get some of that information? And we can filter through?

1300

1301 Mr. Reed 1:32:09

1302 I'm at the town office and ask them to forward it to the planning board. So, can I'm just  
1303 going to make this official?

1304

1305 Poll: Can we agree that this is an area that we want to concentrate on for this fall? All  
1306 those in favor of concentrating on our groundwater production? Everybody unanimous  
1307 on that? The Board indicated all in the affirmative.

1308

1309 James McLeod 1:32:31

1310 I think it's a worthy aspiration.

1311

1312 Mr. Reed 1:32:33

1313 Just wanted to make that official now. Moving on. I know you've got other things,  
1314 Maddie, but we had asked Jim to do some research for us. And I'm going to get back to  
1315 you. But go ahead.

1316

1317 James McLeod 1:32:50

1318 To research that you're asking about, you have to clarify for me.

1319

1320 Mr. Reed 1:32:56

1321 At the last meeting, you're going to check on the whole swearing in thing. Okay. So, one  
1322 of the things I have listed under your name.

1323

1324 James McLeod 1:33:04

1325 I spoke with Keith; he sent me some information. I'm sorry, I did not speak with Keith.  
1326 He sent me the information. But I want to talk to him before I'm prepared to bring it to the  
1327 board. That's fine.

1328

1329 Mr. Reed 1:33:17

1330 All right. He just handed out something on the Stantec report.

1331

1332 James McLeod 1:33:21

1333 Yeah, the Stantec report is from 2016. And it's a pretty dire look at our water system.  
1334 They list off 4 things that they found were severely deficient. If you don't mind, I'll read  
1335 through it as quick as I can.

1336  
1337 One, secure funding and complete the installation of replacement of Well 1.  
1338  
1339 Two the permitting and proceed with construction and full operation of future well  
1340 number four,  
1341  
1342 Three, install a second treatment unit at the existing water treatment plant to allow a  
1343 maximum use of the existing wells and to address the redundancy issue.  
1344  
1345 Four, start the process of identifying and securing the fifth wells site to position the town  
1346 to meet its long-term water supply needs. And then they go on to say that they  
1347 recommend a moratorium on new system connections be implemented until two or more  
1348 of the recommendations listed above are completed. Now again, this was from 2016  
1349 and I don't know if some of these things have been done and what the status of ours.  
1350  
1351 Mr. Reed 1:34:33  
1352 Well four has been completed it is online so and well four was clean enough it did not  
1353 require a treatment plant. That's what Steve Brewer shared with us that was at that  
1354 same meeting when he talked about the water towers or tanks.  
1355  
1356 Ms. Gott 1:34:56  
1357 however well four is on. But they're the continuing issues and the worsening issues of  
1358 one and two and the slant in the well pipe and all the rest of that.  
1359  
1360 Mr. Reed 1:35:11  
1361 There was a plan to replace that collapsing piece. In well one, I believe.  
1362  
1363 Scott Campbell 1:35:17  
1364 There's been little things. So, it's kind of hard to keep up with it because it always seems  
1365 to change. And I'm always like, I thought we're talking about four that like no we're  
1366 talking about one now.  
1367  
1368 Mr. Reed 1:35:27  
1369 Four is online now and that allowed them the last I knew could take one offline to do  
1370 that casing. And to refurbish well one, I have not spoken to anyone about whether that's  
1371 been completed.  
1372

1373 Scott Campbell 1:35:40  
1374 I know we're having a problem with capacity. Yeah. Even if you have four wells, the  
1375 systems we have down there, they are really undersized for what the water, you know,  
1376 for what were we can use them.  
1377  
1378 Mr. Reed 1:35:52  
1379 And that goes to the point on the whole treatment system needing a redundancy, we  
1380 have no backup for treatment.  
1381  
1382 James McLeod 1:35:58  
1383 So, this whole conversation sort of bolsters my argument for these motions that I'm  
1384 putting forward is that lots of things have happened, lots of things aren't happening, new  
1385 things are happening with the water system. And nobody, we should have a concise  
1386 summary of the status of our current water system.  
1387  
1388 Mr. Reed 1:36:20  
1389 Would you like us to request a status of our current water system and specifically  
1390 answer the questions raised from 2016? Study?  
1391  
1392 James McLeod 1:36:29  
1393 Mr. McLeod made a motion that the Planning Board requests a summary from the  
1394 Director of Public Works David Fredrickson with a follow up for a Q & A on the current  
1395 and projected capacity of our water system. Mrs. Luszcz seconded the motion.  
1396  
1397 Mr. Reed 1:36:44  
1398 Any discussion?  
1399  
1400 Ms. Bridgeo 1:36:46  
1401 Yes. So, for clarification, you want clarification for the 2016 Stantec. Report? Or do you  
1402 want it broad enough that he's going to say, as of today, he's going to answer the  
1403 questions about the line crimped and you want to know, today's state, or the current  
1404 state of and if he references that report, that's fine. But we may have a different issue  
1405 that we don't know of that wasn't in the report,  
1406  
1407 James McLeod 1:37:15  
1408 it should not be limited to the report. Right.  
1409

1410 Mrs. Luszcz 1:37:17

1411 Okay. It says, current,

1412

1413 Ms. Gott 1:37:21

1414 Current capacity. And I guess that's why I was asking you to have Dave come actually  
1415 come in here. And we sit with him and talk about all of this. I understand it makes more  
1416 sense for us to have a summary first, that we can read about it, and be able to ask  
1417 questions. But I'm hoping to have as part of this, I think you said the q&a Does that  
1418 mean it would be in person or

1419

1420 James McLeod 1:37:44

1421 my idea would be that he could present the staff with a written summary that we could  
1422 then formulate questions on and bring him in at that point.

1423

1424 Ms. Gott 1:37:58

1425 I agree with that. I agree. No, that's what I'm saying. We get the homework and we read  
1426 it and then we bring them in, in person for I'm fine with that. Okay, any

1427

1428 Mr. Reed 1:38:07

1429 other questions? Any other comments before we ask for the question? Okay, all those in  
1430 favor,

1431

1432 Kevin Woods 1:38:14

1433 Aye.

1434

1435 Mrs. Luszcz 1:38:15

1436 Aye.

1437

1438 Mr. Reed 1:38:15

1439 Aye.

1440

1441 Scott Campbell 1:38:15

1442 Aye.

1443

1444 James McLeod 1:38:15

1445 Aye.

1446

1447 Ms. Bridgeo 1:38:15

1448 Aye.

1449

1450 Ms. Gott 1:38:15

1451 Aye

1452

1453 Mr. Reed 1:38:15

1454 The motion passed unanimously with a vote of 7 in favor, 0 opposed , and 0  
1455 abstentions.

1456

1457 James McLeod 1:38:22

1458 Motion: Mr. McLeod made a motion. Based on the information in the 2016 Stantec  
1459 report in order to mitigate catastrophic impacts to our municipal water supply, by  
1460 approving applications that have a greater impact on our resources than our town's  
1461 capacity to provide, and to avoid legal issues with the time constraints associated with  
1462 applications, I propose the following motion and make a motion to suspend the  
1463 acceptance of any application by the planning board that will have more than a 500  
1464 gallon per day impact on our town water resources, until a summary of our current  
1465 systems by the rain water department is made to the board for our valuation. Mr.  
1466 Campbell seconded the motion.

1467

1468 Mr. Reed 1:39:06

1469 Okay, so we have a motion in a second you have it written right there. Any discussion  
1470 on this motion?

1471

1472 Ms. Gott 1:39:12

1473 Is this legal within our purview to do?

1474

1475 Maddie Dilonno 1:39:18

1476 I think we are going to need to check with legal on that. There are statutory timeframes  
1477 for when applications are filed and when they're supposed to come before the board.  
1478 And I don't know when Dave would put a summary together and also not sure how we I  
1479 guess we would ask applicants to demonstrate the 500 gallon per day. There're just  
1480 some issues, I don't think I think we would need to consult with the town's legal counsel.

1481

1482 James McLeod 1:39:46

1483 This will be a temporary moratorium as recommended by the Stantec report that was

1484 done for the town.

1485

1486 Ms. Gott 1:39:53

1487 But it's what I'm saying Jim is I don't I'm not sure that we have the legal right to do that.  
1488 But we could do it, a back end run at it, saying that we want to make a zoning  
1489 ordinance. And as soon as we accept that as a zoning ordinance, then it's in effect, until  
1490 it's voted for or against.

1491

1492 James McLeod 1:40:11

1493 The problem with that is that this is temporary, because we do not know what the  
1494 capacity is. So, we would be limiting everybody to 500 gallons per day, which is not fair.

1495

1496 Scott Campbell 1:40:22

1497 And it's not like we don't have a report. We have one. To go back this up. So, I agree  
1498 with you on that.

1499

1500 Mr. Reed 1:40:31

1501 Well, could I ask you to withdraw this motion until we hear back from Dave, can we do  
1502 that? Okay, and that will give us time to find out if we need to make a motion like this,  
1503 how we do it legally. We're still in discussion, that's why I'm asking.

1504

1505 James McLeod 1:40:51

1506 The issue is that the urgency of protecting our water supply is acute. And if we're waiting  
1507 on somebody to come back to us, and then we're going to come back to them, and then  
1508 they're going to come back to us, we're going to get applications for a water bottling  
1509 plant, we're going to get applications for 200 units, you know, living units, or 500,000,  
1510 square foot, you know, warehouse that is going to have a significant draw on our  
1511 resources. It's not fair for them to put an application in, and then we are not able to  
1512 approve it, because we don't have the resources. So, I'm trying to save them as well as  
1513 us by an opportunity to withhold their application until

1514

1515 Mr. Reed 1:41:48

1516 The only thing I would say to any large application like you're talking about, one of the  
1517 first steps they take is they go to TRC. And they meet with our town DPW Director, they  
1518 meet with our Town engineers. And if there's a water problem, they should find that out  
1519 immediately.

1520

1521 Mrs. Luszcz 1:42:15

1522 I think Jim's motion would be that first alert, without them going through the extensive,  
1523 and even applying this would kind of stop them in their tracks. When I may follow up  
1524 with a question to Maddie. Is there other language, maybe we're not comfortable with  
1525 that? Is there another way toward that where we could put a stop?

1526

1527 Maddie Dilonno 1:42:41

1528 I don't believe the Planning Board has the legal authority to delay the application  
1529 process as it's right now. I know there's applications in the queue that have statutory  
1530 timeframes for when they're filed to when a decision is made. So, I understand what  
1531 you're saying, I'm not saying it's wrong, I'm just saying I don't want the board to get in  
1532 trouble for doing something that you don't have the legal authority to do. So, I would  
1533 recommend we get consultation from legal counsel on that. And as for other language,  
1534 I'm not really sure on the spot.

1535

1536 Mr. Reed 1:43:14

1537 Can we get a motion to asking to send this to legal for legal.

1538

1539 James McLeod 1:43:20

1540 If I can just ask one more thing here. We vote to accept an application when they bring it  
1541 when it's complete when it's complete. So, what criteria can we refuse an application?

1542

1543 Ms. Gott 1:43:34

1544 We can't we have these 30 days,

1545

1546 Mr. Reed 1:43:36

1547 Basically, you can refuse an application if it doesn't have all the items that are in our  
1548 zoning site plan application or whatever, that are required. We have a list in there. So, it  
1549 would have to be missing one of those and then we could refuse it if it has all those  
1550 items.

1551

1552 Ms. Bridgeo 1:43:54

1553 Wait a minute. clarification on that, if the applicant was going to cause harm to the  
1554 inhabitants and residents of our town, that is our first preamble for a zoning ordinance,  
1555 that is our duty and if the board of selectmen also in conjunction that would be if an  
1556 applicant's application is going to cause, I got to get zoning the for our preamble, if you  
1557 find it first Dee, during the preamble. If the ordinances are to promote the health safety,

1558 economic and social wellbeing of the community to protect the natural resources  
1559 including lakes, rivers, streams and drinking water and aquifer to lessen congestion in  
1560 the streets. And it goes on. And then it goes further to say to facilitate the adequate  
1561 provision of transportation water, sewage, and schools. If any application hasn't even  
1562 met the first preamble or first purpose and article, I would, I would stick with you Jim and  
1563 say that they, the applicants before us, I would say we make the motion and legal can  
1564 and take that our preamble says that's our first that's our first thing. That's first and  
1565 foremost.

1566  
1567 Maddie Dilonno 1:45:20

1568 So, you're talking about whether you would deny an application or postpone an  
1569 application on that?

1570  
1571 Ms. Bridgeo 1:45:24

1572 We're not talking about denying right now we're saying we need to look into this. And  
1573 legal can look into the motion. But that's our first preamble.

1574  
1575 Maddie Dilonno 1:45:34

1576 Oh, absolutely. You can accept an application as a complete package and say we need  
1577 more information. Absolutely. But you've started that, that 65-day clock.

1578  
1579 Mrs. Luszcz 1:45:45

1580 But if I may, I might be stepping on Patricia's words here. If we as a group, after that  
1581 presentation, feel that it would harm our water supply and thus our town. We could vote  
1582 not to accept the project.

1583  
1584 Maddie Dilonno 1:46:05

1585 No, you well, if so, there's different you're not accepting the project you are accepting  
1586 that they have submitted all the required information.

1587  
1588 Mrs. Luszcz 1:46:16

1589 We accept the application is complete. They present, we discuss, and motions are put  
1590 forward. We feel that this project will greatly harm our water source in the Town of  
1591 Raymond. And that's a criterion to deny the application

1592  
1593 Maddie Dilonno 1:46:39

1594 Sure, you could deny an application based on that very clear and you would need to

1595 have a very strong basis for denial.

1596

1597 Ms. Gott 1:46:51

1598 I think you have to outline the ways.

1599

1600 James McLeod 1:46:59

1601 So, I'll reference it. If I can withdraw my first motion

1602

1603 Mr. Reed 1:47:05

1604 Mr. Campbell withdrew his second.

1605

1606 James McLeod 1:47:17

1607 Motion: Mr. McLeod made a motion to suspend the acceptance of any application by the  
1608 planning board that will have more than a 500 gallon per day impact on town water  
1609 resources, as it may be in conflict with the spirit of our stated purpose. Zoning article 1.1  
1610 until the summary of our current systems by the Raymond Water Department is made to  
1611 the board for our valuation. Mr. Campbell seconded the motion.

1612

1613 Mr. Reed 1:47:47

1614 Okay, where did you come up with the 500 gallons a day?

1615

1616 James McLeod 1:47:51

1617 I was trying it. Out of thin air. Okay. What I was trying to do is make sure that small  
1618 commercial. That we didn't have a moratorium on anything that came to the board. So

1619

1620 Mr. Reed 1:48:08

1621 I just didn't know what I mean. What did they ever tell us?

1622

1623 Mrs. Luszcz 1:48:12

1624 Well, just want to be for home. But what does McDonald's use? Domino's? Starbucks?

1625 Do we know what?

1626

1627 James McLeod 1:48:21

1628 I think we're going to find out.

1629

1630 Mr. Reed 1:48:25

1631 498 gallons a day.

1632  
1633 James McLeod 1:48:32  
1634 I do and I played with it a little bit. And. And so it seemed like that was something fair.  
1635 So, we're not stopping the applications from coming in. But anything that's really, truly  
1636 going to impact our resources, we could just tap the brakes until we have more  
1637 information so we're more informed as a board on what our water situation is. Because  
1638 everything I've read shows that it's dire.  
1639  
1640 Mrs. Luszcz 1:49:02  
1641 I would agree.  
1642  
1643 Maddie Dilonno 1:49:05  
1644 I still don't think the board has legal authority to stop applications from coming in.  
1645  
1646 James McLeod 1:49:09  
1647 You can check that with legal  
1648  
1649 Maddie Dilonno 1:49:11  
1650 Yeah, we can certainly do that. I would recommend not making a motion. I can check on  
1651 this with the legal . Developers can submit an application anytime they want, whether or  
1652 not we have this statement here.  
1653  
1654 James McLeod 1:49:26  
1655 I don't think it's going to affect anything that's coming before the board before it can be  
1656 checked by legal.  
1657  
1658 Kevin Woods 1:49:33  
1659 You're asking for this until we get a summary of current systems by the water  
1660 department, which is tied into your first motion. It's certainly within the purview of the  
1661 board of selectmen to tell the town manager that he wants that. They want that report in  
1662 the next week. The DPW director works for the Town Manager. The Town Manager  
1663 works for the board of selectmen. But,  
1664  
1665 James McLeod 1:50:10  
1666 but none of them work for us.  
1667  
1668 Kevin Woods 1:50:12

1669 We can't. We don't have the ability to tell the Town Manager.  
1670  
1671 Mrs. Luszcz 1:51:00  
1672 My last comment would be this. I think, if I understand Maddie correctly, this is almost  
1673 infringing on any person's right to come before the board with any application. But yet  
1674 we have authority to deny it if we feel their application would harm the town in any way.  
1675  
1676 Maddie Dilonno 1:51:20  
1677 Yeah, that's your right as a Planning Board.  
1678  
1679 Ms. Bridgeo 1:51:22  
1680 I think to clarify what you're saying Dee is, that also tells the applicant we're looking into  
1681 something. If we can, in you can read this, and we have the maybe you don't want to let  
1682 us look while we figure out and we're going to get that information, then you don't, if you  
1683 don't want to come before and that is what we're we could be making a vote, they might  
1684 say, then I don't think we're denying them. We're giving them a choice.  
1685  
1686 James McLeod 1:51:48  
1687 There is no denial, we're not accepting the application.  
1688  
1689 Mrs. Luszcz 1:51:52  
1690 That's where I think she's the sticking point from what I'm understanding. That's the  
1691 sticking point is not accepting the application to be heard.  
1692  
1693 James McLeod 1:52:00  
1694 Because that is because the stated purpose is one of the conditions of accepting the  
1695 application.  
1696  
1697 Maddie Dilonno 1:52:10  
1698 So maybe you could always accept the application and say, we need more information  
1699 from our DPW Director that's in your right to say, and that would, you would continue the  
1700 application. You can't delay accepting. You can't delay accepting an application, if  
1701 they've followed the town's regulations and submitted everything that's required.  
1702  
1703 Scott Campbell 1:52:31  
1704 You can still hear an application, but we can still vote on this for a moratorium.  
1705

1706 Ms. Bridgeo 1:52:36

1707 Right. But then, and then yes. And then if we said we're going to go back to we feel that  
1708 that I guess Jim's what the way Jim had worded it gives the applicant, it gives him a  
1709 security in the heads up doing it, the reverse almost says we, we need to look into this.  
1710 And if we deem that it's not going to be within the safety of our town that they would end  
1711 up being denied. So, Jim's motion almost gives the applicant a heads up to wait maybe  
1712 to see and then we wouldn't have them coming in for the ordinance of the first 1.1.

1713

1714 Mr. Reed 1:53:13

1715 The other thing you got to realize, though, if you think about the applications, even the  
1716 conceptual we've had over the last year, had a couple of warehouses, that they showed  
1717 us pictures of what they wanted to do. We haven't done a traffic study. So, we don't  
1718 know how this is going to look. We need to get together with the TRC. They've told us  
1719 about this right from the beginning, we know you've got to get together with the TRC and  
1720 talk to DPW. about providing water to this building for fire suppression. Because I'm a  
1721 big warehouse, the biggest concern. water usage, typically in a warehouse is fire  
1722 suppression. If you and I was not at the last meeting, when a conceptual was shown for  
1723 a large housing development, a large housing project. From the conversation as I recall  
1724 it, they were aware, they may have to look at multiple different ways as far as water  
1725 supply for that development. They're aware of that right out the gate. So, I know  
1726 personally, I'm more comfortable if we really think we need to do something like I would  
1727 really like to wait till we get a report on the status and what their plans are personally.  
1728 Because I don't think we can stop applications from coming in. I appreciate what you're  
1729 trying to do here. I really do.

1730

1731 James McLeod 1:54:23

1732 The other option is to make a motion to add the moratorium as a warrant article, and  
1733 that will stop them all.

