



TOWN OF RAYMOND

Planning Board Agenda

January 20, 2022

7:00 p.m. - Raymond High School

Media Center - 45 Harriman Hill

Application # 2021-020, 2021-023 & Warrant Articles

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 12/16/2021

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

Proposed 2022 Zoning Amendments to:

- 1.** Amend sections 4.5.2, 15.2.6 and 15.2.7 to clarify that setbacks required for uses abutting properties in different zoning districts are measured from the property line, not the zone boundary line.
- 2.** Amend section 15.2.1 reducing the setback requirements for certain preexisting lots to 25 feet to remove Zones C and D, because those Zones already provide for setbacks of less than 25 feet.
- 3.** Amend section 15.1 to combine all area and dimensional tables (minimum lot size requirements, minimum frontage requirements, and minimum setback requirements) into one Proposed Area and Dimensional Requirements Table and to increase the required dimensions for lots in Zone A which are not served by town water to be consistent with those properties in Zone B. Specifically, properties in Zone A which are not served by town water will be required to have a minimum of 87,120 square feet (2 acres) where 40,000 square feet is currently required; a minimum of 200 feet of frontage, where 150 feet are currently required, and setbacks of 30 feet, where 25 feet are currently required.
- 4.** This will also include a quick review of the Citizen's Petition(s) having to do with ZONING.

* 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, 2021-023 & Warrant Articles

3. Approval of Minutes

- **1/06/2022**

4. Public Comment

5. Other Business

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

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

PLANNING BOARD MEETING DATES 2022

Submittal Deadline for Completed Application & Materials	Planning Board Meeting Dates (1st & 3rd Thursdays of the Month)	Projects Scheduled
December 16, 2021	January 20, 2022	GREEN RD, 603 SUBDIVISION, WARRANT ARTICLES
January 06, 2022	February 03, 2022	IC REED
January 20, 2022	February 17, 2022	STARBUCKS
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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This page left blank intended for update information from TRC.

The Green Road Special permits will be in front of the TRC on Jan 18, 2022. Our Jan 4, 2022 TRC meeting was canceled for numerous reasons, mainly lack of quorum. I will follow up asap with any updates from TRC.

Memo to: Town of Raymond Planning Board

Subject: Review of Application 2021-013: Minor Subdivision Application – 21 Dudley Road
Raymond, NH 03077 (Tax Map 38 Lot 20)

From: Madeleine DiIonno, Regional Planner, Rockingham Planning Commission

Date: December 23, 2021

The Rockingham Planning Commission has received and reviewed a minor Subdivision Application submitted December 9th, 2021, by Bedford Design Consultants on behalf of Mark Murphy. The applicant is proposing to subdivide a 1.8 -acre lot into two lots, one being 0.71 acres and the other 1.17 acres at 21 Dudley Road (Zone C1, Commercial). Both proposed lots meet all area and dimensional requirements as outlined in the Raymond Zoning Ordinance. 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. The well easement should be indicated on the recorded plan.
3. NHDES State Subdivision Approval number should be provided on the recorded plan.
4. The Plan says, "Dudley Street", but the title block says, "Dudley Road." They should be the same, and correct.
5. Will the Storage business have an office with bathroom facilities? Will it share the septic system with the house, or will a new system be built?
6. The Plan shows the house and the business sharing a common driveway (40' wide with the lot line running down the middle). Will there be some sort of demarcation (maybe fencing) to separate the two drives?
7. Is there a Site Plan on file for this commercial activity? If not, and since the Business will now reside on its own lot, should there be one?



SUBDIVISION APPLICATION

Town of Raymond NH

Map # 38 Lot # 20 Application Date 12-9-21 Application # _____

Project Name: 603 Self Storage Subdivision

Location: 21 Dudley Road

Project Description: Subdivide the existing storage units and house onto separate lots.

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

Applicant/Agent Information:

Name: Same as Owner Below Phone: _____

Company: _____ Fax: _____

Address: _____

Signed*: _____ Date: _____

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

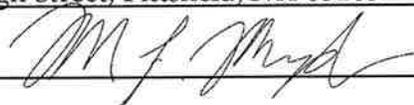
By signing this application, you are agreeing to all rules and regulations of the Town of Raymond, and are agreeing to allow agents of the Town of Raymond to conduct inspections, during normal business hours to ensure compliance with all Raymond Zoning and Site Review regulations while your application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

Owner Information:

Name: Mark Murphy Phone: 978-590-7841

Company: 155 Farmington Rd, LLC Fax: _____

Address: 55 High Street, Pittsfield, NH 03263

Signed:  Date: 12/08/21

Designers of Record:

Engineer: N/A

Surveyor: Craig A. Francisco, LLS

Soil Scientist: Luke D. Hurley, CWS, CSS

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 603 Self Storage Subdivision

