



# TOWN OF RAYMOND

Planning Board Agenda

February 3, 2022

7:00 p.m. - Raymond High School  
Media Center - 45 Harriman Hill  
Application # 2021-020 & 2022-002

## Public Announcement

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

### 1. Pledge of Allegiance

### 2. Public Hearing

**CONTINUED FROM 1/20/2022**

**Application #2021-020:** Three Special Permit applications have been submitted by Liberty Woods, LLC. for properties identified as Raymond Tax Map 21/ Lot 73,74, and 75 located on Green Road within Zone B. The applicant is proposing a minimum impact wetland crossing of the driveways for all three of these lots.

**Application #2022-002** In accordance with RSA 676:4 II(b) and Section 3.003.02 of Raymond Site Plan Review Regulations the Planning Board will engage in a nonbinding conceptual review discussion with an applicant, Austin Turner of Bohler Engineering and authorized representatives on **Thursday, February 3, 2022 at 7:00 p.m. in the Raymond High School Media Center (library).** **The discussion will be regarding a proposal to develop property located at 70 Route 27 and shown on the Raymond Tax Maps as Map 28-2/ Lots 9, 10 & 11.** Per RSA 676:4 II(b), the Planning Board may engage in nonbinding discussions with an applicant beyond conceptual and general discussions which involve more specific design and engineering details; provided, however, that the design review phase may proceed only after identification of and notice to abutters, holders of conservation, preservation, or agricultural preservation restrictions, and the general public as required by subparagraph I(d). The board may establish reasonable rules of procedure relating to the design review process, including submission requirements. At a public meeting, the board may determine that the design review process of an application has ended and shall inform the applicant in writing within 10 days of such determination. Statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken.

### 3. Approval of Minutes

• 1/20/2022

### 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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Application # 2021-020 & 2022-002

## 5. Other Business

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

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

<b>PLANNING BOARD MEETING DATES 2022</b>		
<b>Submittal Deadline for Completed Application &amp; Materials</b>	<b>Planning Board Meeting Dates (1st &amp; 3rd Thursdays of the Month)</b>	<b>Projects Scheduled</b>
January 06, 2022	February 03, 2022	GREEN ROAD SP & CAMPBELL MILL
January 20, 2022	February 17, 2022	STARBUCKS, ICRED & 603 STORAGE
February 03, 2022	March 03, 2022	
February 17, 2022	March 17, 2022	
March 03, 2022	April 07, 2022	
March 17, 2022	April 21, 2022	
April 07, 2022	May 05, 2022	
April 21, 2022	May 19, 2022	
May 05, 2022	June 02, 2022	
May 19, 2022	June 16, 2022	
June 02, 2022	July 07, 2022	
June 16, 2022	July 21, 2022	
July 07, 2022	August 04, 2022	
July 21, 2022	August 18, 2022	
August 04, 2022	September 01, 2022	
August 18, 2022	September 15, 2022	
September 01, 2022	October 06, 2022	
September 15, 2022	October 20, 2022	
October 06, 2022	November 03, 2022	
October 20, 2022	November 17, 2022	
November 03, 2022	December 01, 2022	
November 17, 2022	December 15, 2022	

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## NH RSA 676:4 II

II. A planning board may provide for preliminary review of applications and plats by specific regulations subject to the following:

(a) Preliminary conceptual consultation phase. The regulations shall define the limits of preliminary conceptual consultation which shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the applicant or the board and statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken. The board and the applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan. Such discussion may occur without the necessity of giving formal public notice as required under subparagraph I(d), but such discussions may occur only at formal meetings of the board.

(b) Design review phase. The board or its designee may engage in nonbinding discussions with the applicant beyond conceptual and general discussions which involve more specific design and engineering details; provided, however, that the design review phase may proceed only after identification of and notice to abutters, holders of conservation, preservation, or agricultural preservation restrictions, and the general public as required by subparagraph I(d). The board may establish reasonable rules of procedure relating to the design review process, including submission requirements. At a public meeting, the board may determine that the design review process of an application has ended and shall inform the applicant in writing within 10 days of such determination. Statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken.

(c) Preliminary review shall be separate and apart from formal consideration under paragraph I, and the time limits for acting under subparagraph I(c) shall not apply until formal application is submitted under subparagraph I(b).



1 Planning Board Minutes  
2 January 20, 2022  
3 7:00 PM  
4 Media Center Raymond High School  
5

6 **Planning Board Members Present:**

7 Gretchen Gott  
8 Patricia Bridgeo  
9 George Plante (Selectmen ex officio)  
10 Dee Luszcz (Alternate)(Seated)  
11

12 **Planning Board Members Absent:**

13 Paul Ayer  
14 Brad Reed  
15

16  
17 **Staff Present:**

18 Madeleine Dilonno -Circuit Rider Planner, RPC  
19 Glenn Coppelman - Circuit rider  
20

21 Pledge of Allegiance  
22

23 Application #2021-023: A Subdivision application has been submitted by Bedford  
24 Design Consultants on behalf of 155 Farmington Rd, LLC for property identified as  
25 Raymond Tax Map 38/ Lot 20 located at 21 Dudley Road within Zone C1. The  
26 applicant is proposing to subdivide an existing 1.87+/- acre lot into a .701+/- acre lot  
27 with an existing single-family dwelling and 1.175+/- acre lot with existing storage  
28 units and a shared driveway.

29 Ms. Gott disclosed that she knew one of the abutters Mrs. Kathy Hoelzel and it  
30 would have no impact on her voting decisions. Mr. Plante also disclosed that he has  
31 known Mrs. Hoelzel for many years.

32 My name is George Chadwick, and I am with Bedford Design. Here tonight  
33 representing 155 Farmington Road LLC. Project in front of you tonight is located at  
34 21 Dudley Road. So, on the parcel, there is a residential use and a self-storage use.  
35 What we're proposing is to subdivide that parcel into two lots. One lot being about  
36 seven tenths of an acre and that will contain the residential use and the remainder of  
37 about 1.2 acres or so will be the Self-Storage use. We at Bedford Design prepared  
38 the plans to all topography. Gove Environmental went out and flagged the wetlands  
39 and we located them. It's only a small area of wet that's in the corner of the parcel  
40 here. It's sort of a drainage ditch that leads to a culvert under the road. The project's  
41 fairly simple. Again, like I said, we're only to subdivide into two parcels we have

42 submitted to the State for State subdivision approval. I don't have that with me as of  
43 yet. The uniqueness of this parcel, I think, is that the existing well, is located in front  
44 of the commercial use or the Self-Storage use, that well will be used for the  
45 residents. The current septic system for the residents is located out to the rear of the  
46 structure, although I did say we have submitted for state subdivision approval. Thus,  
47 we went out and did new test pits on the plans four key areas are shown with the  
48 appropriate test pits. That being on the second sheet of the plan set along with  
49 typography, and so on and so forth. We're looking to subdivide the parcel into two  
50 parcels to take the residents and segregate it. You also see a common access drive.  
51 We're not looking to alter the curb cut at all. There'll be a cross easements for each  
52 use to use that access drive. There'll be a well easement for the existing well, they  
53 happen to be on the commercial lot. For the residents. Those are all submitted to the  
54 town I believe the council is reviewing or maybe they have by now. And that's about  
55 it. I know. Rockingham Planning reviewed the plans, and it offered some comments  
56 to you. First one really has to do with the well easements. The second one was  
57 NACDs subdivision approval, the road name issue, which I will fix on the plan.  
58 Question is, will the storage business have any facilities, bathrooms, and so on and  
59 so forth? No, it will not. We've done several of these recently. And typically,  
60 everything's automated. You can drive up to a keypad, put in your number, the gate  
61 opens, you go in, you stop, and you leave. There's no more attendant. Common  
62 drive we spoke about that. So, the easement needs to be reviewed. And lastly is  
63 there a site plan on file for the commercial use? I do have an, I got it from planning  
64 staff. There is an existing site plan for the parcel for the commercial use. I think it  
65 was approved around 1989. And that's the current site plan approved for the  
66 commercial use. With that, I don't want to simplify this. But if you have any other  
67 questions, I'm certainly here to answer them.

68 Mrs. Bridgeo 00:14:44

69 I'm going to interrupt for just one moment. We will not be able to have a quorum  
70 present tonight. Paul will not be able to attend. So, I'm about to continue. So,  
71 somebody want to make a motion to continue application 2021-020.