1734

1735 Ms. Gott 1:54:36

1736 The other option is zoning by having a zoning article. That's where it stops it.

1737

1738 Maddie Dilonno 1:54:41

1739 Yeah, absolutely.

1740

1741 James McLeod 1:54:43

1742 I don't want to stop applications from coming in.

1743  
1744 Maddie Dilonno 1:54:47  
1745 You can't.  
1746  
1747 Ms. Gott 1:54:48  
1748 This would not stop the applications. It would talk about the amount of usage. Okay, it  
1749 doesn't stop the application per se it stops the amount of usage. May I ask, how much  
1750 notice time. Is it 10 days, or 14 days for a zoning article?  
1751  
1752 Maddie Dilonno 1:55:09  
1753 For a public hearing to move a zoning amendment to the ballot? Yes, it's a 10-day  
1754 notice.  
1755  
1756 Scott Campbell 1:55:16  
1757 I think what he's trying to say is great, because by the time we get a report, I have  
1758 asked three times for the blasting. Down at Mega X for those reports, it's been a year, I  
1759 still haven't got them. So, if I can't get that, which is a condition of approval. And I also  
1760 asked for the bond, but still haven't gotten the bond.  
1761  
1762 Mr. Reed 1:55:42  
1763 Okay. Did you ask that of code enforcement?  
1764  
1765 Scott Campbell 1:55:46  
1766 I sent this right down to the town manager, that's protocol, the town manager is  
1767 supposed to look into it, when I've asked them both in it. I saw David and asked him; he  
1768 still hasn't seen it. So why would we want to wait on something like this when I'm waiting  
1769 a year to get reports of a conditional approval?  
1770  
1771 Mr. Reed 1:56:01  
1772 And the blasting reports, the fire chief should have those. I mean, that's where you get  
1773 your permit, he should have the reports.  
1774  
1775 Mrs. Luszcz 1:56:11  
1776 I love the concept of 100% behind the concept, but I'm afraid that if we step on legal  
1777 toes, then what recourse an applicant have I would not like this with our new 1661, or  
1778 whatever, they can get automatic approval if something happens. It just wants to protect  
1779 us legally. So again, an applicant can't just go well, you know what they were illegal in

1780 what they did. So, we just got our project passed.

1781

1782 James McLeod 1:56:54

1783 So let me address that. I presume that Dave Fredrickson will be here very soon to speak  
1784 to us about the water. I understand the concerns about the legality of it. Let's say that it's  
1785 unknown because we have to go to the lawyers. So, if we implement this now, by the  
1786 time it would ever have to meet a legal standard, you will have already done all of that.

1787

1788 Mr. Reed 1:57:30

1789 So, you're condoning voting it in, the way you've got it. And then by the time anybody  
1790 would ever cross this line, if you will, by the

1791

1792 James McLeod 1:57:38

1793 time the legal test actually comes up, this will already be passed

1794

1795 Maddie Dilonno 1:57:42

1796 passed in what respect?

1797

1798 James McLeod 1:57:44

1799 In that we will have had the report and we will have been able to define how we actually  
1800 want to proceed. By the time any of this went to court.

1801

1802 Ms. Bridgeo 1:58:03

1803 My question is, will this end up becoming part of this overall, when we talked about a  
1804 more robust?

1805

1806 James McLeod 1:58:12

1807 This is standalone, just to buy us some time until we have a report from the water  
1808 department so that we're all aware of where we stand, what resources we actually have  
1809 to dole out on these applications. We don't know that. So, we have been flying blind for  
1810 too long on it. So, I think that if we can implement this, and if we can vote on this and  
1811 pass this motion, then that lets applicants know that we aren't going to be able to accept  
1812 their applications. If they want to go to court with that. This is all going to be cleared up  
1813 and it's going to be there will be no legal test to it.

1814

1815 Ms. Gott 1:58:53

1816 Yes. I hear the urgency. I hear what you're saying. I still have great concerns about it. I

1817 would rather say let's craft tonight. A zoning ordinance that says what you want to say  
1818 about water usage. Have it noticed and have a meeting at a public hearing on the 29th.  
1819 That's when it becomes temporary law or ordinances or it's not law, it's ordinance until  
1820 up or down in March. So, it protects it if we do it tonight, come up with very simple  
1821 wording. Notice it for the 29th: have a meeting, a public hearing, talk about it, have  
1822 Dave's input all of that and move it to the ballot that protects that once we do that, then  
1823 it's an effect as I say until March. It's there.

1824  
1825 Mr. Reed 1:59:52  
1826 So, you want to draft this without even having legal look at it. And you want to notice it.  
1827

1828 Ms. Gott 1:59:58  
1829 Yes, a very simple draft, you know something about affecting or you know, protecting  
1830 using some of Jim's same language, but turn it into a zoning ordinance that, you know,  
1831 the protection of our water is paramount, our water supply, I should say water supply is  
1832 paramount. And we will not have any withdrawals greater than whatever the number is.  
1833 And that becomes part of our zoning. Then, yes, it will have to go to legal.

1834  
1835 James McLeod 2:00:37  
1836 I appreciate you're trying to find a way to get what I want done. I just think that that is  
1837 cumbersome red tape, and it's the wrong way to proceed.

1838  
1839 Mr. Reed 2:01:04  
1840 I would think he has all that information based on what they've been working.

1841  
1842 Scott Campbell 2:01:09  
1843 He might have it; I don't know. But I think this covers us till we get our hands on it.

1844  
1845 Mr. Reed 2:01:18  
1846 We have a motion. We have a motion on the floor. We have a second. And we have a  
1847 second. We have another suggestion. But we'll need to vote this down if we're going to  
1848 consider something else. Is there any more comment on the motion? Would you read it  
1849 one more time the way your final draft was sir.

1850  
1851 James McLeod 2:01:38  
1852 Motion: I make a motion to suspend the acceptance of any application by the planning  
1853 board that will have more than a 500 gallon per day impact on our town water

1854 resources, as it may be in conflict with the spirit of our stated purpose. Zoning 1.1 until a  
1855 summary of our current systems by the Raymond Water Department is made to the  
1856 board for our evaluation.

1857

1858 Mr. Reed 2:02:04

1859 That was just a reiteration. Any other discussion?

1860

1861 Ms. Bridgeo 2:02:09

1862 Can we add? If we change the word to, I make a motion to advise the applicant by the  
1863 planning board?

1864

1865 James McLeod 2:02:18

1866 That will stop no one.

1867

1868 Ms. Bridgeo 2:02:21

1869 Well, not for? Because if we tell them that, then then we say the rest of it, which is if  
1870 they're coming in again, they if they came in knowing that more than 500 with the  
1871 preamble, that's all I wanted to say is that then that would be they're coming knowing  
1872 that if we deemed that it was a it would not promote health, safety and economic and  
1873 social well-being of the Community Raymond. That would be our legal basis. If we voted  
1874 no, I, I just wanted to know,

1875

1876 James McLeod 2:02:54

1877 I see where you're going with it. I just don't think that it has the teeth that we need to  
1878 keep the applications from showing up that are over 500 gallons per day.

1879

1880 Maddie Dilonno 2:03:04

1881 I guess I'll just say for the record. Again, I don't think this is in the planning board's legal  
1882 authority to do. I am not disagreeing with anything; I think this is a great idea. But again,  
1883 I also don't think this would have any teeth because you can't stop applications from  
1884 being filed, people are going to file applications with the town. So, delaying the  
1885 application process based on a letter from the DPW I think you're going to get into some  
1886 legal trouble.

1887

1888 Mrs. Luszcz 2:03:30

1889 And I would fear, changing it to a piece of advice might be indicating that the planning  
1890 board has already made its mind up before hearing.

1891  
1892 Maddie Dilonno 2:03:39  
1893 I mean, you can always like as I said, you can always hear an application and say  
1894 where you need more information from our DPW or waiting on his report for water.  
1895  
1896 James McLeod 2:03:50  
1897 We need to accept the application in order to hear it.  
1898  
1899 Maddie Dilonno 2:03:53  
1900 Accept it as a complete package. You can always request more information from your  
1901 town from the applicants and you can continue the application because you don't have  
1902 enough information to make a decision that is your right as a planning board.  
1903  
1904 Mr. Reed 2:04:17  
1905 See if an application comes in and says I don't know, 500 gallons a day. It's a sixth  
1906 house subdivision, a small subdivision. And it might be right on the line for what Yeah, I  
1907 don't know that it is, but you know, then, you know, we could ask them to come you  
1908 know, to show us what is your water usage per day going to be per home and what are  
1909 you basing it on? Get an engineer to do that. Make sure they clear it with our DPW if  
1910 they're going to hook into our water system and that could be part of our acceptance  
1911 process. See that I'm okay with that I see as legal.  
1912  
1913 James McLeod 2:04:50  
1914 So, in our acceptance processes that part of our rules and procedures  
1915  
1916 Mr. Reed 2:04:57  
1917 It's part of the TRC review.  
1918  
1919 James McLeod 2:05:05  
1920 When it comes to us for acceptance.  
1921  
1922 Mr. Reed 2:05:08  
1923 We're not approving, accepting the package as complete.  
1924  
1925 James McLeod 2:05:15  
1926 I want to keep them from being accepted. Because that's when the clock starts.  
1927

1928 Mr. Reed 2:05:19  
1929 I think that's what Maddie is saying is that we can't legally stop them from submitting an  
1930 application.  
1931  
1932 James McLeod 2:05:24  
1933 I understand that now, when we accept an application, they have to meet the criteria  
1934 that you stated before. That criterion is part of our rules and procedures?  
1935  
1936 Mr. Reed 2:05:38  
1937 You mean going to TRC or asking them about the water usage and all that?  
1938  
1939 James McLeod 2:05:44  
1940 Actually, if somebody brings an application, you said that they have to have met all of  
1941 these conditions.  
1942  
1943 Mr. Reed 2:05:50  
1944 They are all in the checklist.  
1945  
1946 James McLeod 2:05:53  
1947 Is the checklist part of our rules and procedures.  
1948  
1949 Mr. Reed 2:05:55  
1950 It's not part of our rules and procedures. It's part of our zoning and site plan regulations  
1951 and subdivision regs.  
1952  
1953 Scott Campbell 2:06:13  
1954 Yeah, the problem is, Brad, this is why I like this, is because every time they go to TRC,  
1955 or they go to the town hall, they come to us and say, we were told we could do that. I'm  
1956 sick of hearing that. That's a big, big issue. So, we could put this teeth on this right now,  
1957 vote it in, get it down the road, have David do our report, and hopefully does it quicker  
1958 than the report I'm waiting on for the blast.  
1959  
1960 James McLeod 2:06:35  
1961 I think the thought of legal jeopardy, the possibility of legal jeopardy, which I understand  
1962 the concern will be a motivating factor to be able to get this taken care of and an  
1963 evaluation so that we have the information that we really need to be able to vote on  
1964 these, it's great to say that, that when somebody comes in, that we can then deny the

1965 application because of you know, a vision statement.  
1966  
1967 Mr. Reed 2:07:09  
1968 The whole thing is if I think it has to be more than 500 gallons a day to jeopardize a  
1969 system, that's just a guess on my part. But if a large system came here, and our system  
1970 couldn't handle it, we didn't have extra capacity, then we could refuse it based on that, I  
1971 think we would have a legitimate claim.  
1972  
1973 Ms. Gott 2:07:29  
1974 We came close to that on an application. Having that discussion.  
1975  
1976 Mr. Reed 2:07:33  
1977 My concern when we started doing these kinds of contingencies. 20 and 30 years ago,  
1978 the town tried to limit growth by doing things and things that the planning board drafted  
1979 and then found out there were illegal. Green areas, and I could go on with a list that's a  
1980 mile long that happened here, started here around this table, and then were found out  
1981 later to be illegal and cost us tons of legal fees. And I don't want to be going down that  
1982 road. I really don't, folks. I'm just being honest with you.  
1983  
1984 Kevin Woods 2:08:05  
1985 I would like to support your motion. I think it makes a lot of sense. But I don't think it's  
1986 legal. And if it's not legal, we vote for it. Again, we're going to end up with more legal  
1987 issues and I think if this motion is vetted by legal, then I certainly could support it. But I  
1988 don't think given what we're hearing that it's a legal motion. We can accept those  
1989 applications. And then use criteria that you're putting forth, to not approve an  
1990 application.  
1991  
1992 James McLeod 2:08:57  
1993 And I appreciate what you're saying. But Maddie is not a lawyer. Brad is not a lawyer, I  
1994 am not a lawyer, you are not a lawyer. So, you may make a determination that you don't  
1995 think that it's legal. We don't know until it goes to legal. So, in the meantime, we can  
1996 implement this. And by the time that it would ever hit a legal test, we will have already  
1997 met the conditions of this.  
1998  
1999 Ms. Bridgeo 2:09:29  
2000 Are we meeting next week?  
2001

2002 Mr. Reed 2:09:31  
2003 No, the question we're supposed to answer for me tonight was could we do a fourth  
2004 meeting in October, which will give us time to start getting some more of these warrant  
2005 articles together? That was what the question was last week. Come here tonight  
2006 knowing whether you will because everybody said the last time, they didn't want to have  
2007 a quick meeting. So anyway, we'll get to that in a few minutes. No,  
2008  
2009 James McLeod 2:10:03  
2010 The report doesn't have to come to us in a meeting, does it? Or does it come to us prior  
2011 to the meeting?  
2012  
2013 Mr. Reed 2:10:08  
2014 It can come.  
2015  
2016 Ms. Gott 2:10:11  
2017 I am just trying to figure out what the objection is to go the zoning route, which seems  
2018 the much more practical legal way of doing it,  
2019  
2020 James McLeod 2:10:19  
2021 because this is temporary. And that would be a more permanent solution. I wouldn't be  
2022 here to make a permanent solution because we don't have the information that we need  
2023 to make an informed decision about it yet.  
2024  
2025 Mr. Reed 2:10:36  
2026 Are we ready to ask the question? Okay, all those in favor of the motion as it's been  
2027 proposed in its current form. Do you read it one more time, just true, we've been around  
2028 this whole time.  
2029  
2030 James McLeod 2:10:55  
2031 Motion: Mr. McLeod made a motion to suspend the acceptance of any application by  
2032 the planning board that will have more than a 500 gallon per day impact on town water  
2033 resources, as it may be in conflict with the spirit of our stated purpose, zoning 1.1 until a  
2034 summary of our current systems by the Raymond Water Department is made to the  
2035 board for our evaluation.  
2036  
2037 Mr. Reed 2:11:19  
2038 Okay, thank you, everybody understands the motion. Okay, all those in favor, we're

2039 going to do it by roll call.  
2040  
2041 I'm going to start and I'm going to say no, because of the legal aspects of it. And that's  
2042 the only reason I appreciate what you're trying to do. But I don't think we can do this.  
2043 And so, I'm going to say no.  
2044  
2045 James McLeod 2:11:36  
2046 I am going to vote in favor.  
2047  
2048 Mrs. Luszcz 2:11:45  
2049 I am going to vote in favor.  
2050  
2051 Scott Campbell 2:11:47  
2052 In favor.  
2053  
2054 Kevin Woods 2:11:48  
2055 Yes.  
2056  
2057 Ms. Bridgeo 2:11:57  
2058 I will vote yes, yes.  
2059  
2060 Ms. Gott 2:11:59  
2061 No, because of the legality.  
2062  
2063 Mr. Reed 2:12:01  
2064 The motion passes with a vote of 5 in favor, 2 opposed and 0 abstentions. Okay, so  
2065 Jim's motion passes.  
2066  
2067 Scott Campbell 2:12:43  
2068 May I make a request, I'd like to see the question in an email sent out to all of us. So, we  
2069 can all see the question and answer from the attorney.  
2070  
2071 Mr. Reed 2:12:53  
2072 Yes. That shouldn't be a problem. Okay, so Jim, you will email her? The motion Exactly.  
2073 As you stated it? We've all got notes on it. So, we're watching you.  
2074  
2075 Scott Campbell 2:13:05

2076 Jim, do you think you should send over that report along with your motion? The reason  
2077 why you made that motion is because of that report.

2078

2079 Ms. Gott 2:13:28

2080 Motion: Ms. Gott made a motion that we work the rest of this evening and craft a zoning  
2081 ordinance. I understand we have a motion. That's going to say we will just we will not  
2082 accept any further applications. But I would like to make a motion that we make a zoning  
2083 ordinance tonight, that we send it to legal if they want to notify it for a public hearing on  
2084 the 29th and hopefully get it passed by this board on the 29th. So, then it's an effect until  
2085 the election. That says it's essentially the same thing. So, the notice the zoning, the  
2086 zoning amendment tonight would say that no applications with water withdrawal over  
2087 500 gallons would be how's the word? I've tried to do this on the fly and

2088

2089 Mr. Reed 2:14:29

2090 You are going to have this in zoning regulation?

2091

2092 Ms. Gott 2:14:33

2093 yes, and I understand what I'm saying, and I understand it could be voted down but at  
2094 least it gives us that protection from now until March in case of any things coming down  
2095 the pipe between now and March. I don't even have a copy with me. That's why I'm  
2096 doing it on the fly.

2097

2098 Mr. Reed 2:15:05

2099 Once it goes to public hearing, and it's voted to go on, or it's enforced until it gets voted  
2100 out.

2101

2102 Ms. Gott 2:15:10

2103 And that's why I'm pushing tonight to do it and post it and have the meeting on the 29th  
2104 and then it's in effect.

2105

2106 Mr. Reed 2:15:16

2107 Alright, so you're going to give us wording and you're going to put this where in our  
2108 regulations.

2109

2110 Ms. Gott 2:15:21

2111 Help me out here? I don't know. But I'll back off with my motion for a minute.

2112

2113 Mrs. Luszcz 2:15:26  
2114 So, discussions don't  
2115  
2116 Ms. Bridgeo 2:15:28  
2117 have a motion a second  
2118  
2119 Ms. Gott 2:15:30  
2120 I'm backing off my motion.  
2121  
2122 Mr. Reed 2:15:31  
2123 So, we don't have a motion right now.  
2124  
2125 Ms. Gott 2:15:32  
2126 No, because I don't know where it's going to go.  
2127  
2128 Mrs. Luszcz 2:15:35  
2129 Well, I'm confused because you voted no to Jim's temporary and now you want to make  
2130 it an ordinance.  
2131  
2132 Ms. Bridgeo 2:15:51  
2133 She wants to add a second layer to Jim's. And the only thing I have for the discussion of  
2134 that is, we don't know an actual amount. Jim picked an amount that we could use now to  
2135 kind of gauge. I agree now with Gretchen saying, you know, we want to, but we need  
2136 the amount. So, in order for us to proceed with a true motion, we need that report, and  
2137 we need data to know what the amount will be. He may say you know 1000 gallons  
2138 works , he may say 800 , He may need to know the number to make it a zoning that  
2139 number is going to be important.  
2140  
2141 James McLeod 2:16:28  
2142 My concern, I feel like this holds us over long enough that we can get done.  
2143  
2144 Ms. Gott 2:16:34  
2145 I just can't vote for that.  
2146  
2147 that will get us what I think we're looking for legally and I understand your point about  
2148 not knowing the actual amount that is a valid point.  
2149

2150 It may not be feasible I hear what you're saying .  
2151  
2152 James McLeod 2:17:33  
2153 Motion: Mr. McLeod made a motion to enter nonpublic session pursuant to RSA 91-  
2154 A:32C, matters which if discussed in public would likely adversely affect the reputation  
2155 of any person other than a member of this board. Unless that person requested an open  
2156 meeting this exemption shall extend to include any application for assistance or tax  
2157 abatement or waiver of fee, fine or other levy if based on inability to pay or poverty of  
2158 applicant. Mr. Woods seconded the motion for discussion.  
2159  
2160 Kevin Woods 2:18:14  
2161 Are you going to do any business after you come?  
2162  
2163 James McLeod 2:18:19  
2164 We can do business once we come back.  
2165  
2166 Kevin Woods 2:18:22  
2167 We just need to leave RCTV running during that time that we're gone. If we're going to  
2168 do that, that's why most people do nonpublic things after business is conducted.  
2169  
2170 James McLeod 2:18:34  
2171 Okay, part of the public business is going to be tied to.  
2172  
2173 Kevin Woods 2:18:39  
2174 That's fine as long as she knows.  
2175  
2176 Mr. Reed 2:18:42  
2177 Alright, so we have a motion on the floor to go into a nonpublic meeting. And he did a  
2178 discussion. All right. Everybody understands the request. If we do this, we'll go into the  
2179 other room.  
2180  
2181 Ms. Gott 2:18:55  
2182 And it's 91 a reputation.  
2183  
2184 Mr. Reed 2:18:57  
2185 Yes. Okay. Any other discussion? If not, we'll call for the vote.  
2186

2187 Ms. Gott 2:19:46  
2188 Yes.  
2189  
2190 Ms. Bridgeo 2:19:48  
2191 Yes,  
2192  
2193 James McLeod 2:19:49  
2194 yes.  
2195  
2196 Scott Campbell 2:19:50  
2197 Yes,  
2198  
2199 Mr. Reed 2:19:50  
2200 yes.  
2201  
2202 Mrs. Luszcz 2:19:51  
2203 Yes.  
2204  
2205 Kevin Woods 2:19:52  
2206 Yes,  
2207  
2208 Mr. Reed 2:19:53  
2209 The Board went into Non-Public under 91-a Reputation. The Board excused themselves  
2210 until approximately 9:52pm. Mr. Reed recused himself from the non-public portion of the  
2211 meeting.  
2212  
2213 James McLeod 2:53:09  
2214 Motion: Mr. McLeod made a motion to seal the non-public minutes as it may adversely  
2215 affect the reputation of any person other than a member of this board until October 14,  
2216 2022. Ms. Bridgeo seconded for discussion.  
2217  
2218 The day after our work session we're hoping that Ernie is available  
2219  
2220 Kevin Woods 2:53:56  
2221 It will then be available to the public.  
2222  
2223 Ms. Gott 2:53:58

2224 Unless we vote at that point to extend it.  
2225  
2226 Kevin Woods 2:54:02  
2227 You can at that meeting. Continue to seal all those minutes.  
2228  
2229 Mr. Reed 2:54:08  
2230 Trisha, you need to be running this because I had to recuse myself. Okay.  
2231  
2232 Ms. Bridgeo 2:54:11  
2233 So, there's a motion that we will seal the minutes until October 14. After our October 13  
2234 meeting, we'll go roll call vote.  
2235  
2236 I thought I had seconded it. It doesn't matter.  
2237  
2238 Kevin Woods 2:54:37  
2239 Aye.  
2240  
2241 Mrs. Luszcz 2:54:37  
2242 Aye.  
2243  
2244 Scott Campbell 2:54:38  
2245 Aye.  
2246  
2247 James McLeod 2:54:38  
2248 Aye  
2249  
2250 Ms. Bridgeo 2:54:44  
2251 Aye.  
2252  
2253 Ms. Gott 2:54:44  
2254 Aye.  
2255  
2256 Mr. Reed 2:54:49  
2257 The motion passed with a vote of 6 in favor, 0 opposed and 0 abstentions. Mr. Reed did  
2258 not vote because he was recused from the discussion.  
2259  
2260 I asked the question earlier how many are available for the fourth Thursday of October

2261 for a meeting. For Thursday, I don't remember the date. October 27th.  
2262  
2263 Scott Campbell 2:55:15  
2264 I don't know when Brad, that's why I'm going to the Fryeburg. Fair and I don't know.  
2265  
2266 Mr. Reed 2:55:29  
2267 How many are available? All right. 1,2,3,4,5. Kevin, you said you're available. All right.  
2268 So, the rest of us are available, so we're going to schedule another work session for the  
2269 27th. And because of the time, that's all we're going to do tonight, I would accept a  
2270 motion to adjourn.  
2271  
2272 Ms. Bridgeo 2:55:49  
2273 Motion: Ms. Bridgeo made a motion to adjourn. Mr. McLeod seconded the motion. The  
2274 motion passed unanimously with a vote of 7 in favor, 0 opposed, and 0 abstentions.  
2275  
2276 The meeting adjourned at approximately 9:56 pm.  
2277  
2278 Respectfully submitted,  
2279  
2280 Jill A. Vadeboncoeur  
2281  
2282  
2283  
2284

1 Planning Board Minutes  
2 September 22, 2022  
3 7:00 PM  
4 Media Center Raymond High School  
5

6 **Planning Board Members Present:**

7 Patricia Bridgeo (Vice- Chairman)  
8 Kevin Woods (Secretary)  
9 Jim McLeod  
10 Gretchen Gott  
11 Scott Campbell (Selectmen ex officio)  
12 Dee Luszcz  
13

14 **Planning Board Members Absent:**

15 Brad Reed (Chairman)  
16  
17

18 **Staff Present:**

19 None  
20

21 Pledge of Allegiance

22 Ms. Bridgeo 0:32

23 All right. Good evening, everybody and welcome to September 22, planning board,  
24 zoning ordinance work session.  
25

26 James McLeod 1:32

27 Before we begin? It should just be noted that this wasn't a scheduled meeting, although  
28 it was properly noticed. And that Brad Reed the chairman couldn't make it. But I think it  
29 should be considered an excused absence.  
30

31 Ms. Bridgeo 1:51

32 Thank you. Noted.  
33

34 From Brad Reed to our Planning Board Members, please review the 2016 Stantec  
35 report and the 2020 water storage evaluation report with the link below for finalizing  
36 recommendations for zoning changes. I would also strongly recommend waiting for  
37 replies from the DPW town manager regarding these items. Further, I would recommend  
38 getting a legal opinion once your recommended articles are drafted before moving these  
39 to warrant, I would further request this note be read into the record at the 9/22/22  
40 meeting. Sorry, I cannot attend. I have prior commitments. Best regards Brad Reed.

41  
42 James McLeod 3:06  
43 So, I had sent Brad and Madeline copies of these so that they could have an opportunity  
44 to comment on them. And so, the first one is: Are you in favor of the adoption of  
45 amendment number to be determined as proposed by the Raymond Planning Board for  
46 the town zoning ordinance as follows. 8.3.3 pursuant to RSA 67:451 -I. And beginning  
47 on the date of adoption, that all new commercial industrial construction of any type to  
48 include multifamily residential dwellings of three or more units, and all buildings with age  
49 restricted assisted living, or workforce housing units shall be fully sprinkler protected to  
50 NFPA installation standards in effect at the time of approval. Any new additions,  
51 renovations or uses needing the approval of the Planning Board shall require the full  
52 structure to be brought into compliance as a condition of approval. And a little  
53 explanation on this. The intent of this ordinance is to clarify language and address a  
54 reference to a repealed RSA in order to require all new construction except residential  
55 single family and duplex housing to be fire suppressed for the protection of the  
56 occupants and the first responders. Further any new additions or uses that require  
57 approval by the planning board must bring the entire structure into compliance as a  
58 condition of approval. So, this would replace the current 8.3.3, which we've discovered  
59 has some perceived ambiguities in it. And the reply that I got from Madeline on both of  
60 these was we're still awaiting a response from legal on the moratorium. I also had  
61 thoughts on the sprinkler ordinance. So, I'm glad to see you. We'll be discussing this.  
62 And then from the fire chief, Paul Hammond. I like it, it's very definitive and does not  
63 appear to have any questionable areas. So based on that I would make a motion so I'm  
64 actually not sure of the proper wording.

65  
66 Ms. Bridgeo 5:56  
67 Do we need a motion? Yes.

68  
69 Ms. Gott 5:58  
70 We have to make a motion to move it to a public hearing, in preparation for moving it to  
71 the warrant.

72  
73 Scott Campbell 6:09  
74 It has to be seconded first before the discussion, correct? No.

75  
76 Ms. Bridgeo 6:13  
77 No motion has been.

78  
79 James McLeod 6:15  
80 Still trying to figure out the motion.  
81  
82 Motion: Mr. McLeod made a motion to move the proposed ordinance for addition to the  
83 warrant and public hearing. Ms. Gott seconded the motion.  
84  
85 Kevin Woods 6:34  
86 So, excuse me, your motion is what?  
87  
88 James McLeod 6:36  
89 To move this to the public hearing.  
90  
91 Mrs. Luszcz 6:43  
92 Do we need a date?  
93  
94 Ms. Gott 6:43  
95 We don't have a date. I'm not sure we have to have a date. Right yet. I'm not. It's not like  
96 an application that we have to do time, date, and time certain. It's to our schedule. When  
97 we schedule a public hearing, I think it is sufficient.  
98  
99 Kevin Woods 7:06  
100 I didn't hear that. I'm still trying to figure out I am hearing her and then his motion.  
101  
102 James McLeod 7:13  
103 We want to make a motion to move this to the public hearing. For discussion to be  
104 added as a warrant article.  
105  
106 Kevin Woods 7:24  
107 Okay. To the public hearing? What public hearing?  
108  
109 James McLeod 7:28  
110 To the next noticed public hearing that we're discussing.  
111  
112 Ms. Gott 7:33  
113 It will be our zoning, public hearing.  
114

115 James McLeod 7:36  
116 The zoning public hearing.  
117  
118 Kevin Woods 7:39  
119 So, you want to move this to a public hearing. That is your motion?  
120  
121 James McLeod 7:45  
122 I believe that is my motion. Yes.  
123  
124 Ms. Bridgeo 7:47  
125 Seconded by Gretchen.  
126  
127 Second, Second. All in favor? Oh, well, we should have a discussion.  
128  
129 Mrs. Luszc 8:10  
130 What if the renovation is not attached? Or the addition is not attached to the existing?  
131  
132 James McLeod 8:23  
133 If it came before the board is a new construction it was commercial, then it would still  
134  
135 Mrs. Luszc 8:28  
136 Just that, not the not if it's another building on the lot.  
137  
138 James McLeod 8:34  
139 So, it does say the entire structure would come into compliance. So that would presume  
140 that it was attached to the original building that wasn't already in compliance. So, if there  
141 was a separate building, then that wouldn't apply to that. Under that portion of it.  
142  
143 Mrs. Luszc 8:50  
144 We don't want to we don't want to have assumptions, right? So, I'm just wrapping my  
145 head around this.  
146  
147 James McLeod 8:58  
148 Right. But if there was an accessory building, like a commercial accessory building, then  
149 that would be a standalone, it's a new commercial construction. So, it needs to be  
150 sprinkled.  
151

152 Mrs. Luszcz 9:07  
153 But I'm saying the buildings on the property would not be part of that.  
154  
155 James McLeod 9:15  
156 Correct. Because the addition or the, you know, the separate building would be separate  
157 from that structure.  
158  
159 It would be a standalone, so it wouldn't be part of that structure. So, the structure  
160 wouldn't come into compliance based on the way this is written.  
161  
162 Ms. Gott 9:40  
163 Somewhere along the line there used to be, and I don't know any more if it's true, that if  
164 a renovation or any kind of work, Scott, you may know this one.  
165  
166 Scott Campbell 9:52  
167 51%  
168  
169 Ms. Gott 9:53  
170 Thank you. That's what I was looking for. If it was greater than 51% of the value of the  
171 building, then it had to be brought up to all code.  
172  
173 Scott Campbell 10:02  
174 It's not value. It's based on square footage,  
175  
176 Ms. Gott 10:04  
177 Square footage. Okay. So, if it's greater than 51% of the square footage, now we had  
178 gotten used to going by value. That's what I was a little confused about. But I don't know  
179 how much this applies to this. If it has an effect. That's something we should probably  
180 ask.  
181  
182 Mrs. Luszcz 10:20  
183 What ordinance are you referring to?  
184  
185 Ms. Gott 10:24  
186 I don't know the ordinance. It's something that I know we've done. And I don't know, I'm  
187 sorry, I do not have the reference, you'll have to try to find it. I guess.  
188

189 Scott Campbell 10:31  
190 I don't know what the ordinance is. But no matter what town you go to, if you're doing a  
191 remodel, or renovation, if the renovation exceeds, goes to a 51% or more than  
192 everything has to be up to code. Today's code. That's standard operating procedure.  
193 I've never been to a town where it doesn't apply.  
194  
195 Mrs. Luszcz 11:18  
196 He's talking square footage or renovation is just cosmetic, you're not changing square  
197 footage. That's just saying one thing, and he's saying another and then you say yes,  
198 together.  
199  
200 James McLeod 11:32  
201 But in either case, if it has to come to the board for approval, then that's when this would  
202 kick in. So that might be a stipulation that's, that's in ours about 51%. But that can still  
203 be separate from this.  
204  
205 Scott Campbell 11:50  
206 I deal with building inspectors, non-boards, for the most part. So, whenever I'm doing a  
207 build project, and I look at it, I know I'm going to exceed that percentage. I know the  
208 building inspectors are going to want code brought up. So, I go to the building inspector,  
209 I say, Look, I'm on the borderline of that. 51%. Do you want to walk through this? Tell  
210 me what you want done. And if you think I'm going to exceed it, building inspector, he  
211 sets that guideline at that point.  
212  
213 Ms. Gott 12:47  
214 Something we should probably check in with Paul (Ayer?), also before our hearing, just  
215 to see what all that's about and see if we have to do anything else.  
216  
217 James McLeod 12:59  
218 Well, I would read Paul's reply again.  
219  
220 Ms. Gott 13:04  
221 He says, Paul the building inspector. Oh, Paul Ayer.  
222  
223 James McLeod 13:12  
224 I can't picture in addition to a commercial property that isn't going to have to come  
225 before the board, though. Right. If it's 51%. I mean, how would that get built without

226 approval?

227

228 Scott Campbell 13:25

229 That's a little outside of the scope of what you're putting forth? It really is. Yeah, we're  
230 talking, you're talking about something that's going to be added to the renovation  
231 project. That's pretty much cut and dry. I think Paul Ayer is going to go along with that,  
232 because he's been a contractor like I am. And he knows once you reach that, that  
233 threshold, no matter pretty much any town you're in, that threshold gets hit. It's, you  
234 know, it's going to happen. So that's something on the edge of what Jim is putting forth.  
235 It falls into it. But Jim's is a little different. Yeah, he's talking. It sounds more and correct  
236 me if I'm wrong, Jim, a standalone building that's unconnected, would have to be  
237 sprinklered.

238

239 Ms. Gott 14:08

240 Well, not just standalone though.

241

242 Ms. Bridgeo 14:10

243 Well, since we've just had a discussion that went around the waters are already muddy.  
244 So, I would say that we need to clarify the points of, is it before the board that that  
245 would trigger? We mean, yes, it does say that. So, I think that anything where people  
246 are bringing up the question of a renovation over 51%, I think we need to clarify that and  
247 maybe find out what RSA that is to add so that there isn't the question of, Is it a  
248 renovation? Is it an expansion? Is it not attached?

249

250 Remember this is all commercial. So, it's not residential. This does not apply to  
251 residential dwellings.

252

253 James McLeod 15:09

254 It does apply to residential dwellings of three or more units.

255

256 Kevin Woods 15:15

257 So, it doesn't apply to a house.

258

259 James McLeod 15:18

260 It does not.

261

262 Kevin Woods 15:20

263 I want to put an accessory, what do they call it, an additional dwelling unit?

264

265 James McLeod 15:24

266 ADU. Yeah, an ADU does not apply to that.

267

268 Scott Campbell 15:28

269 With the ADU based off. And Raymond I think is 35%. So that threshold would not get  
270 met, you're not allowed to go over 35% of the main structure.

271

272 Ms. Gott 15:43

273 The reason that this does say residential is because it would be in C2 and everything  
274 and C2 is three or more. So, it does say residential, it does apply for residential but not  
275 in Zone B or A.

276

277 Scott Campbell 15:55

278 And to be clear, residential is up to three units once you meet the threshold of three  
279 units and go four and beyond. That's commercial.

280

281 Ms. Gott 16:07

282 Right. And that would be C2 .

283

284 Ms. Bridgeo 16:16

285 I just wanted to say that you said you were going to replace 8.3.3. Wouldn't we just said  
286 we're going to clarify we're not going to replace it. Because wouldn't we be keeping it  
287 still 8.3.3? That's my question to you. You said you wanted to replace it.

288

289 James McLeod 16:31

290 It's a significant rewording. So, I'm not sure what the technical term would be on it. But it  
291 would definitely replace what's there now, even though the intent is still the same?

292

293 Ms. Gott 16:46

294 It seems like it ought to be replaced because it's using some of the same words that it's  
295 expanding upon. So, you don't want to mix up the same words. And then again, a little  
296 way later in the paragraph, same words. So, I think it does need to be replaced.

297

298 Mrs. Luszcz 17:02

299 The existing one talks about the RSA 674: 52 yours only references 51 Is that the

300 explanation though? The RSA that was repealed?

301

302 James McLeod 17:13

303 That's been repealed, yeah.

304

305 Mrs. Luszczyk 17:15

306 The 52 was repealed. So, this is not right. As it stands now. Anyway,

307

308 James McLeod 17:22

309 It's incorrect. Now it was pointed out to me at a Zoning Board meeting where it came up.

310 So, clarifying language needs to be done anyway. And the fire chief feels like these

311 covers everything adequately, as do I.

312

313 Mrs. Luszczyk 17:53

314 One more question. First of all, because you have more experience with this existing

315 commercial, 5000 square feet. And they had 2000 square feet. They're not at 51%. So,

316 would this not apply?

317

318 Scott Campbell 18:11

319 No. And because it's commercial, that new unit up to 2000 square feet would have to be

320 up to code and up to this ordinance where the rest of the house would not or building, I

321 should say.

322

323 Mrs. Luszczyk 18:43

324 Now that if it comes before the planning board for 2000 square feet, this says everything

325 needs to be there's nothing about the 51%.

326

327 James McLeod 18:53

328 That's correct. So, if it was below the 51%, but it needed to come before the board, it

329 would fall under this? Absolutely.

330

331 Mrs. Luszczyk 19:02

332 Virtually any new addition or major renovation would impact the existing structure

333 without having that hard fast. statement about 51% or under 51%. This doesn't address

334 that.

335

336 James McLeod 19:21

337 It does not? Purposely. Yeah, by design, it doesn't address any square footage or  
338 percentages or anything like that. If it comes before the board, it falls under the... than  
339 the project if it has to come before the board. It's significant enough to fall under this.

340  
341 Mrs. Luszc 19:44  
342 And I am sure because you're a thorough researcher. I just would like to see the  
343 document that triggers the code enforcement officer to send the applicant to the  
344 planning board so that He doesn't just let them file for a building permit. I would like to  
345 see that trigger.

346  
347 Scott Campbell 20:07  
348 Well, I think he's going to have to read this new ordinance.

349  
350 Ms. Gott 20:09  
351 It would be in the zoning, there are things you have to change of use, all those kinds of  
352 things are outlined in various places throughout the zoning. That might trigger planning  
353 board action,

354  
355 Scott Campbell 20:22  
356 We'd have to send him an updated copy once everything's gone through, and say, this  
357 is how it works.

358  
359 Ms. Bridgeo 20:31  
360 I agree with Dee, that maybe it would be beneficial for at another point to discuss  
361 something a methodology because there are things and those of us who knew Mr.  
362 Mailhot, that he, he would go to the meetings and things that you back, go back and  
363 look at minutes that were brought forward and captured because he did go in, we have  
364 had so much change. So, a mechanism may be something that we discuss, separate.  
365 It's not to do with your warrant, but it's separate. It's a mechanism. Yes, it's separate.

366  
367 Mrs. Luszc 21:06  
368 I just fear that there's some information here from at town hall. I'm not saying the code  
369 enforcement officer, but some bad information that leads applicants awry.