72

73 Motion:

74 Mr. Plante made a motion to continue application 2021-020 until February 3, 2022.  
75 Mrs. Luszc seconded the motion. The motion passed with a width of 4 in favor, 0  
76 opposed and 0 abstentions.

77

78 Mrs. Luszc 00:16:03

79 I just have a couple questions if I may. Do they allow for outdoor storage of vehicles  
80 and such? Or is it all just contained within the buildings?

81 George Chadwick 00:16:25

82 There is storage of exterior vehicles. I really can't speak to that as much. We're here  
83 tonight for a subdivision of land. But yes, there is an aerial photo and there are some  
84 vehicles stored outside.

85

86 Mrs. Luszcz 00:16:49

87 My reason for the question is, is the driveway once it's divided, basically, and I know  
88 it's an imaginary line. But if the residents are using right up to their line, a tract or a  
89 trailer bringing in, you know, a large boat, or an RV, is that driveway going to be  
90 sufficient?

91

92 George Chadwick 00:17:11

93 I guess in my 38 years of experience that would leave a driveway width of about, I  
94 think the whole driveway was 26 feet wide. So half, assuming it's half 13 feet, it's  
95 going to be fairly tight. I know the initial turning movement off the Dudley Road  
96 probably won't change because we're not going to be fully utilizing, you know, they're  
97 not going to be stacking cars or whatever on their side. I believe in the easement  
98 though. It also states that it's for the ingress and egress purposes. So, I would  
99 assume if one user was blocking their half completely, I'm sure they would contact  
100 the other owner and say, hey, can you move your vehicles?

101

102 Mr. Plante 00:18:35

103 Well, I kind of do. Maybe a good question for Glenn. Before we get into this,  
104 shouldn't we push this to the zoning board? He's asking to put a residential lot .701  
105 acres in a commercial zone.

106 Maddie Dilonno 00:19:05

107 It is a pre-existing home. Zoned C1 So it will meet the C1 setbacks and lot size.

108

109 Mr. Plante 00:19:12

110 So, it doesn't have to go in front of the zoning board at all.

111 Mr. Coppleman 00:19:18

112 But I do have a question that's sort of related. The applicant and George are  
113 probably not going to like what I'm going to say here but if there was an existing site  
114 plan on file, can I ask why you're not submitting for an amended site plan as well?

115 George Chadwick 00:19:52

116 I'm not going to give you that answer. I actually am stepping in for Craig Francisco

117 who is the project manager on this one. I know what I've learned today. Okay, and I  
118 apologize. Why aren't we submitted for an amending site plan? Well, yeah, let me  
119 ponder that for a few seconds while we move ahead. And maybe I'll give you a little  
120 better answer after I think about it.

121

122 Ms. Gott 20:46

123 Well, and to piggyback on that, that's what I was wondering as well. Because it's  
124 making, it's dividing a commercial lot, but it's making non-conforming, lots more non-  
125 conforming, or non-conforming, is it not?

126

127 Maddie Dilonno 21:00

128 No, so lots meet the setbacks for zoned C1 and the lot size requirements? Maybe  
129 it's not making the lots more non-conforming, they meet the lot size and separate  
130 requirements for Zone C1.

131

132 Ms. Gott 21:12

133 Okay. It seemed like it was making them not more non-conforming, it's a non-  
134 conforming use.

135

136 Maddie Dilonno 21:15

137 But it was preexisting. So, it's allowed to continue.

138

139 Ms. Gott 21:21

140 And it's allowing the residential use on a commercial piece of property, it's the zoning  
141 underlying zoning is not changing, correct. It's still a residential use. And it's a  
142 commercial use. It's C1, I believe.

143

144 Ms. Bridgeo 21:39

145 C1 does not allow residential. So, it's non-conforming, C1, C2, C3, C1, doesn't  
146 allow residential. So, we're creating a non-conforming and non-conforming, again,  
147 more non-conforming by allowing a subdivision of a home in a C1 lot.

148 Ms. Gott 22:04

149 It is shown that the difficulty with it is the home already is the residential use. It's  
150 residential, it's a use, which exists on commercial, already. The difference is ,I

151 believe, that they're just dividing the commercial lot. It's still not making one part of its  
152 lot residential, it's only residential use, which is existing.

153

154 Maddie Dilonno 22:29

155 The uses are not changing. They still have the correct frontage.

156

157 George Chadwick 22:42

158 It has adequate frontage. I think one thing that may help too, is that the home existed  
159 prior to the Self-Storage. The homes been there for years, probably predated zoning.

160

161 George Chadwick 23:01

162 The way I see it, and I've had this conversation with Craig, because I thought maybe  
163 similar to what you're thinking, and he said, the use is preexisting. All we're doing is  
164 subdividing the parcel of land, we're not changing the use. And that use again, was  
165 there prior to the C1 zones. So that was his interpretation of this. I thought that  
166 maybe we would have an issue, but he sorts of convinced me that we didn't .

167

168 Ms. Bridgeo 23:45

169 But by creating a residential, home separate from the business, I mean, technically,  
170 we're splitting hairs of whether or not that's a different use, because then you have a  
171 resident you have a family and the residents and then you have the business, they're  
172 separate, then at that point, they're separated legally as well. So, the difference of a  
173 family moving into the home, separate now from maybe the person who lived there  
174 used to be the person who checked people in, was the caregiver was the person  
175 who signed them in, maybe they had that versus electronic. So, the person now who  
176 buys lives in that home is separate because it is not part of the business, which is  
177 what it had been originally as one possible now we're going to separate that. So, one  
178 of the concerns I have is related to cars coming into the business side of this with the  
179 home now separate from no longer part of that and sharing that driveway into that  
180 business and not having its own access.

181

182 Ms. Gott 24:51

183 Or clean clearly demarcated access.

184 George Chadwick 24:55

185 I mean, we can access easement and put language in there that includes parking.  
186 And that will take any fixed vehicle out of that access easement for them to park, you

187 know, in this area here, which is outside of the access easement, and you know, get  
188 rid of that possible restriction.

189

190 George Chadwick 25:23

191 One thing also to note, in the previous plans that are in the town files, that building  
192 was labeled home and office. In other words, it was always prior to the commercial  
193 use was always a home. So, the residential for single family residential use was  
194 there. And they just happen to use a room in it or whatever in the building for the  
195 office use for the facilities. So, again, I think I can show you the site plan, I got a  
196 copy right here. But, you know, I think that the use has always been there. We are  
197 separating that use from another use. But we're not creating the nonconformance of  
198 that use. Because it was preexisting.

199

200 Mrs. Luszcz 26:27

201 Once again, the driveway being just one large piece of asphalt. If it was subdivided,  
202 as it's indicated here. And let's just say the house is sold. Okay. And a family moves  
203 in little children. Sure. Even teenagers. They're playing in the driveway, basketball,  
204 whatever, we're not telling them. And not parking. But kids will be kids. They're going  
205 to see a nice wide-open piece of pavement and start playing, have the backs turn  
206 maybe not here. But I know that's a very busy road over there. They don't have  
207 somebody coming in. I think we have a danger of traffic is my big concern that the  
208 driveway. I'm least concerned because I know there's a lot of properties in the town  
209 of Raymond that are single family homes sitting on a C1 property. It's the shared  
210 driveway that I have a concern with. Because we can't predict who purchases that  
211 home in the future and who's going to protect animals and children from crossing,  
212 you're not crossing an imaginary line. That's my biggest concern with this.

213

214 Ms. Gott 27:44

215 Continuing on the driveway theme, if it were to be demarcated by a physical barrier,  
216 how would that impact emergency access fire trucks getting in? Any kind of larger  
217 vehicle?

218

219 George Chadwick 28:01

220 If there was a physical barrier put down the line? I would have to widen the driveway  
221 on the commercial side, I would think.

222

223 Ms. Gott 28:07

224 Do you have room to do that? Oh, sure. Okay.

225

226 George Chadwick 28:11

227 But again, tying into the State curb cut permit. This is the predicament we're in, I  
228 guess. In the town files, there's a DOT curb cut permit for that driveway for the  
229 location and size of that driveway. Current regulations at DOT restrict the width of  
230 the driveway, right? I have looked at it closely. I'm hearing this all for the first time. I  
231 don't believe the DOT would like that curb cut to get much larger. My opinion.