370  
371 Ms. Bridgeo 21:20  
372 And also, right, because maybe even at something that TRC gets a package of that  
373 gives them a notice. So, I think that that a mechanism is something we need to

374  
375 Mrs. Luszcz 21:31  
376 I personally would just like to see the trigger that requires them. Because once they  
377 come into the building this 1000 square foot addition or 10,000 square foot building. And  
378 now they have to. And I'm not saying that the 10,000 probably will be sprinklered  
379 anyway,  
380  
381 James McLeod 21:51  
382 I understand your point.  
383  
384 Mrs. Luszcz 21:55  
385 I love the intent to clarify, because I think it's necessary, the way you've written it, but  
386 that's just my opinion, I would love to see the trigger.  
387  
388 Kevin Woods 22:08  
389 Why does it need to be a new commercial? Why isn't it that all commercial and industrial  
390 construction of any type?  
391  
392 James McLeod 22:18  
393 I would presume that grandfathered construction, construction already in progress.  
394 Previous construction, a new construction is just what it sounds like it's, you know,  
395 construction that has to come before the board for approval. If you're putting a hammer  
396 to nail it's a new construction.  
397  
398 Ms. Gott 22:41  
399 It does say renovations.  
400  
401 Mrs. Luszcz 22:44  
402 I think that's just an itemized list. And I agree with him. somebody just comes in; they  
403 have a new lot of land, and they want to build a building. They're sprinkling that place, is  
404 that what you intend?  
405  
406 James McLeod 23:00  
407 Unless there's a compelling reason not to, that they can bring to the zoning board or,  
408 you know, get the fire chief to say that it's not necessary. Like individual cold storage,  
409 you know, would be an example of where a variance would likely be granted on  
410 something like this.

411  
412 Kevin Woods 23:22  
413 Oh, it could be granted. I read and based on the zoning board.  
414  
415 James McLeod 23:25  
416 It certainly could. Yes. You know, based on the language here, I think that it sort of  
417 clarifies the importance of this life safety issue. And the current ordinance that we have  
418 is it's hard to enforce the way that it's currently written. I can read that into the record if  
419 you like.  
420  
421 the current ordinance 8.3.3 as allowed by RSA 674:52- I pursuant to RSA :51 And that  
422 all commercial to include multifamily housing and industrial uses newly constructed shall  
423 be fully sprinklered protected in compliance with NFPA 13 The standard for installation  
424 of sprinkler systems design criteria.  
425  
426 Mrs. Luszcz 25:11  
427 Jim so I notice in your revision, the 13 has dropped from the NFPA. Was that  
428 intentional?  
429  
430 James McLeod 25:16  
431 It was. It's constantly updated. They make revisions to those numerous times every  
432 year. And that's their design criteria. I don't want that confused, because this has been  
433 conflated with, you know, when do you need sprinklers, as opposed to how those  
434 sprinklers are supposed to be installed? And so that's why I left that out. Because  
435 there's a lot in NFPA 13.  
436  
437 Kevin Woods 25:59  
438 Which is the RSA that you turn to use that is no longer in existence.  
439  
440 Mrs. Luszcz 26:06  
441 The first one. We just talked about that. 674:52  
442  
443 James McLeod 27:16  
444 All right, I need to check my wording. I may have grabbed the wrong one. No, yeah. 52  
445 is the one that has been repealed. 51 is correct. So, RSA 674:52-I has been repealed.  
446  
447 Ms. Bridgeo 28:12

448 Can I make a suggestion to the board to keep it a little clearer for us? So, you're  
449 proposing to change this? If we make the numbering system, your new ordinance will  
450 become 8.3.3.1. That way, we'll be able to track, and we know

451

452 James McLeod 28:34

453 That would make it subservient to it.

454

455 Kevin Woods 28:38

456 You also need a separate warrant article to repeal the one previous. Jim because we're  
457 not just amending 8. 3.3 instead of replacing it, really is instead of in favor of adoption of  
458 this amendment. It's you're in favor of amending existing 8. 3.3 to read what you say.

459

460 Ms. Bridgeo 29:09

461 Instead of replacing, yeah, okay.

462

463 Kevin Woods 29:12

464 That's really what you want to do. Otherwise, it's a twostep process.

465

466 James McLeod 29:16

467 Yeah, the intent is the same. Yes, just that the wording has changed.

468

469 Kevin Woods 29:19

470 And that's important for your motion.

471

472 Ms. Gott 29:20

473 I withdraw my second then.

474

475 James McLeod 29:24

476 and then I'll withdraw my motion.

477

478 Ms. Bridgeo 29:28

479 And now would you want to put your motion?

480

481 Kevin Woods 29:32

482 Jim. Is there any reason not having read 674:51- I. Is there any reason to change the  
483 wording to prevent a similar situation? That happened to 674:52. In other words, what  
484 you've done with NFPA, by eliminating the 13, you're saying whatever the current

485 version is of NFPA regulations, that's what we're going to go by. So that's a good thing.  
486 So, 13 goes away. Nobody can say, well, 13 doesn't exist anymore. But if in five years,  
487 somebody repeals 674: 51-I, then you're in the same boat again, because your  
488 ordinance references that.

489

490 James McLeod 30:38

491 The only thing is, is that RSA is the RSA that gives us the power to make zoning  
492 changes. So, if that changes, then you know, everything changes,

493

494 Kevin Woods 30:52

495 okay, whereas 674:52 -I that was repealed, what did that do?

496

497 James McLeod 30:58

498 Something about evacuating buildings for fires, or I don't really even know how it applied  
499 to our ordinance. But again, it was repealed 20 years ago. So, this RSA is just saying  
500 that we have the legal authority to make this ordinance. . And if they changed that RSA,  
501 then that takes away our legal authority to do anything.

502

503 Mrs. Luszcz 31:25

504 Yeah, the heading of that, if I may, is the power to amend state building code.

505

506 James McLeod 31:41

507 It would impact the entire book like we wouldn't be able to make any ordinances at all.  
508 We didn't have that authority. So, I see what you're saying.

509

510 Mrs. Luszcz 31:52

511 So, chapter 674, in itself is locally land use planning and regulatory powers. So, they  
512 would have to strip or revise that, which would I'm sure change a lot more of our  
513 ordinance, the least of our worries, right. And the colon 51. Under that is the power to  
514 amend state building code and establish enforcement procedures. Yeah. I say it was  
515 last revised in 2015, but only revised.

516

517 James McLeod 32:26

518 So, I acknowledge your point. And it's a valid one in this particular one, though, because  
519 the lawyers have picked it apart is that we should have a specific RSA that we're  
520 referencing.

521

522 Motion: Mr. McLeod made a motion to move this amendment to 8.3.3 to our next zoning  
523 public hearing.

524  
525 Kevin Woods 33:10  
526 So, your wording would say instead of are you in favor of the adoption of amendment  
527 number. Your word in favor of amending. Zoning article 8. 3.3 to say the following:  
528

529 Ms. Gott 33:40  
530 I need to hear the whole thing. Have you finished?

531  
532 James McLeod 33:48  
533 Oh, yeah. The top line here says Are you in favor of the adoption of the amendment  
534 number as proposed? That word doesn't need to be what moves forward? Just the 8.3.3  
535 rewrite is what needs to move forward.

536  
537 Ms. Gott 34:11  
538 So, I am still confused about how you're going to meld the old 8.3.3 remove that. Or  
539 meld the new 8.3.3 into the old one. We repealed that motion. So now what? What's it  
540 going to say? To what party going through to meld what party we're going to discontinue  
541 the old one.

542  
543 James McLeod 34:31  
544 So, I can reread it though the wording is the same. The issue was with my designation  
545 of it as a replacement as opposed to an amendment. So, this will amend what we have  
546 there. Though it's basically a rewrite.

547  
548 Mrs. Luszcz 34:51  
549 No, he's using a lot of the same words and phrases he's just added more. It's really a  
550 revision.

551  
552 Ms. Bridgeo 34:58  
553 He clarified and added more in a repeat he repealed an RSA that's 20 years out of date.

554  
555 Mrs. Luszcz 35:06  
556 yeah, so it's not completely rewritten.

557  
558 James McLeod 35:08

559 It still has the same intent,

560

561 Ms. Bridgeo 35:11

562 The same intent and remove some ambiguity that was causing people to and even  
563 removing the 13 clarifies that people use the latest standard rather than

564

565 Kevin Woods 35:24

566 In the future, is that somewhere in there you would, and the zoning articles you would  
567 have the previous 8.3.3 with a notation that says this was amended.

568

569 Ms. Bridgeo 35:37

570 You would know that it was amended with the date? That's how we can keep track of,  
571 yes, we would always have a way to, revision control. Yeah. So.

572

573 Mrs. Luszcz 35:51

574 So, we're still on the motion. Just this is only to move it to a public hearing not to vote on  
575 it as a board.

576

577 James McLeod 35:59

578 Correct.

579

580 Kevin Woods 36:07

581 I'm trying to understand a little bit and Gretchen, you might be able to help with those.  
582 My understanding that we have a public hearing. That zoning item will actually go into  
583 effect before it goes to the warrant.

584

585 Ms. Gott 36:28

586 Once it's accepted, we discuss it at a public hearing, the board then takes a vote to  
587 move it to the warrant, then it's binding until it fails.

588

589 Kevin Woods 36:39

590 It is binding then. So, once it's moved to the for the sake of argument, if the public  
591 hearing is in October, and the end of October, we vote to move it to the warrant. It's  
592 actually in effect at that point. And stays there till it goes before the voters in March.

593

594 Ms. Gott 36:58

595 Right. That's why you're not allowed to do it too far ahead. You've got to do your work.

596 Fair enough. Fair enough ahead to get it done. But you're not allowed to do it, say in  
597 July, because that bind.

598

599 James McLeod 37:13

600 And that will hold true for all of the ordinances that we put forth. So, I wasn't sure if there  
601 was a second, or do you? Would you like me to make the motion again?

602

603 Mrs. Luszczyk 37:28

604 No, we heard the motion. Mrs. Luszczyk seconded the motion.

605

606 Ms. Gott 37:30

607 I wouldn't mind hearing it again. I'm sorry.

608

609 James McLeod 37:35

610 Motion: Mr. McLeod made a motion stating this would be if we're in favor of moving this  
611 amendment 8.3.3 to a public zoning hearing. And it's 8.3.3 pursuant to RSA 674:51-I.  
612 And beginning on the date of adoption, that all new commercial industrial construction of  
613 any type to include multifamily residential dwellings of three or more units, and all  
614 buildings with age restricted assisted living or workforce housing units shall be fully  
615 sprinkler protected to NFPA installation standards, in effect at the time of approval. Any  
616 new additions, renovations or uses needing the approval of the Planning Board shall  
617 require the full structure to be brought into compliance as a condition of approval. Mrs.  
618 Luszczyk seconded the motion.

619

620 Kevin Woods 38:30

621 Thank you. A question I have is Jim is wondering why looking at the previous 8.3? Why  
622 are we adding the words and beginning on the date of adoption?

623

624 James McLeod 38:44

625 That was some verbiage that was in that 674: 51 About having to notice when it takes  
626 effect. And I didn't want to say when it's voted in because it actually goes into effect  
627 when it's, so that's why I use date of adoption.

628

629 Ms. Bridgeo 39:10

630 I want to ask, is there anybody from the public who wants to say anything? Any public  
631 comment?

632

633 Kathy McDonald 39:19

634 Kathy McDonald, I was just wondering if it's going to read along the lines of to amend  
635 article 8.3.3 to read as follows and then you go into the...

636

637 James McLeod 39:31

638 Exactly. Thank you for that wording that works perfectly.

639

640 Ms. Bridgeo 39:36

641 Are we ending the discussion? All in favor? The motion passed unanimously with a vote  
642 of 6 in favor, 0 opposed and 0 abstentions.

643

644 James McLeod 40:43

645 Okay. So, I had written this out and you have a copy of this and then I was thinking a  
646 little better of it. Let me start with the explanation. So, the intent of this is to suspend the  
647 review and acceptance of applications that may have a significant impact on our water  
648 resources, a full report of our storage capacity, production ability and redundancy,  
649 infrastructure must be reviewed and compared to our current and projected average and  
650 peak demand. So that zoning can be amended to address the specific needs of  
651 Raymond. The board should not consider projects that have more than a minimal impact  
652 on water resources. This is a compromise to the full moratorium on all hookups  
653 recommended in the Stantec 2016 municipal water supply capacity evaluation. So the  
654 way that I had this written originally said, and this is not a motion yet, is pursuant to  
655 zoning 1.1 to implement a moratorium on projects that have more than a 1% or 1000  
656 gallons per day whichever is less impact on our current unallocated water resources to  
657 comply with the stated purpose to facilitate the adequate provision of water and protect  
658 the natural resources including drinking water and aquifer. After reading this, I came to  
659 the conclusion that this legal barrier that is up about not accepting applications that we  
660 might be able to get around this by instead adding it as an amendment to the notes to  
661 allowed uses table 14.2 And then just it would be 14.2.13. And it would read to restrict  
662 the utilization of municipal water resources of any allowed use to not more than 1000  
663 gallons per day. So, 14.2 has a considerable number of restrictions that are in place  
664 here including signages, commercialization of certain things. So, I feel like it would fit  
665 pretty nicely right on the end of this list.

666

667 Motion: Mr. McLeod made a motion that we add to 14.2 notes to allowed uses table the  
668 following to restrict the utilization of municipal water resources of any allowed us to not  
669 more than 1000 gallons per day. Mr. Campbell seconded the motion.

670

671 Ms. Bridgeo 44:59

672 All in favor of a discussion.

673

674 James McLeod 45:03

675 So, I would just say that. And this kind of goes back to where we were last week where I  
676 was not prepared to do this, because I felt like we needed some more input. That being  
677 said, after the reports that I've read, I don't think that we have time to wait. And 1000  
678 gallons per day covers a lot. We're not stopping people from building, you know, small  
679 commercial, or, you know, a small residential. I guess, I think the way that it's factored  
680 now is per bedroom, and it's like 60 gallons per bedroom is the way that it's factored.  
681 So, this would be you know, you can have a 12-bedroom building that this would not  
682 stop. So, I think it's, it's, it's a good place for us to be while we sort of catch our breath  
683 and get up to speed on where we really are. I appreciate that we're going to get a report  
684 from David, from the Raymond Public Works. But I don't think any report that can just be  
685 handed to us is going to be comprehensive enough for us to be able to make more  
686 informed decisions, we need a lot more information. And this gives us time to be able to  
687 take a breath and start reading up on that some of the reports that we have crossed off  
688 in the groundwater conservation overlay proposed amendments, has a tremendous  
689 amount of valuable information. A lot of that information isn't dated, as far as you know,  
690 well, it's been, you know, since 2009. But the soil hasn't changed. The aquifers haven't  
691 changed that much in 20 years. So, the information that's there is still valuable, even  
692 though it may not be up to date. And so, I haven't read through all of it. What I have read  
693 is very concerning. And for anybody that's watching, this is on the Raymond website.

694

695 Ms. Bridgeo 47:36

696 Jim, if you don't mind, can I? This is actually for anybody who's watching this information  
697 on the website. And what I'd like to read is from, it's from Raymond, in 1990, had a  
698 census population of 8,713, approximately 30%, of whom 2,800 residents are served by  
699 the municipal water system, which derives its supply from two gravel packed wells, PW  
700 one and PW two, located in the floodplains of the Lamprey River. The wellfield is located  
701 approximately 1400 feet north of Old Manchester Road and approximately 2000 feet  
702 east of Onway Lake Road. The wellhead locations range from approximately 150 to 250  
703 feet from the Lamprey River, PW one was originally developed data known by  
704 Manchester Sand and Gravel and was purchased by the town in 1972. So, the report  
705 that is up there that you can read also goes on to more specific details that I found  
706 relevant today. The aquifer mapping project identifies the highly productive aquifer

707 which supplies the municipal wells and a somewhat less productive but nevertheless  
708 locally important aquifer and is contributing drainage area which extends beyond the  
709 boundaries of the Wellhead Protection area. Several potential contamination sources  
710 are associated with land use activities. And that's also on that report at the end, they go  
711 through all of them. That goes on until the next paragraph that it says there is a similar  
712 concern for the municipal water supply because of the apparent relationship between  
713 the two aquifers in the likely event that the production of the existing municipal well is  
714 increased, or if additional municipal wells are needed. In order to meet increased future  
715 demand, a portion of this adjoining aquifer could be expected to contribute groundwater  
716 to the municipal system. Thus, a discharge within the adjoining area could possibly  
717 contaminate the municipal supply. This was in 1990. The report is quite comprehensive.  
718 It is a little dry reading but that isn't even the 2009. That report, if anybody is looking for  
719 more information about our wells about the studies that were done, and the information  
720 back in 1990, that they said could cause us problems. And we're now 2022.

721

722 Ms. Gott 50:16

723 In the title of that again, please.

724

725 Ms. Bridgeo 50:20

726 I don't know what the title of that one is.

727

728 It is on the Raymond website, yet all of these documents are under the planning board,  
729 they're on the Raymond website. Actually, I don't know what the title of it is. They you go  
730 down under the planning board under the water. And it has Source Water Protection,  
731 Wellhead Protection area, and all of those documents are listed there. And it has the  
732 dates on them. And they're not the best read. But they have information in them that if  
733 they had concerns in 1990. And the other thing that they said was the percentage of  
734 users on the well at that time. And the number that I got from the report that we were  
735 asked to review, said 25%, which was a reduction from 30%, which they said we had  
736 users, and I haven't pulled up apples to apples. But to me, it would seem like we have  
737 more users and less on the water supply from when they put the reports up. So.

738

739 James McLeod 51:23

740 And something else that is no longer accurate in these reports are the projections from  
741 them. Because on one of these, this was the Stantec report where they were looking  
742 into the future they listed Well, this is based on you know, this current project that you  
743 have in five units per year. Well, we've got 176 units, you know, the project going on

744 102. That's 35 years' worth of expansion based on those calculations. So that's why I'm  
745 very concerned about what we're about approving anything that's more than 1000  
746 gallons per day, until we have a better idea of where we are and where we're going to  
747 be with our water supply.

748

749 Ms. Gott 52:17

750 At one point, Paul Hammond talked about the number of gallons it would take to fully  
751 sprinkle a warehouse and said that the water usage by a warehouse is because of the  
752 sprinklers not so much in the running of the warehouse. It's the fire suppression that  
753 would be the biggest water user if it happened. What I don't know is I did not and I or  
754 maybe he said I don't remember, did not hear the number of gallons that he's saying per  
755 square foot would be required. So, what is a 500,000? What is 50,000? What does a  
756 10,000 square foot warehouse require? I wish I knew that.

757

758 Ms. Bridgeo 53:09

759 I think it's actually in one of those reports.

760

761 James McLeod 53:11

762 It is. It also talks about if you lose this storage tank, this is how it's going to affect your  
763 emergency response. There's a tremendous amount of information in those.

764

765 Ms. Gott 53:26

766 Now those 1990 documents don't account for Well number four having gone online.

767

768 James McLeod 53:31

769 Exactly this goes to my point is that some of the wells aren't producing the same way  
770 that they used to, and we have new wells, and we have wells that are closed. We have  
771 tanks that are at the end of their usable life, and we're looking to replace them. But I've  
772 heard discussions about it. But I don't know where that stands as far as when is that  
773 going to be when completed and, and stuff like that?

774

775 Ms. Gott 53:58

776 Scott, you could probably tell, I don't know. What's the date the state is telling us know  
777 we must replace Orchard Street.

778

779 Scott Campbell 54:04

780 They're working with us. We haven't got a definite date. But as long as we keep showing

781 them, we're making milestones. That's all they want from us to show that we're making  
782 an effort. This is one thing I woke up in the middle of night thinking about because when  
783 we talked about the water tower the other night, and we were looking at the new design.

784

785 Ms. Gott 54:23

786 The glass one from Woodstock.

787

788 Scott Campbell 54:25

789 Yep. And then I thought, well, if this is going on Orchard Street, the circumference of the  
790 old versus the new, the old one and I gotta talk to Dave about this. The old tank up there  
791 sits on the footprint of the land we own. This new one is like 66% Bigger around.

792

793 Ms. Gott 54:45

794 We don't own that land.

795

796 Scott Campbell 54:46

797 No, but I'm going to double check because maybe we do own a little extra. But I know  
798 Brewer, Steve Brewer said that tower sat on the piece of property we owned the new  
799 ones a lot bigger. Dave's really good. So, I'm sure he's done his math on it. But I just  
800 woke up the middle of night when that tower isn't going to fit. It's a beautiful tower,  
801 especially if we get it in the nice green colors. It's kind of like Raymond Rams type logo  
802 on it, you know, but I woke up thinking about that. But the thing is we were talking about  
803 our water. When SunView burnt. We had to stop using the water because we couldn't  
804 even put the fire out. The tanks were getting so low, they kept running it, but the  
805 pressure was down so low that they could recoup it fast enough. That just goes to show  
806 you where our water is right now.

807

808 Ms. Gott 55:32

809 And they hadn't been for mutual aid getting more.

810

811 Scott Campbell 55:35

812 Exactly, that's just one apartment building. Yes, never mind a warehouse. Now, the  
813 other thing is, I believe it's when I was talking with them. Chief Pratt. He told me that  
814 back in the day, those towers would recoup themselves overnight. Right now, it's taken  
815 16 hours. They have to pump that now they use, just be able to do it overnight in a six-  
816 hour period. Now we're doing 16 hours straight, to be able to fill those tanks up, never  
817 mind the cost of electricity and everything else is going along with that. That shows you

818 the draw down we're having on us well with four wells, not even the 1990 report with  
819 two.

820  
821 Now, do you remember? And other people may as well? What have we brought online  
822 in the last, say 15 years or maybe even longer? Greenhills has been online for longer  
823 than that.

824  
825 Greenhill, is I believe tanked in through Pennichuck now.

826  
827 Ms. Gott 56:33  
828 We provide the water to Pennichuck.

829  
830 Scott Campbell 56:35  
831 Oh, so they're okay. I thought I was told they were tanking it in. And that's how they got  
832 the NBTE.

833  
834 Kathy McDonald 56:46  
835 I think they tie with the town lines.

836  
837 Ms. Gott 56:48  
838 Yeah, I thought so. Somehow Pennichuck uses our system. But they do some things  
839 that allows them to make it and I am not clear; you need to check this.

840  
841 Ms. Bridgeo 57:04  
842 So, we're having a dialogue. And I think that's great. But can we form questions though.  
843 So, you want to know some information so we can get the information? Because  
844 otherwise this dialogue may like you, you asked, when were some brought online? So  
845 that's a question, right? What have we brought online? Since a certain tower? I'm asking  
846 where the question came from?

847  
848 Ms. Gott 57:28  
849 I want to know what our capacity requirements have been. So, what have we brought  
850 online that it has necessitated increased capacity?

851  
852 Scott Campbell 57:39  
853 Blueberry Hill. That new phase up there. We brought that on.

854

855 Ms. Gott 57:45  
856 Well, it was there, but it was Vittolo.  
857  
858 Scott Campbell 57:47  
859 It was. They did an increase in housing up there. They put in like an extra 12 I believe.  
860  
861 Ms. Gott 57:57  
862 But the contamination meant that we had people using town water.  
863  
864 But Kathy seems to know some Kathy, can you please contribute 12  
865  
866 Kathy McDonald 58:27  
867 There are 12 units up at the end of Blueberry Hill, which is Windermere, I believe. And  
868 then the whole Sandy Brook subdivision. That's a whole brand-new thing. Tuckaway  
869 Tavern has moved over to their new location, and I know they're a big water user. And  
870 then is Blackstone preserve or Blackstone development? Or are they on town water?  
871  
872 Ms. Gott 58:54  
873 I don't believe so.  
874  
875 Scott Campbell 58:55  
876 No, but okay, the neighbors are having problems up there ever since they did  
877 Blackstone which is drawing water off that little river there. Fordway Brook. Now I know  
878 a lot of people came in complaining to me at the voting, saying that ever since they did  
879 that. They're having problems with water now.  
880  
881 Ms. Gott 59:15  
882 Okay. It just goes to show us typically what people hooked up to the town water system.  
883  
884 Ms. Bridgeo 59:20  
885 Main Street medical building. hooked up. Yeah. And 102 must have hooked up. There's  
886 probably a lot more we could sit here because the carpenter building that so we will be  
887 set. So, we can't digress.  
888  
889 This is a great discussion but how does it apply?  
890  
891 That's why I was saying that. I agree. I thank you for Yes, I agree.

892  
893  
894  
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James McLeod 59:59

It's safe to say that there are a lot of new demands on eating in the water supply that have come up in the past 15 years. Some of that is listed. Yeah, some of that is listed in these reports that are online. And, you know, we will also be getting, hopefully, you know, something to quantify that from David Fredrickson.

Kevin Woods 1:00:21

Jim, can you please restate for us? What this is going to say is, are you in favor of adding the following? Yes, to the 14.2 notes to allowed uses table. That's where you want to add it. And what's it going to state?

James McLeod 1:00:44

It would state to restrict the utilization of municipal water resources of any allowed use to not more than 1000 gallons per day.

Ms. Gott 1:01:11

Okay, that's different from what this says.

James McLeod 1:01:14

It is different. That's why I read that off because that's the way I had it written originally based on what we had discussed. But then it seemed like the legal pitfall was not accepting applications. And so, this avoids that legal pitfall.

Ms. Bridgeo 1:01:35

Jim, I have a question. Should it be metered municipal? Otherwise, they can't take water. Well, they can be taken out of the river. So.

James McLeod 1:01:49

So, the reason that I didn't say metered is because I don't know if all the water that we're producing as a municipality is metered when it goes out. And so, whether it's metered or not, it should fall within this now, how you would judge, you know, whether it's 1000 gallons or not, I can't say,

Scott Campbell 1:02:10

There are formulas, they have to figure all that out.

929 James McLeod 1:02:12

930 Yeah. So that, but that's why I didn't say hookups or metered specifically.

931

932 Mrs. Luszc 1:02:21

933 Thank you. Does anybody know or have an idea how many gallons per day, let's say a  
934 Starbucks uses?

935

936 Scott Campbell 1:02:31

937 It goes by seating per table and booth, they go with the seating in the restaurant. And  
938 that's how I don't remember what the formula is. But there it goes by the seating. So,  
939 your seating capacity is based on a certain amount of water usage. And that's how they  
940 do it.

941

942 James McLeod 1:02:48

943 And for the record, Starbucks has already been approved. And again, the idea here is to  
944 not be as drastic as what was recommended by the engineers, which is no hookups at  
945 all until we resolve some of the issues that we have. And the way that I look at 1000  
946 gallons per day is well, you can have 10 businesses or housing units that use 1000  
947 gallons a day, or you can have one that has 10,000 and then these other people don't  
948 have any water, right? So, I'm just trying to find something that's fair enough that we're  
949 not stopping commerce altogether. With this and that it's a reasonable amount to be  
950 able to gauge now what individual businesses use to help they'll have to you know,  
951 come before us, and show that they're doing less than 1000 until we get to a point  
952 where we can have more you know, audiences that address our specific needs more  
953 closely,

954

955 Mrs. Luszc 1:04:32

956 Because we can always amend this later if the becomes excessive water in town.

957

958 James McLeod 1:04:38

959 So, we got water coming out of our ears. We can change it.

960

961 Kathy McDonald 1:04:57

962 I wasn't sure if you wanted to put water withdrawals in.

963

964 James McLeod 1:05:05

965 So, withdrawal in my estimation, that's why I said utilization instead of use. So that

966 would that any, any use of it. So, it doesn't necessarily have to be drinking water. If it's a  
967 withdrawal for another purpose, it still falls within this 1000 gallons per day. Thank you  
968 for bringing that up. It's an important point that we need more clarification on in the  
969 future.

970

971 Ms. Bridgeo 1:05:35

972 Right. Close discussion, you want to make your motion to move?

973

974 James McLeod 1:05:45

975 Motion: Mr. McLeod made a motion to add the following to 14.2 Notes to Allowed Use  
976 table then 14.2.13 to restrict the utilization of municipal water resources to have any  
977 allowed use to not more than 1000 gallons per day and move that to the next zoning  
978 meeting to a public hearing. Mrs. Luszcz seconded the motion. The motion passed  
979 unanimously with a vote of 6 in favor, 0 opposed and 0 abstentions.

980

981 I got one more. Anybody else wants to jump in?

982

983 Scott Campbell 1:07:08

984 I will let you finish the line jumped in. Okay, so

985

986 James McLeod 1:07:11

987 This, this needs discussion. I'm bringing this up mostly for discussion. So, I'm just going  
988 to put it out as I make a motion that we repeal in its entirety zoning 5.5 Elderly Housing  
989 Overlay District at the next public hearing for zoning. The intent of this amendment is to  
990 remove the special benefits to developers to construct qualifying housing under this  
991 overlay. And I'll let others that are more versed in this speak more directly to it. But  
992 what's going to happen is the workforce housing that is being foisted upon us, if we don't  
993 make changes to our Elderly Housing Overlay District, they will automatically become  
994 the Workforce Housing Overlay District. And the benefits that we had in here, for  
995 developers to develop elderly housing are not being taken advantage of. So, all this is  
996 going to do is give developers more incentive to put up apartment buildings here. And  
997 one of the things about workforce housing, the idea behind it I like but the law itself. And  
998 again, other this is open for discussion and is that only either 20 or 30% of the units in a  
999 building have to be designated for workforce housing, the rest of it can be high end  
1000 condos. But they're getting the benefit of being able to put this building in a residential A  
1001 zone. And after five years, you can kick the workforce housing people out and re rent  
1002 those and resell those as condos. They got five years because the holy, so they get all

1003 the benefit. And we're the ones that are picking up all the tab. So, this Elderly Housing  
1004 Overlay District, in my opinion, benefits the developers, this doesn't. This doesn't benefit  
1005 the elderly community in our town. It benefits the developers that build the units.

1006

1007 Ms. Bridgeo 1:09:43

1008 Can I add some clarification? Absolutely.

1009

1010 James McLeod 1:09:44

1011 Add some clarification.

1012

1013 Ms. Bridgeo 1:09:49

1014 You brought forth, Jim brought forth that this has been I don't know if you said foisted,  
1015 hoisted thrust upon but the word you used was foisted, so Jim's had this been foisted  
1016 upon us. And I want to clarify that because he's absolutely correct, because there was a  
1017 house bill passed 1661 Now was passed by the state. And everybody who's watching  
1018 needs to understand that what Jim's proposing is not the Raymond Planning Board did  
1019 not propose this. And I will read to you the section of the House Bill. And again, we do  
1020 not, we cannot change this, this is past. Its section 72 of House Bill 1661, Incentives.  
1021 That's how it's titled. Incentives give him municipalities that offer increased density,  
1022 reduced lot size, expedited approval, or other dimensional or procedural incentives to  
1023 housing for older persons a one-year period. So, until July first 2023, to make any  
1024 adjustments to those incentives before they automatically apply to development of  
1025 workforce housing. So, the deadline would be July 1, 2023. And the incentives that the  
1026 town had put in for people who are elderly to have homes was actually it would become  
1027 a disincentive developers would not be putting elderly housing units in, they would all  
1028 become workforce housing, and the tax increases, and the services and the school  
1029 increase would all fall upon. I say the elderly. So, I think it would actually be a disservice  
1030 or the actual, as it stands now, what we're trying to do as incentives would become  
1031 disincentives for elderly and an incentive for just a developer, I don't see how we would  
1032 have any incentives for elderly.

1033

1034 Scott Campbell 1:11:57

1035 To go on, the developer would be more apt to want to do workforce housing, which  
1036 benefits are greater than helping the elderly.

1037

1038 James McLeod 1:12:06

1039 Correct, much greater. Because they only have to do 20 to 30%. Yes, it is some

1040 confusing language. I'm not sure if 20 or 30% have to be workforce housing, but then  
1041 they can repeal it in five years.

1042

1043 Ms. Bridgeo 1:12:21

1044 But that also does not. And I hope that people understanding at home, that does not  
1045 mean that that's only 20% workforce housing, the rest elderly, the whole entire them in  
1046 its entirety, would be workforce housing, but they don't have to, the whole building does  
1047 not have to be turned in for them to be doing and benefiting from this.

1048

1049 Scott Campbell 1:12:39

1050 And I believe a section that I read, and I want everybody to look this up to make sure I'm  
1051 correct on it. Because they changed kept going back and forth on change. For every  
1052 level, this housing project goes up, its deferred taxes, you got one first floor, second  
1053 floor, third floor, every time they go up, it's a year deferred. So that means that tax  
1054 burden for the extra children, the extra fire department, police, falls upon the taxpayers  
1055 of present, they don't have to pay anything. So, this can go out for five years before they  
1056 even start paying taxes on this. And that's a big deal. I, they might have changed this.  
1057 But that was one of the parts of what was going on. And I haven't reread it since they  
1058 voted it in. But if anybody wants out there wants to do their homework. That's what I  
1059 read. So that means for X number of years, the existing taxpayers are going to be  
1060 footing the bill, for the developer, who got a portion of that 100 million dollars is sitting in  
1061 Concord right now that they're handing out to developers to come and build these  
1062 projects, the developer is going to make out like a bandit. In the meanwhile, the people  
1063 in this community that are hard hit, are going to have to take on 1.5 children per unit.  
1064 And if you start doing the math, and how much the cost is for a child to go to school,  
1065 that's an instant new school, you're going to have to have a new school, just the one on  
1066 102 is probably going to get us into a new school situation. And people think things are  
1067 hard right now...I just wanted to put that out so people can do their homework. But this  
1068 would be where Jim is hitting the nail right on the head.

1069

1070 Ms. Bridgeo 1:14:21

1071 Yeah, and I just feel bad that we did get this late. We got this bill late. We've been trying  
1072 to run with it. And I'll be honest that that section came out the other day to me and I  
1073 thought it really isn't. I don't think that this legislature was good for the people. And it's  
1074 not just our town. I know this is a state, but I think that if you read through this bill, I don't  
1075 think this bill was designed for the people as much as it was designed to benefit the  
1076 developer.

1077  
1078 James McLeod 1:14:55  
1079 I did go through the Elderly Housing Overlay District to see where there were benefits  
1080 and tried to parse out, well, we could take this out, we could leave this in. And by the  
1081 time I was done, it just made sense to remove the whole thing.  
1082  
1083 Scott Campbell 1:15:14  
1084 So, it hurt the elderly, basically.  
1085  
1086 James McLeod 1:15:17  
1087 But you know, I'm happy to, you know, that's why I brought it up as a discussion,  
1088 because this seems a little ham fisted. But at the same point, if we don't do anything,  
1089 we're really going to get hurt by the workforce housing rule.  
1090  
1091 Mrs. Luszc 1:15:34  
1092 Yes, my concern would be if you don't have a zone for a proposed use, I think that's a  
1093 trap for us. So.  
1094  
1095 James McLeod 1:15:55  
1096 So, workforce housing you're right?  
1097  
1098 Mrs. Luszc 1:15:57  
1099 So, I'll use what I think the example everyone can understand if the whole town just  
1100 says, we don't want strip clubs. Sounds great. But if somebody owns a piece of  
1101 property, and they want to put a strip club in, and there's no zoning for it, they're going to  
1102 be allowed to do so. So, it's like when I was involved in Derry many, many years ago, it  
1103 was brought forth to the planning board saying we need to put a zone in for strip clubs  
1104 and gentlemen's clubs, everybody, oh, my God, we don't want them here. They said, no,  
1105 it's quite the opposite. Put them over in the industrial park with this amount of footage,  
1106 and it gave a place. So, we didn't say you couldn't come here. But you had to abide by  
1107 our rules. So, I'm just wondering, I'm not smart enough or educated enough to know, Is  
1108 this one of those zoning requirements? We have to have something that says about  
1109 seniors? And can we modify it down enough where the workforce housing won't matter?  
1110 I didn't say that right.  
1111  
1112 James McLeod 1:17:02  
1113 Yes. And I understand where you're coming from. And this is one of the reasons why I

1114 wanted to bring it up for discussion, is because part of HB 1661 is that workforce  
1115 housing must be allowed in the majority of residential zones. That's part of the law. So,  
1116 we could amend the Elderly Housing Overlay District to simply say, elderly housing is  
1117 allowed in Zone B, C1, C2, whatever, and just leave that as that's the only that's where  
1118 it's allowed. That's where it's allowed. And that works for us housing will follow along  
1119 that workforce housing will be allowed in those same zones.

1120  
1121 Ms. Bridgeo 1:17:53  
1122 And we do have workforce housing, by definition in the town. I mean, we so we don't  
1123 have a zoned for workforce housing. We have plenty of workforce housing units in the  
1124 town.

1125  
1126 Ms. Gott 1:18:05  
1127 Do we have? Do you know, the percentage?

1128  
1129 Ms. Bridgeo 1:18:07  
1130 That was done at one point, and I don't know if you know, any of the numbers,  
1131 somebody was working on that from the state size.

1132  
1133 Scott Campbell 1:18:17  
1134 Pretty much 70% of Raymond was just regular working force people. So, we have, we  
1135 have our allowance of it. They just want to put more in here. It's really based for the  
1136 developer to make money. I mean, that's the thing.

1137  
1138 Ms. Bridgeo 1:18:30  
1139 To Dee's concern is we and we are not trying to remove the elderly know the incent, but  
1140 the problem is that the incentives, which is why we have it, if we can't keep incentives  
1141 for them. To Jim's point, the zone really isn't an effective zone. We are not saying that  
1142 we can't have elderly housing in the town, it was just they had incentives to have it.

1143  
1144 Mrs. Luszcz 1:18:57  
1145 I totally understand that. My fear is the

1146  
1147 James McLeod 1:19:03  
1148 by not having it clarified.

1149  
1150 Mrs. Luszcz 1:19:05

1151 By having no zone, you open the doors. So crafty developers, so if there's a way, we  
1152 can I know that if we do pass the 1000 gallons per day that would probably preclude  
1153 them from building, but I think the no zone at all is a concern.

1154

1155 Kevin Woods 1:19:33

1156 Well, currently allowed. And I'm wondering how your removal of 5.5 Do we have to also  
1157 put in verbiage to deal with section 14.1 allowed uses table which is on page 25. So,  
1158 you've got your you're currently allowed in zones A, B, C2, within 500 feet of C3 and  
1159 according to note 14.2.8 on page 79 could be allowed in zone H, by special exception.

1160

1161 James McLeod 1:20:32

1162 Even though it says that it is not permitted in these other zones here, and in the overlay  
1163 district verbiage, it says that you can with special permit. So, there's conflicting  
1164 information on that. The table would need to be updated. But the zones that are listed  
1165 here could be the only listed ordinance for our 5.5 Elderly Housing Overlay District. So,  
1166 we can remove it, and we can put it back in with just those with just those zones, with no  
1167 exception for G land, and these other ones that are currently in there.

1168

1169 Ms. Bridgeo 1:21:16

1170 So, you're saying 5.5.7, 5.5.8 would be the actual that would be what we would put in  
1171 because that's allowed uses. And then yeah, that would be that our elderly housing  
1172 would be that 5.5.7.

1173

1174 James McLeod 1:21:35

1175 Yes. And without 5.5.8. So, I would not make this motion. But what I would do is I would  
1176 revise my motion to repeal the 5.5 Elderly housing with the exception of 5.5.7.

1177

1178 Kevin Woods 1:22:01

1179 If you say you're going to repeal everything that deals with the district, with the exception  
1180 of the location of the district.