232

233 Ms. Gott 28:46

234 You're right. Especially so close to 27.

235

236 George Chadwick 28:51

237 Right. Now, are there dual use driveways in town? I'm asking the question. So, I  
238 don't know. Probably someone where a commercial use happens to share a  
239 residential or residential happens to share a commercial driveway? I don't know.  
240 Well, I'm asking the question.

241

242 Ms. Bridgeo 29:24

243 And that's what I'm saying this is now going to potentially be sold as a separate  
244 family. If it was one business where they would be responsible. Now they're  
245 separate. And it's two separate entities at that point.

246

247 Mrs. Luszcz 29:40

248 So, if the two lots are separate on your plan if they both meet the frontage  
249 requirement, why can't you make a new driveway and a new curb cut for that new  
250 lot?

251

252 George Chadwick 29:58

253 We potentially can. I haven't looked that close enough to be honest with you. I know  
254 the state has regulations that don't allow one driveway for a certain amount of  
255 frontage. I don't know what the total amount of frontage is there to be able to tell you  
256 that they would allow a second curb cut. It's something I guess that would have to be  
257 investigated.

258

259 Mrs. Luszcz 30:18

260 They certainly not trying to impose more costs. I know how costly all of this is. But I  
261 just don't like the combined driveway.

262

263 Ms. Gott 30:31

264 Yeah, Maddie and Glenn. Beck for me before he asked too many more questions Is  
265 the question about site plan, whether we get to see that whether we should be  
266 seeing it. I have a lot of site plan-ish questions that also impact on whether it would  
267 impact the subdivision? There are a lot of things that I think should be asked and  
268 answered. But they are site planning questions.

269 George Chadwick 31:06

270 I'll try to answer them. Well, I know we're not here on the site plan review. But if you  
271 have questions regarding the validity of the subdivision, I would think that they are  
272 valid questions.

273 Ms. Gott 31:22

274 Okay, those questions would also mean that I would like to make sure things are in a  
275 site plan that are supposed to be on the site plan. Emergency Access, obviously one  
276 of them? I don't know, I think it's a question that I think we should resolve first.

277 George Chadwick 31:45

278 The emergency access to this facility I know back in 1989, in the town files is a  
279 review by the fire chief. I can't remember his name. And he was all set with access to  
280 this parcel.

281

282

283

284 Ms. Gott 32:09

285 So, number seven says is there a site plan for this commercial activity? If not, and  
286 since business will now resign its own lot? Should there be one? There? As I say,  
287 there are a number of questions. Today I went up and drove around and looked into  
288 this. I did my little homework. In the corner there's that lovely little Porta Potty. And I  
289 wonder why that's there, it's on the storage site area. Does that stay there? You  
290 know if there's not going to be any?

291

292 George Chadwick 32:53

293 I haven't been on the site. Does it look like it was being used?

294

295 Ms. Gott 32:58

296 I didn't check that. Why would you store a Porta Potty?

297

298 George Chadwick 33:08

299 There is a lot of construction related stuff everywhere. I can't tell you. I couldn't,  
300 there's no need for it. I'll make sure if it's a condition of approval for the Porta Potty to  
301 disappear. That's fine.

302

303 Ms. Gott 33:19

304 Let's see, these are all valid questions.

305

306 George Chadwick 33:23

307 Again, I haven't submitted a site plan, though. Is the

308 Ms. Gott 33:29

309 Could we get legal to tell us whether or not we have to have that site plan? Should  
310 we be reviewing it? I just don't know enough. And I feel like I would like to have a  
311 definitive answer as to whether and what we should be reviewing.

312

313 Maddie Dilonno 33:50

314 I would defer to Glenn on that one.

315

316 Mr. Coppelman 33:53

317 Well, I mean, it's a tough spot. I understand, especially for the applicant expecting  
318 that they were only coming here for a subdivision. But I mean, you've got a  
319 commercial and existing commercial use. I understand, want to be subdividing the  
320 property, I understand that, and the need for it and the desire for it. But I mean, all  
321 commercial activity requires site plan review and the fact that this one already has  
322 one indicates to me that in a way, that's a good thing because you're not starting  
323 from scratch. But it should get amended and as part of that amendment. You'd be  
324 doing the subdivision as well. You'd sort of be doing the two things.

325

326 Ms. Gott 34:52

327 For example, one of the questions I have when I looked at it, on the house in the  
328 window, there's a little open sign. I suspect that means that's still being used as the  
329 office. So, if it becomes a residence, as part of the site plan, then where's the office  
330 going to go? Is there going to be an onsite office?

331 George Chadwick 35:21

332 In my presentation, I had mentioned that there is no office, there's no utilities on that  
333 site. Today's mode of self-storage is everything is automated, that you pay your bill  
334 online, that you drive up to the fence, punch in a code, the gate opens, you're going  
335 do your thing, you don't pay a bill, the gate doesn't open. So, there is no attendant at  
336 the facility anymore, or a need for an office.

337

338 George Chadwick 35:49

339 As part of this approval, that gate would have to be or as part of the transfer of the  
340 parcel and everything that gate would have to be changed. I fully agree it's a push  
341 open gate, it stays open all the time, it would have to be a sliding gate with a punch  
342 of code. Hours of operation: Self Storage is open 24 hours a day.

343

344 Ms. Gott 36:12

345 I don't want us getting more questions until we resolve this.

346

347

348

349 Motion:

350 Ms. Gott made a motion to ask legal to clarify this as to whether we need to review  
351 that site plan.

352

353 Ms. Gott 36:30

354 I would feel more comfortable reviewing the site plan personally, because let me  
355 stop my motion for a minute. I would feel more comfortable reviewing a site plan  
356 because a lot of my questions are site plan related and they haven't been answered  
357 and that they directly relate to the subdivision. Where are certain things going to  
358 happen? How are certain things going to happen if this property is subdivided,  
359 because it's different from how things are happening right now. So, my motion goes  
360 back to asking legal to review, to determine if we need to see the site plan. And I'll  
361 stop there.

362 Mr. Plante seconded the motion. The motion passed with a vote of 4 in favor, 0  
363 opposed and 0 abstentions.

364

365 Motion:

366 Ms. Gott made a motion that if legal sys that we need to see the site plan that we  
367 notify the applicant and make arrangements to see that site and notice it as an  
368 amended site plan.

369

370 Mr. Coppelman 37:51

371 So, it sounds as if you're asking to get a legal opinion on whether or not this requires  
372 an amended site plan? And then if it does, then the applicant would need to be  
373 notified and would have to submit we would have to redo the application as such.

374 Ms. Gott 38:43

375 Okay. So, then I'll amend my motion that if we find that we need to have a site plan,  
376 an amended site plan that we go through the process with the applicant and notify  
377 them and notify abutters etc.

378 Mr. Plante seconded the amended motion. The motion passed with a vote of 4 in  
379 favor, 0 opposed and 0 abstentions.

380

381

382

383 Motion:

384 Mr. Plante made a motion to invoke jurisdiction for the application. Ms. Gott  
385 seconded the motion. The motion passed with a vote of 4 in favor, 0 opposed and 0  
386 abstentions.

387

388 Kathy Hoelzel 40:17

389 Kathy Hoelzel, so I'm an abutter. And I think there were still a lot of unanswered  
390 questions. And I do not approve of this. I have seen tractor trailer trucks parked  
391 there. And they've slept overnight. And this is in the past. It was before they're no  
392 longer, but I still would like to have that addressed. The Porta Potty. There were  
393 security problems. And you mentioned that you hadn't received the information from  
394 the State yet, on the road, or the driveway opening and that kind of thing. I think that  
395 you could present. I have the same questions.

396

397 Ms. Gott 41:32

398 If I just stop you right, there. Cuz something just entered my mind too, as you said  
399 from DOT, we didn't do regional. Do we need to do regional impact on this one?

400

401 Mr. Coppelman 41:45

402 If any of the board members think that it might be then you probably should.

403

404 Ms. Gott 41:50

405 Well, because we have questions for DOT potentially. Does that make it have  
406 regional impact? Never mind, keep going?

407

408 Mr. Plante 41:57

409 I don't think so. But the only reason I think that is because it's an existing. It's already  
410 existing. So, I don't think we need to do it.