1181

1182 James McLeod 1:22:15

1183 Correct.

1184

1185 Kevin Woods 1:22:16

1186 If you've repealed the district, how can you have a location?

1187

1188 James McLeod 1:22:20  
1189 We're not repealing it; we're saying that it's only allowed in these zones.  
1190  
1191 Mrs. Luszcz 1:22:27  
1192 Revise them instead of repeal.  
1193  
1194 Kevin Woods 1:22:33  
1195 And we're going to continue to allow it in Zone A, B, C2, E.  
1196  
1197 Ms. Bridgeo 1:22:49  
1198 Yeah, so zone E, manufactured housing is that E is manufactured housing. And I think,  
1199 though, that if we have a location, I think we would need to just there would have to be a  
1200 definition of what it is correct.  
1201  
1202 James McLeod 1:23:13  
1203 So, I suggest that we look at this and take it up again at another time, because it's really  
1204 important, but it's also a little complicated. And everybody needs to wrap their head  
1205 around a little bit.  
1206  
1207 Kevin Woods 1:23:33  
1208 Yeah, I mean, I don't even see the allowed uses table. I don't even see zone E.  
1209  
1210 Ms. Bridgeo 1:23:38  
1211 It's under your manufactured housing. And yeah, it depends on which it's on. Yes, I  
1212 agree. Kevin. Yeah,  
1213  
1214 Kevin Woods 1:23:46  
1215 I agree. So E is not there.  
1216  
1217 James McLeod 1:24:02  
1218 So, for the record, I am going to withdraw my motion.  
1219  
1220 Mrs. Luszcz 1:24:09  
1221 I don't think you ever made those. We just started talking.  
1222  
1223 Ms. Bridgeo 1:24:14  
1224 He did he made a motion to repeal and then we had but

1225  
1226 Kevin Woods 1:24:24  
1227 I don't know Jimmy; I think it's almost cleaner to eliminate 5.5 altogether.  
1228  
1229 James McLeod 1:24:39  
1230 And then put a new one in for workforce housing.  
1231  
1232 Ms. Bridgeo 1:24:44  
1233 Yeah, how do we then put in? Because, then if you don't have a zone then they will say  
1234 that yes, they will say we need to have an elderly housing.  
1235  
1236 James McLeod 1:25:08  
1237 It needs to be truncated. Three pages of incentives for people to come in and build the  
1238 stuff and they haven't done it because there's no money in it even after the incentives.  
1239  
1240 Mrs. Luszcz 1:25:35  
1241 So, the first time a new zoning amendment can go into effect is November 14. Am I  
1242 reading that correctly?  
1243  
1244 Ms. Bridgeo 1:25:45  
1245 Oh, well, it's the first day that they can accept your petition zoning amendment. So, we  
1246 need to do what we're going to do to get it here. public hearing.  
1247  
1248 Mrs. Luszcz 1:25:58  
1249 But even if we did all this work, we were all speedy, when pump, pump, pump, we still  
1250 really can't go before that date is what I'm reading.  
1251  
1252 Ms. Gott 1:26:06  
1253 That's the earliest?  
1254  
1255 Ms. Bridgeo 1:26:09  
1256 Yes, yes.  
1257  
1258 Mrs. Luszcz 1:26:17  
1259 But I do think because it is such a lengthy ordinance. And I would love to do a little  
1260 homework on it myself and have time to prep before. Not opposed to a public hearing  
1261 whatsoever about it. But I think we all need to kind of pull our resources together and

1262 come back with a little bit more. More information, how we can word it to protect the  
1263 town that we have zoning for, it just happens to be, you know, two square feet on the  
1264 west side. You know, how do we legitimately protect the town from the overgrowth, and  
1265 we can't have developers coming in here and putting up these, you know, these  
1266 massive apartment buildings.

1267

1268 Ms. Bridgeo 1:27:04

1269 When using incentives for an elderly housing as their incentive?

1270

1271 Mrs. Luszcz 1:27:08

1272 Shame on the state. This has got developers written all over it.

1273

1274 Ms. Bridgeo 1:27:13

1275 So, do we want to then give ourselves all homework? Can I make a motion that we do  
1276 homework, and then bring this back before ourselves? I am joking.

1277

1278 I was joking.

1279

1280 Mrs. Luszcz 1:27:28

1281 I don't want to hold up any public hearing on it.

1282

1283 James McLeod 1:27:32

1284 Okay, but it needs to be ready for public hearing. It's not ready yet. So that's why I  
1285 brought it up so that we could have this discussion and get it out there so people can  
1286 start working on it, people smarter than me. That's all I have.

1287

1288 Mrs. Luszcz 1:27:52

1289 Just for reference, though, our next work session is the 13th. October 13. Should we be  
1290 ready for that work session?

1291

1292 James McLeod 1:27:59

1293 I think that that's an appropriate time. That gives us plenty of time to be able to put  
1294 something together.

1295

1296 Ms. Bridgeo 1:28:06

1297 October 13.

1298

1299 James McLeod 1:28:20

1300 So, I know that we can't have a quorum when we're not in a meeting, but can we work  
1301 together on stuff like this in pairs? Or I just feel like all of us working on this individually  
1302 is maybe not the best use of our resources. If somebody wanted to work with me on it,  
1303 then others could add their input.

1304

1305 Kevin Woods 1:28:48

1306 I think they're just you. I think my interpretation of 91 A, would be if you had four people  
1307 that were going to get together, four out of the seven gives you a quorum. Either way,  
1308 you post basically what the board of selectmen do, there may be a quorum of the  
1309 planning board present to work on this. No decisions or votes will be made. I think in my  
1310 opinion, that this allows you to do a work session that you're then going to report back to  
1311 the entire body so that as Gretchen likes to say, we all hear that at the same time and  
1312 unless everybody can get together. I agree for each person to do that. Research  
1313 individually. Is bogging. It's my opinion.

1314

1315 Mrs. Luszcz 1:29:51

1316 I was going to read write from 91A actually section 4 "a meeting does not include  
1317 paragraph three the circulation of draft documents that when finalized are intended only  
1318 to formulize decisions previously made in a meeting. Also convenient for the purpose of  
1319 discussing, but as long as no decisions and votes are made." So, I think we're, we're  
1320 good, but we can certainly email Maddie for clarification, if we had to.

1321

1322 Ms. Bridgeo 1:30:25

1323 I believe that Kevin is correct in what he said.

1324

1325 Ms. Gott 1:30:30

1326 One thing we have done in the past is we've had a committee and that would be a  
1327 committee of two. So, we avoid the quorum issue. Two people can work on it as a  
1328 committee. It's announced in a meeting it does not have to be noticed. But we you know,  
1329 as it is public information, we would announce that we have formed this committee and  
1330 people are working on something like that. It could be another committee working on a  
1331 different portion of zoning.

1332

1333 James McLeod 1:30:55

1334 Motion: Mr. McLeod made a motion that the Planning Board form a committee to go  
1335 over the Elderly Housing Overlay District and workforce housing HB 1661 rule. Mrs.

1336 Luszcz seconded the motion.  
1337  
1338 Ms. Gott 1:31:12  
1339 Discussion, part of discussion is that we do have to be very, very careful not to talk to  
1340 each other about content.  
1341  
1342 Ms. Bridgeo 1:31:22  
1343 Research. And for discussion. Can we have since it's two people, can we have multiple  
1344 committees?  
1345  
1346 Ms. Gott 1:31:29  
1347 Yes. So, for example, if you know, you'd want to do one, a committee for the elderly  
1348 housing.  
1349  
1350 Ms. Bridgeo 1:31:41  
1351 Yep. That's all I have for discussion.  
1352  
1353 James McLeod 1:31:48  
1354 Well, I don't have anything to say. But I nominate Scott to head the committee.  
1355  
1356 Ms. Bridgeo 1:31:55  
1357 The committee, Kevin, Gretchen? Any?  
1358  
1359 Kevin Woods 1:32:00  
1360 No nothing.  
1361  
1362 Ms. Bridgeo 1:32:01  
1363 Okay. So, do you want to now ask him?  
1364  
1365 Ms. Gott 1:32:07  
1366 The question, you don't have to form the committee right now. Just okay. So, to  
1367 establish it.  
1368  
1369 Ms. Bridgeo 1:32:10  
1370 The motion passed with a vote of 6 in favor, 0 opposed, and 0 abstentions.  
1371  
1372 Scott Campbell 1:32:41

1373 I would do that. I could be honest. The elderly housing. Yeah, of course. I'm kind of  
1374 familiar with some of the zoning and the real estate side of it.  
1375  
1376 Mrs. Luszczyk 1:32:48  
1377 Yeah, I think you'd be very helpful.  
1378  
1379 James McLeod 1:32:49  
1380 I'll work with you on that.  
1381  
1382 Kathy McDonald 1:32:54  
1383 Public members allowed to join one of these committees?  
1384  
1385 Ms. Bridgeo 1:33:06  
1386 I would actually encourage.  
1387  
1388 Kathy McDonald 1:33:08  
1389 I would love to work on the water committee.  
1390  
1391 Mrs. Luszczyk 1:33:15  
1392 Motion: Mrs. Luszczyk made a motion that the Planning Board form a committee to  
1393 discuss the water issues in front of the planning board. Mr. McLeod seconded the  
1394 motion.  
1395  
1396 Kathy McDonald 1:33:21  
1397 So could I volunteer to be on it.  
1398  
1399 Ms. Gott 1:33:28  
1400 Establish it first.  
1401  
1402 Ms. Bridgeo 1:33:29  
1403 Yes. All in favor? The motion passed with a vote of 6 in favor, 0 opposed, and 0  
1404 abstentions.  
1405  
1406 Mrs. Luszczyk 1:33:38  
1407 I will volunteer.  
1408  
1409 Ms. Bridgeo 1:33:41

1410 I would I need another member. No, no, I know. So, is anybody else here? A member of  
1411 the public but another member of the Board wants to do the water.

1412

1413 Ms. Gott 1:34:01

1414 I have a number of meetings upcoming at I don't know the date. So, I don't dare  
1415 schedule anything more right now to like,

1416

1417 Scott Campbell 1:34:07

1418 It depends on my schedule.

1419

1420 Ms. Bridgeo 1:34:09

1421 So, I will be on.

1422

1423 Ms. Gott 1:34:12

1424 Okay, so it's Kathy , Trisha, and Dee.

1425

1426 I don't know yet. Okay. Thank you and the other one is the elderly, elderly, and water.

1427

1428 Scott Campbell 1:35:04

1429 I'd like to touch base on the warehouse situation. This would be in your zoning definition  
1430 of 13. 1.85.

1431

1432 So, I am proposing an update on this with a new definition.

1433

1434 Ms. Gott 1:35:34

1435 It's the definition of a warehouse.

1436

1437 Scott Campbell 1:35:56

1438 So, I'm proposing that we might want to do an update to this with a new definition. We  
1439 might need to work on this, and you guys can help me through it. These are just notes, a  
1440 building or other enclosed structure used primarily principally for the storage of products,  
1441 including finished goods, fuels, lumber, food, chemicals, whether or not involving  
1442 wholesaling or retailing, of such products, principally off premises, a warehouse will  
1443 have a defined hours of operation in is not 24 hours a day operation. The new define  
1444 uses update in article 14 allowed use table. And did everybody get a printed copy of  
1445 this? Yes, thank you did okay. So, you can see how it goes from light industrial, light  
1446 industrial business Park Zones. Because out of this, I'm going to drop down to the

1447 bottom in a fulfillment center. Distribution Center and trucking terminal is going to be  
1448 part of a supply chain in is a hub. Unlike warehouses, these centers have continuous  
1449 movement and additional services in unlike a warehouse, the main goal is to turnover  
1450 inventory quickly. They're intermediate hubs to receive quickly and ship goods, they do  
1451 not operate as a warehouse. So, I think we need to get a definition there between the  
1452 two. Because not being if it's going to be 24 hours a day. You've got a huge hub, the  
1453 increased traffic flow, the hours of operation, light pollution, noise pollution, these are all  
1454 going to be taken into consideration, which doesn't really fall into what we have is a  
1455 definition of a warehouse.

1456

1457 Ms. Gott 1:37:52

1458 So, are you saying the fulfillment center could be a 24-hour operation?

1459

1460 Scott Campbell 1:37:56

1461 Most likely it's going to be you got like Amazon or a facility that ships to BJ's and  
1462 Walmart,

1463

1464 Ms. Bridgeo 1:38:02

1465 Walmart's a fulfillment. Yeah.

1466

1467 Scott Campbell 1:38:05

1468 I think we need to define it. Well, your warehouse. I think one of the only operations that  
1469 I know that runs third shifts, three shifts, is Gemini valve.

1470

1471 Ms. Gott 1:38:19

1472 That's manufacturing.

1473

1474 Scott Campbell 1:38:21

1475 That's manufacturing. That's what I'm saying. So that's a little bit different than having a  
1476 warehouse. But they also manufacture to supply that warehouse to ship it out. But their  
1477 shipping is pretty much only done throughout a regular work period during the day. A lot  
1478 of my friends work there. So, I kind of know how they operate unless they've changed it  
1479 since then. So, I think we need to work on our definition of what manufacturing  
1480 warehouses are, what their operational hours are, and what their definition is going to be  
1481 of square footage. Because if we get into another distribution center like Walmart is, it  
1482 really is not a warehouse. It's a hub. The 24-hour operation.

1483

1484 Ms. Gott 1:39:03  
1485 Can you think of any place in Manchester anywhere that I just didn't have an  
1486 understanding of what a warehouse is?  
1487  
1488 Ms. Bridgeo 1:39:09  
1489 Jackson lumber?  
1490  
1491 Scott Campbell 1:39:10  
1492 Jackson lumber, they are not open on Saturdays. I do business with them all the time.  
1493 They're only open from 6:30 to 4:00.  
1494  
1495 Ms. Gott 1:39:21  
1496 Industrial they're not supposed to be retail, but they do retail and they have gotten away  
1497 with it. It's industrial, industrial does not have retail.  
1498  
1499 Scott Campbell 1:39:34  
1500 This is where we kind of keep an eye on this stuff. So, they do have a giant warehouse.  
1501 Their hours of operation are acceptable because they're not running 24/7  
1502  
1503 Kevin Woods 1:39:47  
1504 But they are not a warehouse.  
1505  
1506 Scott Campbell 1:39:49  
1507 I wasn't on any board back then. So, when I guess when Gretchen probably was and  
1508 when they came in, they said they were going to be a warehouse. But they actually did.  
1509  
1510 Ms. Gott 1:39:59  
1511 I don't remember what the term was because they do it wholesale out of there.  
1512  
1513 Scott Campbell 1:40:03  
1514 The general public doesn't really get on there. It's more contractors.  
1515  
1516 Ms. Bridgeo 1:40:08  
1517 Wholesale warehouse of lumber.  
1518  
1519 Scott Campbell 1:40:09  
1520 Yeah. I mean, for the most part, it's not like a Home Depot. Where everybody goes

1521 down there, it's very limited. You don't see a lot of homeowners going in there. I'm down  
1522 there probably almost every other day.

1523

1524 Kevin Woods 1:40:21

1525 You've added only one line to the definition that exists now.

1526

1527 Scott Campbell 1:40:26

1528 Yes, I mean, the whole thing is, is a hub should fall under a warehouse. Because they're  
1529 ours, we needed to find hours of operation, I guess you'd say.

1530

1531 Mrs. Luszcz 1:40:37

1532 That's my other concern, saying just doesn't operate 24 hours a day, they can say they  
1533 operate 23, then I think we have to if you're going this route,

1534

1535 Scott Campbell 1:40:44

1536 this is why I wanted to help you need to define it.

1537

1538 Mrs. Luszcz 1:40:47

1539 What about leaving warehouse? And adding fulfillment or, or other? So, it's not?

1540

1541 Scott Campbell 1:41:01

1542 Should we define the hours along on the warehouse? Also, you think? I mean, they're  
1543 already following it. And they're not really going crazy. But should we define that? In  
1544 case one does come in.

1545

1546 Mrs. Luszcz 1:41:15

1547 I mean, let's face it, I think more information in these so people aren't flipping through,  
1548 you know, seven pages and finding a little piece here and a little piece there would  
1549 make sense. Like I said, I think we're less worried about warehouses than we are these  
1550 fulfillment centers coming in, and just that constant use of the roads, the traffic, the  
1551 noise to our neighborhoods.

1552

1553 Scott Campbell 1:41:47

1554 Defining that, then it may be making a separate section.

1555

1556 Mrs. Luszcz 1:41:50

1557 I don't know, I'm just throwing it out discussion. Just what makes sense. So, we just

1558 need to, like I said, it's a work in progress.

1559

1560 Scott Campbell 1:41:58

1561 The thing is, is the warehouse has been around forever. I think these new hubs like this  
1562 is the new thing that's just really been around 15 years. And I don't think we've ever  
1563 really thought about it in Raymond and maybe we needed to find that and bring it on to a  
1564 table unto itself.

1565

1566 Kevin Woods 1:42:12

1567 You have got Walmart distribution center. So, at some point, we must have thought  
1568 about it.

1569

1570 Scott Campbell 1:42:16

1571 I don't think they give it a lot of thought. The trucks going through the center of town.  
1572 They kind of stay down to themselves. But it seems like the trucks are going through  
1573 town a lot more. I don't know why. But I'm seeing them all the time.

1574

1575 Ms. Bridgeo 1:42:33

1576 And I can tell you from I don't mind Walmart. But it has changed drastically in the past  
1577 few years of its daily, every day, certain times a day the trucks go down. They're not  
1578 actually always Walmart trucks. They're whoever their suppliers are. Every day, they go  
1579 down, they go down Main Street halfway, they turn around on Main Street, so the traffic  
1580 increase from them, which I hadn't, at first noticed has gone exponentially. There's a lot  
1581 more traffic from those trucks going down Main Street, down Old Fremont Road, I don't  
1582 know if they go down Batchelder or not, but the traffic increase in the light. At some  
1583 point, they've changed their lights that are in there. Because what used to be fairly dark  
1584 over there is as bright as you could read a book. It's very bright now.

1585

1586 Scott Campbell 1:43:23

1587 And this is where I brought up Kevin about how there was this weird traffic jam going on.  
1588 Right near the Bean Tavern in these two trucks. I don't know what they were doing.  
1589 They're trying to back down. So, it went the wrong way. And the cars are going around  
1590 them. And I think like Trish said, I think the traffic over at Walmart has increased the  
1591 trucking traffic, especially going through town. It's constant now.