411

412 Ms. Gott 42:07

413 I'm sorry, I stopped you.

414

415 Kathy Hoelzel 42:09

416 Is there a proposal here to change the driveway entrance at all?

417

418 George Chadwick 42:15

419 No.

420

421 Ms. Bridgeo 42:18

422 It's a no. So there, we have no change. And that's one of the things that the board  
423 has been addressing is that we, we question, the shared driveway with splitting of a  
424 lot.

425 Mr. Coppelman 42:33

426 If I may, the other thing with regard to that driveway is that if at some point in this  
427 process, it was determined that some change needed to be made to that driveway,

428 then the engineer would have to apply to DOT and go through and that would be  
429 additional process?

430

431 Kathy Hoelzel 42:56

432 And is there an intention to put more storage units on the property?

433

434 George Chadwick 43:03

435 No, there's not. But tonight, we're here to carve a piece of land and a half. That's all.  
436 We're not changing the use, we're not changing the storage units, the look of them,  
437 the size of them, the shape of them, we're here to take a piece of land and cut it in  
438 half. But that's it.

439 Kathy Hoelzel 43:23

440 Provided, if the subdivision goes through, there's a consequence. On the other end,  
441 you're a businessperson, or the owner is a businessperson. And I personally think  
442 we have enough storage units in town. But I would like to be recorded as strongly  
443 objection. Thank you.

444 George Chadwick 43:56

445 Madam Chair if I may. I hear you know, all the comments that are here. I think if an  
446 attorney was sitting here, he would keep bringing you back to we're subdividing a  
447 piece of land. We're following the subdivision rules. And any questions that are  
448 outside of those probably shouldn't weigh on a decision of the board. Not to say  
449 they're not all valid comments and questions because they are. But you know, he I  
450 think he or she or whatever would, you know, was submitting an application under  
451 the subdivision rules.

452

453 Ms. Gott 44:36

454 So, I can and that's exactly why I made the motion that we seek legal opinion  
455 regarding the site plan because a lot of our questions I recognize do fall under site  
456 plan type things so that needs to be clarified for me first before I can look at the  
457 subdivision because that's part in my mind. They can't it Anyway, that's why I want  
458 legal opinion. So, I would move to continue this hearing until February 3, or February  
459 17. Does this give us time to get a legal opinion?

460

461 Ms. Gott 45:29

462 And the other thing before, before we report on this, we should make a list of the  
463 things that we want to ask legal to have them to review, specifically the site plan

464 thing.

465 Mr. Coppelman 45:39

466 well, then you want to do that before you take a vote.

467

468 Ms. Gott 45:43

469 That's what I that's why I stopped. Yeah. Before we do the vote, I wanted to, we  
470 should make a list before we continue this because we can't talk about it anymore  
471 afterwards. So, I'll withdraw my motion temporarily. Okay.

472

473 Ms. Bridgeo 45:55

474 Okay. So, we want to have a legal review of the site plan, with specifics of?

475

476 Ms. Gott 46:04

477 The plans. To determine if we need to have an amended site plan, and in addition to  
478 the subdivision. Okay, because the reason for that is because some of our questions  
479 really fall under, under the under the site plan side?

480

481 Ms. Bridgeo 46:36

482 Well, and I think also related to the abutters concerns related to the vehicles, and  
483 again, it will get back to, you know, the shared driveway relationship to that site plan.

484 Ms. Gott 46:50

485 Okay, so we're clear on what we're asking legal.

486

487 Mr. Coppelman 46:57

488 I just like to respond to something that that Mr. Chadwick said, about, you know, just  
489 here for the subdivision of the parcel. In one respect, I wouldn't disagree with that.  
490 But on the other hand, because that whole parcel has a site plan on it, by virtue of  
491 splitting it, and making one side of a residential and the other side commercial  
492 changes are changing the nature of what was previously approved. And that  
493 technically, I believe that would be an amendment, but hopefully, hopefully legal will  
494 get a reading on that.

495

496 Motion:

497 Ms. Gott made a motion to continue this application to February 17, 2022.

498

499 George Chadwick 47:57

500 Before you vote? Are there any other questions that the board has regarding the  
501 subdivision itself? Now, I understand the site plan questions and that type of stuff.  
502 Are there any other questions?

503

504 Ms. Gott 48:13

505 Well, it becomes the question of the driveway, the DOT question and whether you  
506 can split it.

507

508 Mr. Coppelman 48:24

509 Well, that crosses the boundaries of both.

510

511

512 George Chadwick 48:26

513 Right, and we're not touching the curb cut at all. All we're doing is putting an  
514 imaginary line down the curb cut. So, tractor trailer movement, all that type of stuff. Is  
515 as it is today, and we're not changing anything. And it doesn't pertain to. But any  
516 other comments, concerns, questions, lots do small on time or wrong side of the  
517 world? Anything else? Or is it really a curb cut? That's the main issue or the use of  
518 the existing driveway?

519

520 Ms. Bridgeo 49:16

521 I am concerned with the setup of how you trying to separate the business from a  
522 residence and then whoever winds up in that residence sharing that space in the  
523 front as it was set the way that business had been set up. And I haven't seen the  
524 plan. I don't know what discussions had gone into how this you know, and I think  
525 there's a lot of businesses that we have a residence with a business but when  
526 they're set up that way, I think the people who start their businesses have a different  
527 set of parameters. Now we're separating we don't know who's buying that. And then  
528 again, as somebody who's in neighborhood who has experienced you now have  
529 somebody who's buying a house which the 24-hour operation may cause them  
530 problems living in that house, you know. So, there's other issues of, you know, what  
531 do we put up for fencing between them? There are things that I say after we under  
532 the plan to see what the plan has. Yeah. So, I need to see the plan to know.

533

534 Mr. Coppelman 50:18

535 I would expect that buffering between a residential and nonresidential use that's  
536 required.

537 George Chadwick 50:28

538 I believe there's one in the C district. I know it's in the C3 district. There's the  
539 buffering requirements. I'm not sure if it's in the C district, though. stuff, as you well  
540 know, I've done stuff in the C3 district. Buffering was, as you know, a concern. So, is  
541 it in the C as well?

542 Ms. Gott 50:47

543 This is C1.

544

545 Mrs. Luszcz 50:53

546 My neighbor's is a residential and a C1 . But is this distance? I can't recite it exactly.  
547 But there's, well, there is language.

548

549 Mr. Coppelman 51:04

550 Language with regard to setbacks.

551

552 Mrs. Luszcz 51:09

553 With a residence on a C1 property is my neighbor's exactly that situation.

554

555 Motion:

556 Ms. Gott made a motion to continue this application to February 17, 2022. Mr. Plante  
557 seconded the motion. The motion passed with a vote of 4 in favor, 0 opposed and 0  
558 abstentions.

559

---

560 The Proposed Amendments:

561

562 Are you in favor of amendment number one to the Raymond zoning ordinance as  
563 proposed by the planning board as follows amend sections 4.5 2, 15.2.6 and 15.2.7?  
564 To clarify that setbacks required for uses abutting properties in different zoning  
565 districts measured from the property line, not the zone boundary line.

566 Ms. Gott 54:27

567 This is just clarifying. And it's a tidy up procedure for zoning. It's not changing  
568 anything really. It just makes it clearer.

569

570 Ms. Bridgeo 54:41

571 So, does anyone have any? I have nothing of that particular.

572

573 Motion:

574 Ms. Gott made a motion to move amendment number one to the ballot. Ms. Bridgeo  
575 seconded the motion. The motion passed with a vote of 4 in favor, 0 opposed and 0  
576 abstentions.

577

578 Ms. Bridgeo 55:56

579 Are you in favor of amendment number two, to the Raymond zoning ordinance as  
580 proposed by the planning board as follows: amend section 15. 2.1 reducing the  
581 setback requirements for certain pre-existing lots to 25 feet to remove Zone C and D  
582 because these zones already provide for setbacks of less than 25 feet. Does anyone  
583 have questions? So, zone C has multiple C1, C2, C3 and C1, C2, C3 have different  
584 requirements. So, we have 15- and 25-foot requirements scattered throughout those  
585 the C requirements should we remove Zone C, with the fact that it has different  
586 requirements dependent upon what C zone.

587 Ms. Gott 57:18

588 I am concerned with the term certain pre-existing lots. Because to me, I thought  
589 about it, and I didn't. It didn't register so much in my mind at first. It's not specific,  
590 what lots it doesn't identify what lots and I want to know exactly what lots. So, my  
591 question actually, overarching your question, I agree with you. With the different  
592 zones of C1, two, and three. I'm not sure how this can apply correctly. But even with  
593 D because we don't have this specific lots. I'm concerned about that. I'd like it in kind  
594 of black and white concrete.

595

596 Mr. Plante 58:13

597 Yeah, I kind of have to agree with Gretchen.

598

599 Ms. Gott 58:24

600 It's too nebulous.

601

602 Ms. Bridgeo 58:27

603 And I read this very late. And I said, without seeing the C which C1, C2, C3 and  
604 then the D. I said, I don't know. We're making a requirement without seeing that.

605

606 Ms. Gott 58:47

607 I would like to suggest that this may have merit. But we didn't spend enough time  
608 asking that question that that we should probably look at it for next year. I'm not  
609 discounting it. I'm just saying we need to talk more about it and figure out answer  
610 those questions and figure out how many lots which lots all those kinds of things.  
611 Does that seem fair?

612 Mrs. Luszcz 59:18

613 So, asking just to amend what's currently written not to overwrite it. And this says all  
614 buildings aren't any pre-existing lot. The article is just to get rid of C and D. But it  
615 does describe on the second page for lots that

616

617 Maddie Dilonno 59:44

618 The existing languages are for all buildings on any pre-existing lots.

619

620 Mrs. Luszcz 59:51

621 Am I reading that correctly? I

622

623 Ms. Gott 1:00:01

624 I'm uncomfortable. I hear what you're saying Dee, I just I'm not convinced.

625

626 Ms. Bridgeo 1:00:08

627 I think every time I've looked up, there's so many. I can't. I'm not comfortable moving  
628 it too. Because we have C1, C2, C3. And I respect those predecessors had spent a  
629 lot of time creating a lot of these zoning ordinances to figure out that they had put  
630 thought into this, why are we potentially missing something where they spent a lot of  
631 time creating these, that this change may cause us or the zoning board more time  
632 than we have.

633

634 Mr. Coppelman 1:00:49

635 So just to make sure that we're all on the same page with regard to the timing of  
636 things here. If I read the schedule correctly from the RSA, January 31 is the last day  
637 to hold a hearing on zoning amendment changes.

638 Ms. Bridgeo 1:01:37

639 I think that Gretchen would have to table this.

640 Mr. Coppelman 1:01:40

641 Yeah, so you're given that you'd have two options. If you could agree on language  
642 tonight. You could continue this, but you'd have to hold a meeting before and we  
643 don't have a meeting prior to your next meeting or table it and discuss it again for  
644 next year.

645

646 Ms. Gott 1:02:02

647 We don't have a scheduled meeting before the deadline. I would like to suggest that  
648 we put this on hold, don't and not put it not move it to the ballot this year. Put it on  
649 hold, figure out what we really mean and what the ramifications are. I guess that's a  
650 motion.

651 Motion:

652 Ms. Gott made a motion not to move warrant article number two to the ballot. Mr.  
653 Plante seconded the motion. The motion passed with a vote of 4 in favor, 0 opposed  
654 and 0 abstentions.

655

656 Mr. Coppelman 1:02:43

657 The motion is not to move it to the warrant.

658

659 Ms. Gott 1:02:45

660 Correct.

661

662 Mrs. Luszcz 1:02:53

663 So just be reintroduced.

664

665 Mr. Coppelman 1:02:55

666 You'll be starting all over again.

667 Ms. Bridgeo 1:02:59

668 Are you in favor of amendment number three to the Raymond zoning ordinance as  
669 proposed by the planning board as follows: amend section 15.1 to combine all area  
670 and dimensional tables, minimum lot size requirements, minimum frontage  
671 requirements and minimum setback requirements into one proposed area and  
672 dimensional requirements table into increase the required dimensions for lots and  
673 Zone A which are not served by town water to be consistent with the properties in  
674 Zone B. Specifically properties in Zone A which are not served by town water will be  
675 required to have a minimum of 87,120 square feet (two acres) where 40,000 square  
676 feet is currently required. A minimum of 200 feet of frontage where 150 feet are  
677 currently required and setbacks of 30 feet where 25 feet are currently required.

678

679 Ms. Gott 1:03:58

680 I'm comfortable with this because there's no town water.

681

682 Motion:

683 Ms. Gott made a motion to move warrant article number three to the ballot. Mrs.  
684 Luszcz seconded the motion. The motion passed with a vote of 4 in favor, 0 opposed  
685 and 0 abstentions.

686

687 The Citizen's Petition was next. Ms. Bridgeo recused herself from the voting of this  
688 warrant article.

689

690 Mr. Plante 1:04:53

691 Next question, I guess would be a question to one again for Maddie. What's the  
692 reason behind the planning board having to vote to put this on? Because it is a  
693 citizen's petition?

694

695 Mr. Coppelman 1:05:09

696 Because the RSA requires it? I brought the book specifically in case there was a  
697 question about this. It's RSA 675:4, method of enactment by petition and walks  
698 through that it needs a certain number of registered legal registered voters, it has to  
699 be verified by the selectins. Office. And once that happens, then the planning board  
700 is required to hold a public hearing, although the board cannot make any changes to  
701 the text. It's merely for the purpose of holding a hearing. And then at the end of it, the  
702 board has to vote to either recommend, approve, not approve, or disapprove of the  
703 proposed petition.

704

705 Mr. Plante 1:06:03

706 Because it has to do with the zoning code .

707 Mr. Coppelman 1:06:06

708 Yeah, correct. Yeah, there are Citizens Petitions for other things like I believe you've  
709 seen one for another issue, and because it's not zoning, it doesn't come here.

710

711 Ms. Gott 1:06:21

712 So actually, Trish, you should probably recuse yourself now, before we discuss it  
713 any further.

714

715 Mr. Coppelman 1:06:29

716 I don't think we can, but then you lose your quorum, then you can't vote.

717

718 Ms. Gott 1:06:33

719 But can she just discuss it as an abutter? She's an abutter.

720

721 Mrs. Luszcz 1:06:38

722 Yeah, that's what I was saying.

723

724 Mr. Coppelman 1:06:49

725 Is the petition related to only a parcel?

726

727 Ms. Gott 1:06:53

728 Yeah. But she's an abutter.

729

730 Mr. Coppelman 1:07:03

731 Well, that's a conundrum.

732

733 Unknown Speaker 1:07:10

734 Discussion with justice.

735

736 Ms. Bridgeo 1:07:13

737 So, I'm going to recuse myself and sit on the other side.

738

739 David Hoelzel 1:07:20

740 Basically, I'm here for a reason to have the Bean Tavern put on the historic district.

741

742 Ms. Gott 1:07:27

743 Dee you're the next ranking officer.

744

745 Mr. Coppelman 1:07:43

746 well, it needs to be Gretchen or Dee because I think as the ex officio, technically you  
747 can't, right?

748

749 Ms. Gott 1:07:53

750 I just want to explain to the people, the public who's here that's interested. We  
751 cannot hear this tonight because we do not have a quorum.

752

753 Mr. Coppelman 1:08:10

754 Well, the issue is that statutorily you have to hold a hearing and if you don't do it  
755 tonight ---

756

757 Ms. Gott 1:08:18

758 Can we do it without a quorum?

759

760 Mr. Coppelman 1:08:41

761 With zoning board. If it's less than a full board, the applicant has the right to ask for  
762 another time when there would be a more complete board.

763

764 Ms. Gott 1:09:01

765 So, the only thing, Glenn, and Maddie, can we say because

766

767

768 Ms. Gott 1:09:26

769 So, the 27th, would be the 27th would be a potential foot Planning Board meeting in  
770 order to hear this if we could get a quorum. And we don't know that except I can say  
771 Dee, could you be here on the 27th. George, could you be here?

772

773 Mrs. Luszcz 1:09:51

774 I cannot be here on the 27th. I cannot have a ticketed event.

775

776 Ms. Gott 1:09:59

777 But we don't know about Paul, and we don't know about Brad. If we don't continue it  
778 to the 27th, then it cannot we cannot act on it, it cannot go on the warrant. Is that  
779 correct?