1592

1593 Ms. Bridgeo 1:43:45

1594 They get lost.

1595  
1596 Scott Campbell 1:43:47  
1597 We have to figure out how we're going to keep that from happening. Because school  
1598 gets out. You got kids walking with something's going to happen bad. We don't want that  
1599 to happen. Well, let's hit the building with the old Candyland used to be two years ago.  
1600  
1601 Mrs. Luszcz 1:44:00  
1602 Well, the guy died because of the traffic situations over there. Yeah, but let's face it,  
1603 online is here to stay. So obviously the fulfillment I think is just ....  
1604  
1605 Scott Campbell 1:44:12  
1606 This is why we need to maybe get that section in here and start having a section just for  
1607 that. And maybe work on some of the updates for the light industrial you know, in the  
1608 commercial also. But they're not turning into a traffic problem for us. Really. I think it's  
1609 more the distribution centers that we got to focus on for the most part.  
1610  
1611 James McLeod 1:44:34  
1612 I liked the definitions of the different sizes of warehouses. That makes a lot of sense,  
1613 because a 100,000 square foot warehouse is different from a 5,000 square foot  
1614 warehouse. And distribution centers are not warehouses, not by any longshot. And that  
1615 is the wave of the future. And we don't have a big transportation hub, here, we don't  
1616 have an airport. We don't have a rail. So, everything that comes in is being trucked in.  
1617 And then it's being trucked back out again.  
1618  
1619 Ms. Bridgeo 1:45:09  
1620 Well, and I think that because they have exploded because of how we've changed our  
1621 shopping demands, that actually states are going to have to look at this as a the road  
1622 that is an interstate designed for this type of a traffic situation, a town with a road that  
1623 you can't turn another truck around on, is not set up to have that type of traffic up and  
1624 down. I mean, the traffic alone, of trucks backing up and  
1625  
1626 Scott Campbell 1:45:39  
1627 you just figure out something about keeping him from going through the center of  
1628 Raymond, I mean, that's turning into an issue.  
1629  
1630 Ms. Gott 1:45:44  
1631 And we've been told that that's not defensible,

1632  
1633 Scott Campbell 1:45:48  
1634 I don't know if that's true, Gretchen.  
1635  
1636 Ms. Gott 1:45:51  
1637 That's what we've been told.  
1638  
1639 Ms. Bridgeo 1:45:54  
1640 Yes, signs up into other towns, I think Lee has signs up and there's roadside other  
1641 trucking, I don't understand why they  
1642  
1643 James McLeod 1:46:02  
1644 the only thing that will stop them is a bridge that is too low for them to get.  
1645  
1646 Mrs. Luszc 1:46:12  
1647 I mean, this is a great start. And  
1648  
1649 Scott Campbell 1:46:14  
1650 The one thing I can see is if we start getting more down by Jackson Lumber, say big  
1651 hubs like that, and then Mega X is open. Can you imagine when someone gets, they  
1652 can't take that left hand turn that they want, because of the traffic. So, they say to hell  
1653 with it, I'm going to take a right. And then they all start taking a right in that going past  
1654 the elementary school down to town up to Wight Street, that that's what's going to  
1655 happen. I mean, you know, it's a given, I've been places where the Chinese place on  
1656 125 in Epping, I just want to take a left to go back towards My House, you cannot take a  
1657 left out of there. So, I have to take a right and then bang it around at the trailer park and  
1658 come through. That's exactly what's going to happen down there. But they're going to be  
1659 18 wheelers, it's going to happen.  
1660  
1661 Mrs. Luszc 1:47:03  
1662 They can turn around at the school and go through the school parking lot.  
1663  
1664 Scott Campbell 1:47:07  
1665 Don't say that? They probably will.  
1666  
1667 Ms. Bridgeo 1:47:11  
1668 Okay, so does this mean that we have another committee?

1669  
1670 Scott Campbell 1:47:19  
1671 I'm not 100% sure what to do with it. I just know we have to do something. So that's why  
1672 I want some input from everybody else to see what we can all put together.  
1673  
1674 Ms. Gott 1:47:29  
1675 I can only tell you I'm very confused on the difference between a distribution fulfillment  
1676 and a warehouse. You mentioned, for example, Jackson is a warehouse. But you know,  
1677 Harvey comes, Harvey windows and Doors comes in some, some tractor trailer from  
1678 Quebec comes in with certain kinds of lumber and somebody else comes in, and it's all  
1679 broken down and organized and goes back out there on the Jackson Lumber trucks. So  
1680 that's not a warehouse, according to what you're saying. I don't think so.  
1681  
1682 Scott Campbell 1:47:58  
1683 it is a warehouse because they stockpile it then you have to go in and buy it.  
1684  
1685 Ms. Bridgeo 1:48:02  
1686 They their building center is like Walmart, if we want to use Walmart and no offense to  
1687 Walmart is they bring their trucks in, they unload those trucks, they re-box those trucks  
1688 up quickly.  
1689  
1690 Ms. Gott 1:48:12  
1691 That's what Jackson is doing.  
1692  
1693 Scott Campbell 1:48:15  
1694 Jackson lumbers only open 630 to 4:00 , they do not ship anything in and out of their pre  
1695 or post. It's those are the hours of operation. And that's it. Can you imagine if Jackson  
1696 was 100 times larger, in a ship 24 hours a day, what the traffic would be there every  
1697 minute on their traffic is really, I can roll right in there and get it out of there. No problem,  
1698 go into the warehouse load up what I need it shipped right out, or I call it an order and  
1699 they just drop it on a site for me.  
1700  
1701 James McLeod 1:48:59  
1702 So, the difference between a distribution center and a warehouse is much clearer for  
1703 me. Although I don't know how to articulate it right now. I haven't, I would be happy to  
1704 work with you on that. Since we're going to be working on zoning. I think we're probably  
1705 suited to do that.

1706  
1707 Scott Campbell 1:49:17  
1708 Okay. And if anybody has anything they want to add to it, you know, give it some  
1709 thought. I guess if you get down there you can go sit at Jackson for an hour and just  
1710 watch it and then get out and sit at 711 and watch what comes in and out of Walmart.  
1711 And you'll see the different concept between a warehouse with 630 to four o'clock hours  
1712 to a 24-hour fulfillment you know transfer hub.  
1713  
1714 Mrs. Luszcz 1:49:17  
1715 I'll add a little assignment to who is just going up to Hooksett where the Home Depot  
1716 and Kohl's are. I forgot the exit number. I think it's 10. Yes. And the Amazon fulfillment  
1717 centers across from the Home Depot down there just sit watch. That's a lot of traffic. I  
1718 mean granted, that's the get right to the highway, vans dissipate through residential but  
1719 I'm not there when you know the tractor trailers are feeding that facility in order for those  
1720 vans to come out of it,  
1721  
1722 Scott Campbell 1:50:47  
1723 you know, it's weird because most of their big trucks that had bringing in material come  
1724 in after five. The Amazon little delivery trucks are working around people that are awake  
1725 to take their orders. If you'll see right at like six o'clock, or 530 I was up there at Home  
1726 Depot, they are lined up probably like 100 deep. And they're all just getting all their stuff  
1727 and they line up and they all take off at once.  
1728  
1729 Mrs. Luszcz 1:51:46  
1730 Do you need to formalize a committee to do that?  
1731  
1732 Scott Campbell 1:51:49  
1733 Or I think we're just going to put it together on top of the previous.  
1734  
1735 James McLeod 1:51:55  
1736 It'll be the housing and warehouse committee.  
1737  
1738 Scott Campbell 1:52:06  
1739 And at some point, I guess, without causing a quorum, I'd like to be able to see if  
1740 anybody's got any input. Pre that they want me and Jim to discuss. Kevin, Dee,  
1741 Gretchen ?  
1742

1743 James McLeod 1:52:21  
1744 As long as we don't send it out as a gang. He can email us individually.  
1745  
1746 Scott Campbell 1:52:30  
1747 Like Kevin can send me a personal email saying, you know what I thought about the  
1748 warehouse Exactly. In the distribution. And this is what I want you guys to throw my part  
1749 of the discussion in there. He had to send me something.  
1750  
1751 James McLeod 1:52:40  
1752 Yeah, exactly. Added research. Yeah.  
1753  
1754 Scott Campbell 1:52:44  
1755 That we're not causing any kind of quorum or anything.  
1756  
1757 Kevin Woods 1:52:46  
1758 I'm planning on working on this solar ordinance that was drafted in 2022. And never  
1759 made it. So, I want to work through that. And then bring that back to the committee.  
1760 Okay. Because the board.  
1761  
1762 Mrs. Luszc 1:53:14  
1763 For the record, though I was working. It's not going to happen for this year again. But  
1764 I've pulled in a lot of detail and reports off impact fees, reports, and studies. other towns  
1765 actually have completed theirs within the current year, year or two before. So, I think for  
1766 lack of a better term, a little plagiarism.  
1767  
1768 Scott Campbell 1:53:43  
1769 Do you have any friends in another town that we're going to committee that you could  
1770 basically say we use this to base ours on.  
1771  
1772 Mrs. Luszc 1:53:51  
1773 It is on the website, it's free and clear. It's right there for anyone to print out. And I've  
1774 printed out a lot of material about it. And it's all grids and charts. I'm sure again, we need  
1775 finance officer to give us you know, we need to know what the police calls are so that it  
1776 kind of is a template would I would use it for as we said we don't have this Bruce  
1777 Mayberry, one of the reports, I believe it was Hudson, but don't quote me on that he  
1778 actually wrote it. It wasn't too long ago. So, we already have this template. So why do  
1779 we keep just waiting and waiting till we find a new, you know, public speaker to come

1780 and talk about it when we have very comprehensive reports very similar from one town  
1781 to the other. So, it seems like there is a template for it. And I suggest that we again, we  
1782 won't make this zoning schedule. But if we start early enough, in 2023, maybe we can  
1783 actually have something in place.

1784

1785 James McLeod 1:54:50

1786 I agree with that. 100%

1787

1788 Mrs. Luszcz 1:54:56

1789 That's what I've been working on behind the scenes which the

1790

1791 James McLeod 1:54:58

1792 I was thinking the same thing as If we can't find anybody anywhere to come in and talk  
1793 to us about impact fees, it doesn't make any sense. Sure, there's some people that are  
1794 experts and have experience, but other towns have it. It's a thing. Right?

1795

1796 Mrs. Luszcz 1:55:14

1797 It's a thing. Yeah. And it's, it's, I think it's a good thing to have when you see even just  
1798 the preliminary charts and the monies that these towns are receiving for the fees.

1799

1800 Ms. Bridgeo 1:55:29

1801 So sorry, not to digress. Did you have your CIP meeting? Finally, yet? No. Do you have  
1802 a schedule? Okay, sorry. CIP

1803

1804 Ms. Gott 1:55:38

1805 CIP is, I believe, meeting on the 27th. Because ethics is scheduled. I spoke with Kathy  
1806 to schedule.

1807

1808 Kevin Woods 1:55:49

1809 Two board members. haven't been told.

1810

1811 Ms. Gott 1:55:52

1812 I spoke with Kathy and asked her to schedule an ethics committee training and ethics  
1813 code training. And she asked me if I was available, or if we were available on the 27.  
1814 That's at 630 I believe here.

1815

1816 Mrs. Luszcz 1:56:09

1817 I don't know all the numbers on the board since but we're all members of other boards.  
1818 We've all been through ethics. So, I don't know if that would be a good use of our time. If  
1819 we've all been through it.

1820  
1821 Ms. Bridgeo 1:57:04  
1822 So, if tentatively, it sounds like though there have been discussions, so you would have  
1823 potentially, and I know you guys are shocked.

1824  
1825 Kevin Woods 1:57:21  
1826 The school approved their CIP plan last night without it ever coming before the CIP. It  
1827 was on their agenda to approve last night.

1828  
1829 Ms. Bridgeo 1:57:34  
1830 Okay, I want to change the subject.

1831  
1832 Kevin Woods 1:57:38  
1833 I've given up.

1834  
1835 Ms. Gott 1:57:42  
1836 We can't give up on the CIP.

1837  
1838 Ms. Bridgeo 1:57:44  
1839 I guess from a planning board perspective. There are there's information in some of our  
1840 bills that relate to CIP's as well that we really need to have a CIP meeting. So, all right,  
1841 sorry, Dee anything else?

1842  
1843 and Kevin, I'm going to want your help on this, the Raymond drinking water protection  
1844 ordinance. I'm going to I'll read through this so this ordinance is to protect the drinking  
1845 water Raymond citizens as well as gardens agriculture, livestock hunting species, fish  
1846 and all components in which water quality and quantity would affect our health safety  
1847 lifestyles and community structure and description. Water shall not be exploited from the  
1848 town of Raymond all new water metered hookups shall in no way minimize the current  
1849 users of town water quality or quantity. This is to include private wells and community  
1850 wells. No new hookups shall pollute or threaten the existing water supply. And then I put  
1851 a question to myself on your paper. You know, would we have to make us performance  
1852 standard? There are questions along here about which we can talk. Within the Raymond  
1853 drinking water ordinance 15.3, which is special requirements and zone G wetland

1854 setback shall be 75 feet on all new construction shall adhere to the 75-foot wetland  
1855 setback, preexisting homes and businesses are required to adhere to. And then I wrote  
1856 a note to myself because it would be the date that it was accepted would have to adhere  
1857 to the 25-foot setback and I don't know what that date would be. So that's why he's put  
1858 that question there revote date because I don't know what the date would be. No filling  
1859 of wetlands to minimum destek distance of septic to wetland, seasonal high-water table  
1860 will be at least two feet below the original groundwater surface during all seasons of the  
1861 year.

1862

1863 Kevin Woods 1:59:50

1864 Excuse me, groundwater surface. I don't have the word water in there.

1865

1866 Ms. Bridgeo 1:59:55

1867 I'm sorry, original ground surface during all I'm sorry, Kevin. Okay. during all seasons of  
1868 the year, thank you, Kevin. Within the groundwater conservation overlay district for any  
1869 new construction, well, water testing shall be required prior and post blasting in the town  
1870 of Raymond per national primary drinking water regulations, which is the EPA for all  
1871 abutters, including municipal wells. Within the groundwater conservation overlay district,  
1872 there shall be at least three feet of natural permeable soil instead of two feet above any  
1873 subsoil. Within the groundwater conservation overlay district, there should be at least  
1874 four feet of natural soil instead of three above bedrocks. Within the groundwater  
1875 conservation overlay district, more stringent standards of fill materials are required for  
1876 septic systems within the groundwater conservation overlay district on Wellhead  
1877 Protection area, no waste disposal. So, I can go through some of this if you want me to  
1878 talk about some of these points. Or if you just want to ask questions and start dialogue,  
1879 whichever you prefer.

1880

1881 Starting at the bottom I would ask you to find waste disposal. If I have a disposal unit in  
1882 my kitchen that I'm putting waste down is that waste disposal?

1883

1884 Kevin Woods 2:01:23

1885 It doesn't say anything about commercial.

1886

1887 Ms. Bridgeo 2:01:31

1888 So, let's say you were putting in your house or using a and it's been so long, what do  
1889 you call it a garbage disposal where you're not supposed to be discharging, but this is in  
1890 the Wellhead Protection area this is not. And waste could be trash, waste could be your

1891 septic, its waste disposal would be also from, but you are not to discharge anyway on  
1892 your well. It's also defined as sanitary radius. And some other words. And for  
1893 clarification, why this ordinance? We often speak to other regulations that all albeit a lot  
1894 should be adhered to, they sometimes are not. Some of this may seem redundant. But I  
1895 would also hope for some clarification. And at the end protection of our drinking water is  
1896 what these are for is that adding protection to the drinking water supply. So that's why it  
1897 says groundwater conservation.

1898

1899 James McLeod 2:02:52

1900 Can you explain how a 75-foot wetland setback as opposed to a 25 foot? I know that  
1901 surrounding towns have it at like 100 feet, I think. But how does a 75-foot wetland  
1902 setback help protect the drinking water as opposed to a 25?

1903

1904 Ms. Bridgeo 2:03:14

1905 Well, not that I want to put everybody to sleep about wetlands. The job of the wetlands  
1906 as far as for taking in filtering prior to the sediment or toxin is going to reside in the  
1907 wetland setback. And yes, most of the surrounding towns around us are 100. And in one  
1908 of the meetings, I was in some of the towns are going to go to 150- and 200-foot  
1909 distances because that's what they're going to use as buffers for keeping water clean.  
1910 Or as one has a mechanism for keeping water clean. I don't know if the public wouldn't  
1911 know I don't know where the original metric came from. This puts us a little more in line  
1912 with the state. And our neighbors I should say and we're still less than our  
1913 neighborhoods. And it's for new construction. This is not for the people who already  
1914 have their homes, and they're going to put their swing set out there. They're going to put  
1915 their sandbox out there. They're going to put their shed out there. That's why I put it in  
1916 bold. This is the new construction. I did not put this as a pre-existing home or business.

1917

1918 Ms. Gott 2:04:34

1919 But what if somebody you know they have their house, and you know I have my house  
1920 and all of that but then I decide to want to build a shed. In my shed I'm going to put my  
1921 lawnmower and all these things. Do you really want that in a less than 75-foot setback?

1922

1923 Ms. Bridgeo 2:04:49

1924 Would I prefer that they need it but that is not new construction as far as the shed is  
1925 new, but I'm not going to consider the existing structure, meaning their home. And we  
1926 can discuss this as a board. But no, I wouldn't say to somebody who already has a  
1927 home, I would say that their setback is their 25 feet, I would say for any new

1928 construction, we're going to build that we adhere to not only our wetland setback, but  
1929 our G land requirements that way before my time this town did work. That was pretty  
1930 extraordinary. And that also will help us as if we adhere to the already on the books,  
1931 land requirements. So, I would say no, and I would say that it is not for somebody who  
1932 already has an existing home or business, their requirement would be the 25 feet, which  
1933 we currently have.

1934  
1935 Ms. Gott 2:05:42  
1936 I understand that this is an effort to appease those who were against this. The last time  
1937 two years ago when it was brought up, I still have great concern about having any  
1938 additional building, whether the house has been there for 50 years, this is still the new  
1939 construction, I have great concern about that. And I know people it's not popular, but I  
1940 think it's a chance to provide the extra distance that helps filter.

1941  
1942 Scott Campbell 2:06:14  
1943 Well, I guess, I guess this might be a way to look at Gretchen, Without those people.  
1944 You're not going to get this.

1945  
1946 Ms. Gott 2:06:22  
1947 I understand what you're saying.

1948  
1949 Scott Campbell 2:06:23  
1950 So, would you rather have anything new in hearing these stricter guidelines? Or not  
1951 have any at all? Because you're not going to have any at all? I'd rather have some than  
1952 none. Rather save that little bit? And then not get any at all?

1953  
1954 Mrs. Luszcz 2:06:43  
1955 I have two questions. Number one, I would like to know, if we have a report of wetlands,  
1956 especially in residential zones right now within the 25 or 50 feet of contaminated  
1957 wetlands, because I have a real problem with imposing such harsh restrictions on  
1958 homeowners. And yes, I think the new construction is great, but it would need to be  
1959 modified to again, is it a shed? Is it you know, a port for my bikes or something? Also, all  
1960 new construction shall adhere to a 75-foot wetland setback. And it just continues saying  
1961 preexisting homes, I believe that the way you read it would be a period. And then  
1962 preexisting homes and businesses are required to adhere to 25. Am I correct in the  
1963 grammar.

1964

1965 Ms. Bridgeo 2:07:41  
1966 Yeah, that's fine. Okay, grammatically, we can Yep.  
1967  
1968 But can I back up? So, what you're saying is, are you in agreeance, that a pre-existing  
1969 home could adhere to the 25? Or were you disagreeing?  
1970  
1971 Mrs. Luszcz 2:07:57  
1972 I have no problem with the 25. You don't want to diminish people's property values down  
1973 to the point where they bought their home, they had a 25-foot setback with that  
1974 knowledge. And now, town comes in to put this on somebody else they want to sell their  
1975 home. Somebody wishes to maybe, you know, buy that property, and build it bigger, and  
1976 it's 60 feet or something, you know, yes, they can always apply for a variance. But I  
1977 think it's going to turn off the buyer and it's going to diminish the value of that person's  
1978 property. So, it's a balance, I definitely want to clean drinking water. I don't want anyone  
1979 polluting, but I also think a responsible citizen is not knowingly polluting their wetlands to  
1980 begin with.  
1981  
1982 Scott Campbell 2:08:50  
1983 I also think the developer that comes in, it's just going to sell that house. It's more to  
1984 keep them in line. Because the homeowner already lives there. They live there, and  
1985 they're not going to go dumping gasoline or anything that I do. But when uh, I mean, all  
1986 you gotta do is go down the end of Mark Lane and go look at what's going on out there.  
1987 The people that are developing that.  
1988  
1989 Ms. Gott 2:09:13  
1990 Let's not talk about that. Be careful of that. Yeah, it's conceptual.  
1991  
1992 Scott Campbell 2:09:16  
1993 I'm just saying this is what you want to avoid.  
1994  
1995 Ms. Bridgeo 2:09:17  
1996 That's what it says I'm confused as to what? That's why I said your pre is preexisting  
1997 homes and businesses are required to adhere to our current and it'd be the 25-foot  
1998 setback. That is our setback right now. I am not saying that any. So, if tomorrow, you  
1999 were going to put your shed on your property, you would have made the other criteria. I  
2000 don't know how, on your part. If you had those criteria, you still would have to meet  
2001 those but your 25-foot setback. But you would still have area. So, let's say you wanted

2002 to put a I don't know, a, she shed, right. Rather than thinking a little shed, you would still  
2003 have other criteria besides just the setback that might come into play. And, again, it  
2004 could be if we add g land, we add slope and that so there are other criteria than just  
2005 saying that the water protection and building within that would also apply. So, and I'm  
2006 saying that I'm not saying for people who live in town, we're going to say to them, they  
2007 can't have sandbox, they can't put up their shed, they would still have to apply to  
2008 whatever other rules we had for you putting up she shed. But I'm saying anything that  
2009 was being built, that we are adding protection for our water in this setback. And I know  
2010 that people would like to say that it diminishes the value. But I don't think that putting a  
2011 buffer around. You couldn't build probably your septic and everything in that anyway, so  
2012 that you were not diminishing your property value.