780

781 Mr. Coppelman 1:10:15

782 Well, the issue is that it has to go on the warrant.

783

784 Ms. Gott 1:10:18

785 So, we have to meet, and we have to take action.

786

787 Mr. Coppelman 1:10:21

788 The question I guess, I have is, I have two questions, in this particular case. Could  
789 Trisha participate from the audience, and then be part of the vote and which is  
790 awkward? Or could you? It's not a quorum, so I don't know how valid it would be but  
791 the three of you vote, the only vote you're taking is whether to have the wording  
792 disapproved or approved on the ballot, following the wording of the article, nothing  
793 else. You have no other say?

794

795 Ms. Gott 1:10:55

796 I'm uncomfortable.

797

798 Mrs. Luszcz 1:10:56

799 But one could argue after the fact even though I think she could vote in partially one,  
800 but I view if she voted as a favorable Planning Board member or unfavorably? She  
801 couldn't, right. Yeah.

802

803 Ms. Bridgeo 1:11:13

804 Moving forward without abstaining from voting on approval or disapproval, but just  
805 vote for the motion to move it forward.

806

807 Ms. Gott 1:11:22

808 That's in essence approval.

809

810 Mrs. Luszcz 1:11:25

811 No, it's not just continuing.

812

813 Mr. Coppelman 1:11:27

814 You're not voting to move it forward. You're going forward. Regardless, all you're  
815 doing is saying whether you as a board member, approve or disapprove of the  
816 wording that's being proposed.

817

818 Mr. Plante 1:11:41

819 See, that's where I get confused. Because citizen petitions are they have to go  
820 before the governing body? So, when I get asked that question that's kind of is that  
821 kind of like in the mix with that? As far as the RSA.

822

823 Mrs. Luszcz 1:12:01

824 I have a math question?

825

826 Mr. Coppelman 1:12:03

827 Well, it goes before the legislative body for vote. The total, right?

828

829 Mrs. Luszcz 1:12:08

830 We have four people. If it's three votes and one abstains, that's four.

831

832 Mr. Coppelman 1:12:15

833 It's a recusal, which is different from an abstention. Yes, you would count as a  
834 quorum a recusal you can't. Because it takes that body completely out of the  
835 process.

836

837 Mrs. Luszcz 1:12:35

838 I'm asking if the math would work if you couldn't abstain, but you're recused.

839

840 Mr. Coppelman 1:12:40

841 Abstain. And that way, your numbers will you'd have a quorum. Right.

842

843 Ms. Gott 1:12:46

844 And that would say that again, point. I'm sorry.

845 Mr. Plante 1:12:51

846 An abstention would cover you, Trish. It would. Why wouldn't it? It's just a question.

847

848 Mr. Plante 1:13:20

849 It's a vote to move this forward without changing the wording.

850

851 Mrs. Luszcz 1:13:26

852 No, it's whether we will put it on the ballot, if the planning board recommends this to  
853 the people or doesn't recommend.

854

855

856

857

858 Mr. Coppelman 1:13:42

859 But that does carry weight. The thing that's different is that if the board doesn't vote,  
860 wording it wouldn't have the wording. But the statute says that each petition  
861 amendment shall be placed on a ballot which may be separate from the ballot used  
862 to elect town village officers Okay. A notation on the ballot stating the planning  
863 board's approval or disapproval shall immediately follow the questions description  
864 shall not must No, it is must shall they shall mean must. May if it said nay, you'd  
865 have the option of not.

866

867 Ms. Gott 1:14:19

868 Let me ask another question. It could this be considered an emergency so that we  
869 could do a phone for votes against thought the members vote my phone because we  
870 are unable to get a quorum right now if we can't get a quorum for next Thursday, I  
871 best bet is to continue this till next Thursday in my mind, but if we can't get a quorum  
872 for that night can we do a phone vote is allowed under whatever RSA it is that allows  
873 for emergencies.

874 Mrs. Luszcz 1:14:58

875 Or is Paul maybe available now and he could maybe come in. We could go to recess  
876 for 20 minutes.

877

878 Ms. Gott 1:15:05

879 Why I was asking that we call him and see get him in here.

880

881 Ms. Gott 1:15:58

882 Let's take a brief recess. While we wait for this information. Jill, could you put on that  
883 we're taking a brief recess.

884 Mrs. Luszcz 1:16:06

885 Should we vote on that or just I'll second the recess. Taking a recess

886

887 Ms. Gott 1:16:14

888 I don't know if that was illegal, but we'll take a brief recess.

889

890 Mr. Coppelman 1:16:18

891 Can we do a try? I'm trying to see whether or not we could we could take a  
892 telephone tell

893

894 Ms. Gott 1:16:22

895 An emergency telephone poll?

896

897 Mr. Coppelman 1:16:25

898 Well, in RSA 91,A: two meetings open to the public. It talks about a majority of  
899 members of such a public body rule of the public body define quorum as more than  
900 majority of its members, which in this case is for whether in person by means of  
901 telephone or electronic communications, or in any other manners such that all  
902 participating members are able to communicate with each other contemporaneously.  
903 Subject to the provisions set forth in RSA 91. A :2, three, for the purpose of  
904 discussing and acting upon a matter.

905

906 Mr. Plante 1:17:12

907 We have we have done it on the board of selectmen, we've had board members  
908 calling, I think

909

910 Mr. Coppelman 1:17:21

911 I think that if you weren't able to if you were able to reach Paul on the phone, and  
912 have him on the speakerphone here as part of our discussion, I think he wouldn't be  
913 able

914

915

916 Mr. Coppelman 1:17:33

917 I think I've got a section of 91A, and I think if he as long as he can be participating in  
918 the discussion, so if you were on speakerphone, for instance, that you should be  
919 able to count his vote.

920

921 Ms. Bridgeo 1:17:51

922 Could he communicate? He can. Yes. But he's not going to be able to make it. But  
923 he said if he can,

924

925 Mr. Plante 1:17:56

926 If he can call him. Okay. He's going to be good. We've done that at the Board of  
927 Selectmen.

928

929 Mrs. Luszcz 1:18:05

930 I mean, we're not asking you know, for a zoning change here or anything, you know,  
931 it's really just a procedural Correct?

932

933 Ms. Gott 1:18:25

934 Kevin Woods ( by phone), who's just talking about the 91A thing, and I told him I  
935 didn't want to just hear it myself that the whole board all of us had to hear what he  
936 had to say. So, Kevin, we're going to make Wait for a minute until George comes  
937 back into the room and then I'll ask you to repeat what you just said to me. Well yell  
938 when it gets back Hold on.

939

940 Mr. Coppelman 1:18:50

941 First of what I just read .

942

943 Ms. Gott 1:19:04

944 Unless we can do it as an emergency then that's what we're trying to figure. So,  
945 we're on Hold on I don't think I've ever had this happen.

946

947 Mr. Coppelman 1:19:19

948 And I wasn't reading under anything on emergency. Oh, it was just in the I was just  
949 in the 91A section.

950

951

952 Ms. Bridgeo 1:19:28

953 Alright, shout out your noise in the background. I don't know if it all makes sound of  
954 feedback. So, one minute I'm going to put you in front of a mic. Don't say anything  
955 bad.

956

957 Mr. Coppelman 1:19:41

958 You got someone else on speaker there.

959

960 Ms. Bridgeo 1:19:42

961 Oh, okay. I'm about to put you on a mic. Okay.

962 Ms. Gott 1:19:49

963 I'm going to have you hang up then because we have our absent member. Oh, that's  
964 not going to work either. You have to, Kevin, stop for a minute. You have to have a  
965 quorum on the ground in order to have someone call in do you not?

966

967 Kevin Woods (by phone)1:20:12

968 No not if the chair declares an emergency, if the chair, 91A2 says that

969

970 Ms. Gott 1:20:28

971 Oh, that's what Glenn was quoting.

972

973 Kevin Wood (by phone)1:20:32

974 Yeah. Now you want a too requires you to have a core physically present, except an  
975 emergency, e two, three B, except in emergency, a quorum of the public body shall  
976 be physically present at the location specified in the meeting notice as the location of  
977 the meeting, for the purposes of this subparagraph. An emergency means that an  
978 immediate action is imperative. And the physical presence of a quorum is not  
979 reasonably practical. Within the period of time requiring action. The determination  
980 and emergency exists shall be made by the chair or presiding officer of the public  
981 body, and the facts upon which that determination is based, shall be included in the  
982 minutes of the meeting. I think Glenn and plan will agree with me that the chair or the  
983 presiding officer for tonight's meeting, declares that there is an emergency exists  
984 with this particular article, that if you have a member that's able to connect to this  
985 meeting by phone, that it would be permitted.