2013

2014 Mrs. Luszc 2:11:14

2015 If my backyard is only 75 feet total. And I say new ending and I don't know what not. I'm  
2016 just a devil's advocate. Yep. He wants to build a garage. And it's got to go here. It's 30  
2017 feet from the setback. But it's new construction on an existing lot, that it's an existing lot,  
2018 but it's not it's new construction. So, unless we add the language that I'm still going  
2019 against resale, I think it hurts it. Because now if that person sells that, even if that  
2020 person was allowed, and didn't use that, right, but they sell the property, somebody else  
2021 buys it, and I have all this land, I'll just put a garage up there. And then they came before  
2022 the board said, oh, no, that's new construction, you now have to adhere to the 75 feet.

2023

2024 Ms. Gott 2:12:13

2025 What Trisha is saying is its new construction on a pre-existing home lot or preexisting  
2026 business. Buildings are already there. And it's so therefore, if you add another building  
2027 there, it's only 25 feet. If it's totally new construction with nothing else on that lot, then it  
2028 becomes 75 feet.

2029

2030 Mrs. Luszc 2:12:44

2031 So, preexisting would have the same rights as the previous homeowners staying at 25?

2032

2033 Ms. Bridgeo 2:12:53

2034 Unless, and you said that, you know, so you're, you're hung up on but, but let's be clear,  
2035 she's hung up on a number here, that number may change by a different RSA that  
2036 number may change by some other zoning ordinance. So, you are the argument of one  
2037 number here, changing the value of your property could happen from as we just saw,  
2038 from a state imposing so that I don't mean this rude, it isn't really valid because that

2039 could happen in any mechanisms. It could happen when we just change the storm water  
2040 protection and everything.

2041

2042 Mrs. Luszcz 2:13:30

2043 That's commercial. We're saying your intent then. So now you said something a little  
2044 different, or you clarified for me, thank you.

2045

2046 Kevin Woods 2:13:45

2047 If you know, we've recently seen a couple of times where people have come in  
2048 subdivided lots to build another house for a lot on it. How does that apply? Because  
2049 that's not that's it exists? Is that an existing lot? Is that because it wasn't a lot? A lot?  
2050 Yeah. That kind of detail needs to be added to this.

2051

2052 Scott Campbell 2:14:20

2053 This one comes to mind. They'd set it right in the wetland. Even by today's code, it  
2054 shouldn't have been allowed. I mean, that was in the wetland.

2055

2056 Mrs. Luszcz 2:14:29

2057 No, we're not we I don't want building in, and wetland trust me. I don't. So again, just to  
2058 go back to my clarification, if I understood you correctly. You know, 999 Sesame Street  
2059 is two acres of land, and they have a lot of wetlands they have a big house they don't  
2060 have they sell their property. The new homeowner because it is a preexisting lot with the  
2061 house on it. Still adheres to the 25-foot setback.

2062

2063 Ms. Bridgeo 2:15:03

2064 Yeah. Because as I said, there's a date of that vote where that was out of record.

2065

2066 Scott Campbell 2:15:13

2067 Someone could say change the setbacks and a lot lines to your neighbor. Yeah. So,  
2068 your she shed now is going to be 20 feet, where it used to be 15. So, if someone comes  
2069 in and changes that after we leave this board.

2070

2071 Ms. Bridgeo 2:15:25

2072 It doesn't and the septic changes, we could change a septic ordinance. No, I'm just  
2073 saying that. Remember how I mean that? No, I'm just saying that there's other things as  
2074 well that we have to say that they could... a person thinking that their lot is necessarily  
2075 like, on 102, where they changed even what the type of lots they were, you know, you

2076 can change residential to commercial or back and forth. I mean, we even have things  
2077 like that can change too. So, some things are out of our control.

2078

2079 Ms. Gott 2:15:54

2080 Dee's property, for example, used to be residential. It was then changed to commercial  
2081 allowing residential.

2082

2083 There is no proof of that. There's no record of that. It was always commercial. From  
2084 what the records we have just for reference, we have to be careful what we state.

2085

2086 James McLeod 2:16:13

2087 So, my house is on the river. And my lot is shaped like a capital T. And the top of the T  
2088 is along the river, and it's not very wide. So, if we had a 75-foot setback, that would be  
2089 my neighbor's property. So that's the clarification that is important. I don't plan on  
2090 building anything.

2091

2092 Ms. Bridgeo 2:16:38

2093 Well, and the thing is, is again, clarification you probably couldn't because you're on the  
2094 river, and you have a whole different set of standards.

2095

2096 Mrs. Luszcz 2:16:47

2097 We have a lot of water in this town, I'm sure we have a lot of wetlands, we've seen the  
2098 wetland map. So, we have a lot of wetlands, I am just one of them. So restricted again  
2099 compromised because I want clean drinking water. Trust me, I want everyone to have  
2100 clean drinking water.

2101

2102 James McLeod 2:17:01

2103 I'm on board with the 75-foot setback for new construction. And that needs to be  
2104 defined.

2105

2106 Scott Campbell 2:17:12

2107 It needs to be we need to separate it from existing.

2108

2109 Mrs. Luszcz 2:17:18

2110 And just for the numbering thing, so on the first,

2111

2112 Ms. Bridgeo 2:17:20

2113 we won't, we don't know we don't have, we don't have to because we discussed that we  
2114 weren't going to do numbering in that way. So just you can disregard and say that. Well,  
2115 we'll talk about that in a minute. Because actually Dee right now, would we put this type  
2116 of an ordinance at the end of so right now? I would go in under 5. 2.3. So, if you go to  
2117 page 17 and would we want to then add this as the actually it wouldn't be 17 would it  
2118 go? My question is how would we without disrupting the numbers? Because I would like  
2119 us to have a way to keep the numbering system. So that's what would be the last one,  
2120 which will be way over? You know, where would we end it? If it's out of Section Five?  
2121 That's my question. I wanted to keep it in that section. Numerically, when you were  
2122 saying you don't like to add on 5.2 . 3.1 to add it in. So, is there somebody who has a  
2123 way to clarify that numbering to keep it within the section?

2124

2125 Mrs. Luszcz 2:18:44

2126 Take a little homework, okay?

2127

2128 Ms. Bridgeo 2:18:46

2129 Because otherwise when we redefine every number it causes it's hard to keep the rep  
2130 control, so we have to find a way to do that then, so I am okay with you. And I just put  
2131 that as a one two, so that to me, it was the quickest easiest way numerically to follow  
2132 along. So again, I'll work on how.

2133

2134 I didn't go through the whole trying to Yeah, it would be Raymond drinking water  
2135 protection ordinance.

2136

2137 Kevin Woods 2:19:27

2138 Why do you want it in the middle of five and not just after 15.3.

2139

2140 Ms. Bridgeo 2:19:33

2141 That's what she's asked. That's what I'm saying. Do we want that's what I'm asked.

2142 That's my question. Is that what you think would be the easiest?

2143

2144 Kevin Woods 2:19:40

2145 I think at this point, where it goes is a little bit premature, but I have two questions for  
2146 you. If I Okay, what is the word zone?

2147

2148 Ms. Bridgeo 2:19:54

2149 It's crossed out. I'm sorry. That was whether or not if we did it as a zone It would it's too

2150 broad. So okay.  
2151  
2152 Kevin Woods 2:20:02  
2153 And the next thing I asked was within the Raymond drinking water ordinance 15.3.  
2154 Where this is under your section 5.2.3.4.  
2155  
2156 Ms. Bridgeo 2:20:19  
2157 Special requirements zone G,  
2158  
2159 Kevin Woods 2:20:22  
2160 within the Raymond drinking water ordinance?  
2161  
2162 Ms. Bridgeo 2:20:26  
2163 Yes, that's what my question was, is that what this would actually should we put there?  
2164 Because if you go into that section, that's where they have the requirement for the  
2165 setback.  
2166  
2167 Kevin Woods 2:20:34  
2168 So, I was looking for the Raymond drinking water ordinance.  
2169  
2170 Ms. Bridgeo 2:20:43  
2171 Right. Which doesn't exist. So, your question is from the back to you if I'm asking the  
2172 board. Would that be the place that we would want to put this?  
2173  
2174 Ms. Gott 2:20:59  
2175 Should we have that title?  
2176  
2177 Ms. Bridgeo 2:21:00  
2178 That's a question back to the board is how we would actually? Do we break it all apart?  
2179 And it gets very hard to me, I would prefer things to stay together. Because we put  
2180 things, it's very hard, I find that everything's so scattered. So, would we be able to put  
2181 something in and it's redundant and references another section? Because when we take  
2182 everything and we scatter it, then we have to go back and gather it.  
2183  
2184 Kevin Woods 2:21:27  
2185 It sounds like you've got, you've got multiple things happening here. And if you're trying  
2186 to put it all in one ordinance, whatever that number may be correctly, Raymond drinking,

2187 whatever it is, you've got your first paragraph deals with. The purpose? Your second  
2188 paragraph talks about water shall not be exploited. And deals with needing some  
2189 grammar cleanup for? Because I'm not sure why I only knew water immediate hookups  
2190 should not minimize it. I would take all metered hookups should not minimize the current  
2191 user's quality. And I would think any hookup should not pollute or threaten the existing  
2192 water supply, not just new ones. And then see your next slide is just a question. It's got  
2193 nothing to do with the ordinance. And then your next statement. The first part of it  
2194 doesn't have anything to do with your earnings. It's just you're asking where to put  
2195 something like, what is the part of the ordinance that depends on the word special, or ...  
2196

2197 Ms. Bridgeo 2:22:59

2198 Should we be writing? So, within the Raymond drinking water ordinance, setback shall  
2199 be 75 feet all new construction? I guess the question is, do we put a note, because  
2200 that's also where you find it is in the chart? 15.3 special requirements in zone G, we  
2201 have different locations for information. I'm saying Do we put a note saying that it's also  
2202 there. Or do we just make one location, but then we have to go back just like where the  
2203 sewage overlay was hanging around? And it's in so many places. I was just trying to  
2204 make sure that they had reference for where else it is where right now currently, most  
2205 people look for the information in that chart. So again, it goes back to the beginning with  
2206 Dee said, how do we get people to know this information because they look in certain  
2207 spots?  
2208

2209 Kevin Woods 2:23:52

2210 Alright, so let's take a look at it. Let's just look at it just from your ordinance. Do you want  
2211 the words within the Raymond drinking water ordinance? Because that's what this is.  
2212 Right? This is the Raymond drinking water ordinance.  
2213

2214 Ms. Bridgeo 2:24:11

2215 So, it wouldn't be when we finish.  
2216

2217 Kevin Woods 2:24:15

2218 So, correct me if I'm wrong but the text of the ordinance is in zone G wetlands setbacks,  
2219 shall be 75 feet for all new construction or is it two different sentences or is it just all new  
2220 construction shall adhere to a 75-foot wetland sat back.  
2221

2222 Ms. Bridgeo 2:25:01

2223 Can I? So, could we change it? So that we said within the Raymond drinking water

2224 ordinance?  
2225  
2226 Mrs. Luszcz 2:25:15  
2227 This is what he's saying: Get rid of that. Because you're in that ordinance.  
2228  
2229 Ms. Bridgeo 2:25:18  
2230 We will say that the wetland setback shall be 75 feet, all new construction shall adhere  
2231 to. But I do think we should refer to Section where 15.3 also gives that dimension.  
2232  
2233 Kevin Woods 2:25:34  
2234 I agree, I think that  
2235  
2236 Ms. Bridgeo 2:25:35  
2237 it should be removed, I just wanted where people are looking for it. So  
2238  
2239 James McLeod 2:25:40  
2240 I think the more that we tie it into the other ordinances, the more strength that it has.  
2241 And also, when I'm reading through ordinances, especially if I'm unfamiliar with them,  
2242 and it's referencing another one, I go there and I read that I tend to find things that are  
2243 important that I didn't even know I was looking for.  
2244  
2245 Scott Campbell 2:25:58  
2246 Can't you put it like a parenthesis in Yeah, because it always says RSA 425. And it will  
2247 reference another RSA that builds upon that, and then you flipped it that one in, maybe  
2248 we should do something similar to that, like in the book for the RSA's they do  
2249 references.  
2250  
2251 Mrs. Luszcz 2:26:22  
2252 Can I take that little assignment if you want. And I'll try to come back with a language.  
2253  
2254 Ms. Bridgeo 2:26:27  
2255 yeah, that I guess my question above was, you know, and then do we move, so I'm fine  
2256 with reporting in a different way that makes it clearer and easier for people. I don't know  
2257 if people had wanted to see it in multiple places.  
2258  
2259 James McLeod 2:26:40  
2260 A quick point is that where you have these 75 feet 25 foot, they say minimum here. And

2261 I think it's important to note that that is the minimum setback. And also, that on 15.3.2  
2262 where they show the current setback that will need to be amended to match.  
2263  
2264 Ms. Bridgeo 2:27:12  
2265 Well, that's what I'm saying there, but it would have to be matched any place where we  
2266 go through lessons. I'm saying in some of our documents where we go through, we  
2267 have to make sure we find all locations.  
2268  
2269 Mrs. Luszcz 2:27:23  
2270 My question on the next section, no filling of wetlands to minimum distance of septic to  
2271 wetlands. What is the distance? Minimize almost no filling of wetlands to minimum  
2272 distance of septic to wetlands. I need clarity.  
2273  
2274 James McLeod 2:28:01  
2275 Do we allow filling because right there no filling of wetlands period.  
2276  
2277 Mrs. Luszcz 2:28:11  
2278 When is someone allowed to fill a wetland?  
2279  
2280 Scott Campbell 2:28:17  
2281 disturbed on there too because we got two situations in town right now.  
2282  
2283 Ms. Gott 2:28:20  
2284 But it's mitigated. The state allows what the state allows.  
2285  
2286 Mrs. Luszcz 2:28:29  
2287 So, you have to replace it.  
2288  
2289 Ms. Gott 2:28:39  
2290 Yes.  
2291  
2292 Kevin Woods 2:28:40  
2293 I don't know, we govern wetlands. I thought the state did. So, I'm not sure we can put we  
2294 don't have the jurisdiction  
2295  
2296 James McLeod 2:28:49  
2297 Well, we can make rules that are more stringent than the state. It's the only authority we

2298 have.  
2299  
2300 Ms. Bridgeo 2:29:25  
2301 No filling of wetlands to minimum distance of septic to wetlands. The seasonal high-  
2302 water table will be at least two feet below the original ground surface during all seasons  
2303 of the surface water.  
2304  
2305 Mrs. Luszcz 2:29:39  
2306 I think Kevin had you had water there original grounds surface or surface  
2307  
2308 James McLeod 2:29:46  
2309 I think she said water.  
2310  
2311 Mrs. Luszcz 2:29:50  
2312 Just again the first sentence. Know what that means? No filling of wetlands to minimum  
2313 distance have septic.  
2314  
2315 Ms. Bridgeo 2:30:03  
2316 one minute, so it's 930. And Kevin had asked to be able to hit better nine. So, I'm sorry.  
2317 Yes. So, I'm going to because we still if we're going to go further and people have more  
2318 questions, we're going to be another night here. So, I'm going to put it together.  
2319  
2320 Kevin Woods 2:30:24  
2321 if you could just put together the text of the ordinance that you want without any  
2322 instructions or questions.  
2323  
2324 Ms. Bridgeo 2:30:33  
2325 Okay, I just do that. So that would be helpful. All right, I will put it blank up top and then  
2326  
2327 Kevin Woods 2:30:38  
2328 and then as you get to a second page with your questions,  
2329  
2330 Ms. Bridgeo 2:30:45  
2331 I will put that that way.  
2332  
2333 Kathy McDonald 2:30:56  
2334 I have something new you guys we're going to be working on zoning and all. And I just

2335 happened to find this. I haven't looked at the new book from last year. But I found on  
2336 your zoning. 2.7 building heights says the maximum height of new construction shall be  
2337 three stories, four stories for sprinkle buildings in C1, C 2, D, E, A and B. Except six  
2338 stories shall be permitted in commercial residential C2 District where town water and  
2339 town sewer are provided in the sewer overlay district. And the sewer overlay district was  
2340 removed in March of 2021. So, don't you think that sentence should be taken out? Yes.  
2341 Okay.

2342  
2343 Ms. Bridgeo 2:31:53  
2344 Something that I thought, you know, I'm just looking at because we found some places  
2345 and I thought that it was all cleared out. We have talked about it, and I thought that any  
2346 place had been removed. And is that the only place you found it?

2347  
2348 Kathy McDonald 2:32:07  
2349 I was just Yeah, I just happened to catch it. I didn't I haven't looked at the whole book  
2350 yet. And that was like, Oh, wow. Okay.

2351  
2352 James McLeod 2:32:15  
2353 So, is that something that needs to be motioned? Or is this because the sewer overlay  
2354 district doesn't exist anymore that we can have this taken out? As a procedural? It no  
2355 longer exists.

2356  
2357 Ms. Bridgeo 2:32:27  
2358 Right. But I think that to answer Jim's question, we need to verify it should have been  
2359 removed when we were in the word should have been removed. But I think we have to  
2360 ask legal because I don't know.

2361  
2362 Mrs. Luszcz 2:32:39  
2363 I don't know how we remove that, or an article would just to amend I don't think we  
2364 need a warrant article.

2365  
2366 Scott Campbell 2:32:44  
2367 I think that article was too strict, and they did that.

2368  
2369 Ms. Bridgeo 2:32:49  
2370 It's already been done. I think we just need to have it removed.

2371

2372 Ms. Bridgeo 2:32:56  
2373 We've already done it.  
2374  
2375 Ms. Gott 2:32:57  
2376 It's tidy work now.  
2377  
2378 Kathy McDonald 2:32:59  
2379 And the only reason I've asked him this is because I was like oh a six-story commercial  
2380 building. Holy moly. Do we even have a ladder check that can go up six stories and put  
2381 out any fires?  
2382  
2383 Scott Campbell 2:33:10  
2384 Walmart gave us one eight that  
2385  
2386 Ms. Gott 2:33:13  
2387 goes it can go story doors, even  
2388  
2389 Kathy McDonald 2:33:15  
2390 60 feet.  
2391  
2392 Ms. Gott 2:33:17  
2393 Each story was for  
2394  
2395 Kathy McDonald 2:33:19  
2396 Each story is 10 feet high. So that's 60 feet. Can I let our trucks go up?  
2397  
2398 Scott Campbell 2:33:25  
2399 Probably more like 72 feet because the six-story building is going to have different  
2400  
2401 Scott Campbell 2:33:38  
2402 I don't know how big our ladder truck is. I saw it extended.  
2403  
2404 Mrs. Luszcz 2:33:43  
2405 Maybe we need to look at that to know to get to four stories.  
2406  
2407  
2408 Scott Campbell 2:34:37

2409 Yeah, Nottingham seemed to kind of set a precedence.

2410

2411 James McLeod 2:35:27

2412 Mr. McLeod made a motion that we adjourn. Mrs. Luszczyk seconded the motion. The  
2413 motion passed with a vote of 6 in favor, 0 opposed, and 0 abstentions.

2414

2415 The meeting adjourned at approximately 9:36 pm.

2416

2417 Respectfully submitted,

2418

2419 Jill A. Vadeboncoeur

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2422