986

987 Ms. Gott 1:21:49

988 Okay, thank you, Kevin. I'm going to give you back to Jill. And I'll be right back.

989

990 Ms. Bridgeo 1:21:58

991 One moment, Paul. Thank you, I am going to declare that we need to have an  
992 emergency declared for this vote. I am going to recuse myself. And I'm going to  
993 leave Paul Ayer as the representative.

994

995 Mr. Coppelman 1:22:19

996 Paul, can you? This is Glenn, can you hear me? Yeah. Okay. And so, you should be  
997 able to hear other board members, because it's important that you're able to  
998 participate in the discussion and, and come on up here because you're remote ,  
999 that's critical to this whole thing.

1000

1001 Ms. Gott 1:22:38

1002 So, Paul, where we are, is that we are looking at the citizen petition warrant article to  
1003 ask if we will vote to amend Article Five table 5.1.1 to include the Bean Tavern 10  
1004 Old Fremont Road Map number 23. Lot number 60 into zone F, the historic overlay  
1005 district. So, we're discussing that this is a public hearing to do that. We do have  
1006 public members here. And we've not heard from them yet. But I will ask them if it's  
1007 okay with everybody to come forward and sit at the table. And actually, I'm going to  
1008 ask you to sit up here so that Paul can hear you.

1009

1010 David Hoelzel 1:23:25

1011 Yes, David Hoelzel.

1012

1013 David Hoelzel 1:23:55

1014 David Hoelzel, senior, I'm one of the petitioners. I'm also a member of the historic  
1015 district overlay of Raymond. And for many years, I've just relinquished my  
1016 chairmanship.

1017

1018 Ms. Gott 1:24:11

1019 But you're speaking as a private citizen right now? Yes.

1020

1021 David Hoelzel 1:24:13

1022 But the petition was put together for the preservation of this property. This is one of  
1023 our oldest pieces of property buildings still standing. A lot of the original look of it  
1024 from the seventh or mid-1700s. We just want to get it on the historic district overlay  
1025 at this time and we'd like to have your approval of this petition warrant article it would

1026 be helpful.

1027

1028 Ms. Gott 1:24:49

1029 David as a petitioner, would you explain what the benefit is to having it under this  
1030 historic district overlay.

1031

1032 David Hoelzel 1:24:56

1033 The exterior of the building will be preserved. Unless, if the town or the committee  
1034 that will help the preservation of property, we don't need any more storage units, or  
1035 another Irving gas station, excuse me, but I feel like this valuable piece of property  
1036 with such a structure on it should have been long ago put for the citizens to vote and  
1037 put it into the historic district much sooner than it has. Tim and peg never, the  
1038 previous owners , never did. But with the town owning it now, and committees being  
1039 set up to what to do with it and how to take care of it, whether they're going to sell it  
1040 and put it back on the tax revenue. I don't know. It'll be up to them. But I'd like to see  
1041 the building, always there preserved by being on the Historic Register.

1042

1043 Ms. Gott 1:26:00

1044 Yes, on excuse me for interrupting a question, though, if it's on the overlay district is  
1045 that allow other things to be built on the piece of property where

1046

1047 David Hoelzel 1:26:10

1048 If that is subdivided, and the property structure, whoever buys that property, if it  
1049 stays within the community, it'll be up to them how they wish to maintain it and  
1050 generate revenues from it.

1051

1052 Ms. Gott 1:26:28

1053 So being on the overlay district has nothing to do on protecting the use.

1054

1055 David Hoelzel 1:26:32

1056 Strictly the exterior, the exterior, because the shed and barns should have been  
1057 taken down as soon as we bought that property. The town of Raymond that bought  
1058 that was you know, it passed by the citizens. But whatever monies should remove  
1059 the barn and the other structure, and to maintain it, we are the legal owners of it now  
1060 the town of Raymond. So hopefully, some monies will be put together to take care of

1061 it, check the roof and the trees next to it and so on. Because there's nobody's living  
1062 there. It's completely vacant. And without any kind of protection whatsoever.  
1063 Basically, it's one of the reasons I wanted part of the historic district will take care of  
1064 that building one way or another, I will never be going to be a Strawberry Bank with  
1065 just the given gate area we have structures in that's why the word wording of  
1066 overlay, it's very important that we get that fixed and taken care of whoever  
1067 purchases whatever we do with it. The structure will always be of its original. Existing  
1068 right as it sits.

1069

1070 Mr. Plante 1:27:51

1071 Not to mention that it is our town seal.

1072

1073 Ms. Gott 1:28:02

1074 Yeah. Does anybody have any questions today?

1075

1076 Ms. Gott 1:28:07

1077 Anybody else in the public want to say anything?

1078

1079 David Hoelzel 1:28:10

1080 My wife Kathy is also a member of another member of the historic district, but she's  
1081 a member of my household.

1082

1083

1084 Ms. Gott 1:28:19

1085 Anything She's waving you off. Paul. Okay, do any board members have any  
1086 questions? Any further questions? Paul, do you have any questions?

1087

1088 Paul Ayer (By phone)

1089 This is just a vote to put it on the ballot.

1090

1091 Ms. Gott

1092 For everything is going on the ballot because it's the citizens petition warrant article.  
1093 It goes automatically, but the reason before us is we have to decide whether to

1094 approve or disapprove this actual request that go to the historic overlay district.  
1095  
1096 Mr. Coppelman 1:29:00  
1097 Yeah, this is Glenn, Paul. Gretchen explained it and we had the discussion before  
1098 you jumped on. So just want to make sure you're clear that this is required of us by  
1099 RSA 675:4. And the action that the board takes is clearly spelled out in the RSA that  
1100 it merely has to either approve or disapprove. And whichever of those two, the board  
1101 votes on that wording goes at the end of the text on the ballot for this article. Okay.  
1102  
1103 Ms. Gott 1:29:36  
1104 Anybody else have questions? Any comments? Just to say they thank you for Kevin  
1105 for calling in and talking about 91 A. May we have a motion please?  
1106  
1107 Mrs. Luszczyk 1:29:49  
1108 Motion:  
1109 Mrs. Luszczyk made a motion to approve the Citizens Petition for the ballot. Mr. Plante  
1110 seconded the motion. The motion passed with a roll call vote:  
1111 Paul Ayer - I approve  
1112 George Plante - approve  
1113 Gretchen Gott - approve  
1114 Dee Luszczyk - approve  
1115  
1116  
1117  
1118 Ms. Gott 1:30:07  
1119 And let it note that Trisha is returning to the table. And I am departing. Thanks, Paul.  
1120 Thank you, Paul.  
1121 The Board had a lengthy discussion of errors in the minutes and made corrections.  
1122 Motion:  
1123 Ms. Gott made a motion to approve minutes from January 6, 2022 as amended. Ms.  
1124 Bridgeo seconded the motion. The motion passed with a vote of 4 in favor, 0  
1125 opposed and 0 abstentions.

1126 Ms. Gott 2:01:45

1127 The whole board's not here. And I would like to have on the agenda at a later time a  
1128 discussion of how we got to electronic minutes. How that what the process is he had  
1129 no idea this was happening. We see some problems. Let's talk about this whole  
1130 process, please.

1131

1132 Mrs. Luszcz 2:02:10

1133 Yes, I'm waiting till the chair and others are present.

1134

1135

1136 Ms. Bridgeo 2:02:22

1137 I think that we need to allocate a little time to procedural things, maybe we find a way  
1138 to add that in 15 minutes of procedural discussions, I think it'll be helpful for all of us.

1139

1140 Ms. Gott 2:02:39

1141 I don't ever want to get into the kind of quorum issues we had tonight and problems  
1142 we have to figure out how to help ourselves get through this part. I and I'm not  
1143 saying anybody deliberately wants to be in this kind of problem. But we have to do  
1144 some problem solving and figure out what to do and how to fix our problem.

1145

1146 Mrs. Luszcz 2:03:01

1147 Explain this to the public that's watching how important having numbers.

1148

1149 Mr. Coppelman 2:03:09

1150 You know, and also having alternates who can step in when regular board members  
1151 can't be here? Because right now, it's just you right Dee?

1152

1153 Ms. Gott 2:03:18

1154 Yes. Alternates do not have to run for election. Members have to run for election if  
1155 they want to sit on the board. But the board can, we as a planning board can appoint  
1156 our own alternates.

1157

1158 Mr. Coppelman 2:03:34

1159 So, if there are folks listening out there who might be interested in possibly sitting on  
1160 a board, a good way to do it is to start as an alternate Absolutely. And it's a much  
1161 simpler process. Because as you said, Gretchen is on an elected board, that board  
1162 appoints its own alternates.

1163

1164 Ms. Gott 2:03:52

1165 It's a real good way to ease into I think many of us started that way, you learn a lot,  
1166 it's a great way to ease into being a member with some knowledge behind you.

1167

1168 Mr. Coppelman 2:04:04

1169 So, if anyone out there is interested, they could get in touch with maybe Maddie or  
1170 Christina.

1171

1172 Ms. Bridgeo 2:04:13

1173 Come on down, the process could be explained.

1174 Ms. Gott

1175 895-7016 .

1176

1177 Mr. Coppelman 2:04:24

1178 So, you've got public comment next, but there's no public .

1179

1180 Ms. Bridgeo 2:04:32

1181 We'll start with we'll start on your side of the table. Staff update.

1182

1183 Maddie Dilonno 2:04:36

1184 I don't have any staff updates.

1185

1186 Ms. Bridgeo 2:04:39

1187 I can give a kudos to Maddie. Maddie did a presentation last week at RPC so we  
1188 could. Thank you.

1189

1190 Ms. Gott 2:04:46  
1191 What was it about?  
1192  
1193 Maddie Dilonno 2:04:47  
1194 Some of our coastal resiliency work that we've been doing with our coastal  
1195 communities.  
1196  
1197 Ms. Gott 2:04:53  
1198 Pretty pertinent right now with all of them. A friend of mine lives in Hampton. And in  
1199 their apartment that was totally flooded?  
1200  
1201 Maddie Dilonno 2:05:03  
1202 So, I just gave an overview of some of the work we've been doing for some of our  
1203 grants.  
1204  
1205 Mr. Coppelman 2:05:11  
1206 Thank you. That was Maddie's debut to the commission and was on Zoom. But it  
1207 was it was done well,  
1208  
1209 Mrs. Luszcz 2:05:22  
1210 and how often do they meet?  
1211  
1212 Ms. Bridgeo 2:05:24  
1213 Once a month. And there's a recording, I think, as well.  
1214  
1215 Ms. Gott 2:05:28  
1216 So, we could access it, then. Is that Zoom information? Could we get that?  
1217  
1218 Maddie Dilonno 2:05:33  
1219 Yeah, we have a YouTube channel.

1220

1221 Ms. Gott 2:05:39

1222 Put that in our packet, the access information, please.

1223

1224 Mr. Coppelman 2:05:44

1225 There were two presentations that night. They were both very good. And I think if  
1226 you're interested in that kind of thing.

1227 Ms. Bridgeo 2:05:50

1228 That's what I'm saying both are recorded, they're recorded. So, they would be at the  
1229 same.

1230

1231 Ms. Gott 2:05:54

1232 Just need the access information how to.

1233

1234 Mr. Coppelman 2:06:01

1235 And Christina is back.

1236

1237 Maddie Dilonno 2:06:03

1238 Christina is back. Yes.

1239

1240 Ms. Bridgeo 2:06:09

1241 I am going to bring forward something that I have found. And if anybody who's  
1242 watching or anybody here at the board, when you're sitting up at two in the morning,  
1243 looking through your drawings and your prints and trying to look up information,  
1244 when we go online, our E code, Raymond E code, which will bring up our zoning and  
1245 our tables in our charts we have that will come up and present itself. But we also  
1246 have another document that comes up under Raymond zoning. And it is another  
1247 when you do a Google search, I think that we need to put out the more accurate

1248

1249 Ms. Gott 2:06:52

1250 They don't match.

1251

1252 Ms. Bridgeo 2:06:54

1253 They don't match. They are two separate sets of documentation that are electronic  
1254 when somebody goes to look, and I think that we should define a directive to where  
1255 people who are looking, see one direction, if it's going to be electric, or electronic,  
1256 what they're going to see.

1257 Ms. Gott 2:07:17

1258 So, if someone were to do a search to find out what Raymond zoning code is, it  
1259 would come up under E code.

1260

1261 Ms. Bridgeo 2:07:24

1262 You could look under E code. And there's also a Raymond zoning ordinance. And  
1263 the more complete one has our 2021 warrant that removed. So, for instance,  
1264 sewage overlay, the E code does not. So, I don't know, again, procedurally how the  
1265 electronic information gets merged and married so that it should be the same. It  
1266 should be replicated the same, the information should be the same where I'm  
1267 looking. The other problem is that the E code which again is the first one you look at  
1268 comes up first, it tells you and again at two in the morning, to go to the office to get  
1269 the information. I don't think that they would appreciate that.

1270

1271 Ms. Gott 2:08:07

1272 So, it's not available online.

1273 Ms. Bridgeo 2:08:09

1274 It's not really available when you need some pertinent information. So yep, that's my  
1275 update.

1276

1277 Ms. Gott 2:08:14

1278 So, in terms of being friendly to developers, and applicants and things. I mean, I'm a  
1279 dinosaur, so I'm not using quiet, but for people for most people in business are using  
1280 it electronically.

1281

1282 Ms. Bridgeo 2:08:28

1283 I think a lot would look electronically rather than going to the town hall.

1284

1285 Mr. Plante 2:08:38

1286 I have something for Gretchen.  
1287  
1288 Mr. Plante 2:08:48  
1289 The town interim town manager. It will be interviewing a possible person for our  
1290 building codes for good next week. And I did have some other stuff, but they left it  
1291 sitting right on the table and sorry.  
1292  
1293 Ms. Gott 2:09:10  
1294 When's your next Selectmen's meeting?  
1295 Mr. Plante 2:09:13  
1296 Our next meeting is Monday, Monday night.  
1297  
1298 Mr. Coppelman 2:09:16  
1299 No update on the town manager, Town Administrator search.  
1300  
1301 Mr. Plante 2:09:25  
1302 I want to make sure that I don't speak out of line, so I will leave it alone.  
1303  
1304 Mrs. Luszczyk 2:09:29  
1305 We can get those updates at the Selectmen's meeting.  
1306  
1307 Ms. Bridgeo 2:09:35  
1308 We did get a new town DPW.  
1309  
1310 Mrs. Luszczyk 2:09:39  
1311 We saw him on TV. Dave Fredrickson.  
1312  
1313 Mr. Plante 2:09:43  
1314 Yeah, I met him a couple times. He's a good guy.

1315

1316 Mr. Coppelman 2:09:47

1317 Seemed like a good guy. He was at the last TRC meeting. I think he represented the  
1318 department.

1319 Mr. Plante 2:09:59

1320 By the next meeting, we're actually going to have an answer for on the town  
1321 manager. I don't want to speak out of turn.

1322

1323

1324

1325 Mr. Plante 2:10:16

1326 Well, the next Yeah, probably the next board of selectmen meeting, it will be brought  
1327 up, but I'll bring it to the planning board.

1328

1329 Ms. Gott 2:10:23

1330 Thank you. Okay. The only thing I have is that the signups for people to sign up for  
1331 election to any boards ends on a week from Friday. And I don't remember the day.  
1332 The 28th is it? I think so. The 28th, that night, and the time is what five o'clock? I  
1333 think it's five, five o'clock that day. So, people have until then to sign up for whatever  
1334 elected position, they might be interested in.

1335

1336 Mr. Plante 2:10:58

1337 Deliberative is coming right up.

1338

1339 Ms. Gott 2:11:04

1340 Is the town first this year? Yes. So, the town, is it? What is it? 10 o'clock. 10 o'clock.  
1341 This year? It's in the gym. I was just going to say in the gym. And then the school is  
1342 10 o'clock on the 12th. That's correct. Okay.

1343

1344 Motion:

1345 Mr. Plante made a motion to adjourn. Mrs. Luszcz seconded the motion. The motion  
1346 passed with a vote of 4 in favor, 0 opposed and 0 abstentions.

1347

1348 Transcribed by <https://otter.ai>

1349 Respectfully submitted,

1350

1351 Jill A. Vadeboncoeur

1352