MAP# 38 LOT # 20 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Name of subdivision; name and address of subdivider.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Name, license number and seal of surveyor or other persons north arrow, scale and date of plan.	<input type="checkbox"/>	<input type="checkbox"/>
<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 type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Locus plan, showing zoning designations	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Signature block for Planning Board endorsement.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Boundary survey and location of permanent markers.	<input type="checkbox"/>	<input type="checkbox"/>
<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 type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Location and amount of frontage on public right-of-way	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Location of building setback lines.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Existing and/or proposed buildings, other structures.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Location of any existing or proposed easements, land to be dedicated to public use.	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Existing and proposed water mains, culverts, drains, sewers; proposed connections or alternative means of providing water supply and sewage disposal.	<input type="checkbox"/>	<input type="checkbox"/>



Subdivision Checklist

TOWN OF RAYMOND, NH

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

BOTH EASEMENTS ARE CURRENTLY BEING REVIEWED BY LEGAL

**DECLARATION OF DRIVEWAY EASEMENT AND
MAINTENANCE COVENANT FOR TAX MAP 38 LOTS 20 AND 20-1
DUDLEY ROAD, RAYMOND, NEW HAMPSHIRE**

THIS DECLARATION made this ____ day of _____, 2021, by 155 Farmington Rd, LLC, a New Hampshire limited liability company, with a usual place of business of 55 High Street, Pittsfield, New Hampshire 03263 (hereinafter "Owner").

RECITALS

A. The Owner owns certain premises situated on Dudley Road, in the Town of Raymond, County of Rockingham, State of New Hampshire, which parcels are more particularly described on a certain plan titled "Subdivision Plan, 603 Self Storage Subdivision, located at 21 Dudley Road, Raymond, New Hampshire, Prepared for/Owner 155 Farmington Rd, LLC, 55 High Street, Pittsfield, New Hampshire 03263", Scale 1"=20', August 16, 2021 by Bedford Design Consultants, Inc., Engineers and Surveyors (hereinafter "Plan"). Tax Map 38 Lots 20 and 20-1 on said plan (hereinafter collectively referred to as "Lots" or singularly referred to as "Lot") shall be subject to this Declaration as stated herein and hereinafter also collectively referred to as the "Property".

B. "Lot Owners" shall refer to the Owner, or its successors and assigns, of Tax Map 38, Lots 20 and 20-1 as further described above.

**ARTICLE I
SUBJECT PROPERTY**

The provisions, conditions, covenants, restrictions and easements as set forth herein shall run with and bind Tax Map 38, Lots 20 and 20-1 on said Plan.

The common driveway created herein is located on the Plan and is the area designated on the Plan as "Proposed Driveway" and is a portion of Tax Map 38, Lots 20 and 20-1 as described, and shall serve as a means of access from Dudley Road to each of the Lots ("Proposed Driveway Easement").

The Proposed Driveway Easement shall commence at a point on the easterly side of Dudley Road, said point being the southwesternmost corner of Lot 20-1 and the southernmost corner of Lot 20, and shall run twenty (20) feet distant from and parallel to the easterly boundary of Lot 20 and twenty (20) feet distant from and parallel to the westerly boundary of Lot 20-1 to a point located one hundred (100) feet from the northerly side of said Dudley Road. The Proposed Driveway Easement shall be more particularly described as a rectangular strip of land forty (40) feet wide and one hundred (100) feet long, more or less, and shall run parallel to the easterly boundary of Lot 20 and parallel to the westerly boundary of Lot 20-1, as follows:

ARTICLE II DRIVEWAY EASEMENT AND MAINTENANCE

In accordance with the Plan, the Lots shall be served by that portion of Lots 20 and 20-1 which makes up the Proposed Driveway Easement as previously described herein and as such shall be maintained as a driveway by the Owner, the Lot Owners, as may be applicable, or their successors and assigns, and shall be used as a driveway for the benefit of the Owner, Lot Owners or their successors or assigns. Each Lot Owner shall have a perpetual non-exclusive easement over Lots 20 and 20-1 to the extent shown on said Plan. Said right shall include the right to pass and repass over the portion of Lots 20 and 20-1 designated as the Proposed Driveway Easement by motor vehicles or otherwise as necessary for free and full access to and from Dudley Road.

Upon acceptance of a deed of any of the Lots, the Lot Owners, and their successors and assigns do covenant and agree to bear a proportional share of the maintenance and improvement costs of the driveway, including but not limited to further driveway improvements, cleaning and maintaining drainage swales including culverts (this may consist of removal of leaves, debris and sediment caused by erosion from time to time), re-paving, sealing, mowing, snow plowing, and other normal maintenance or improvements. Each Lot Owner shall bear one-half (1/2) of the cost of such improvements and maintenance. This covenant and easement is to benefit and burden each Lot Owner and shall be binding on the Lot Owners, their successors, heirs and assigns, and all persons who shall hereafter take title to each respective lot. This easement shall run with the land.

It is further acknowledged that there is no obligation on the part of the Town of Raymond to maintain said Proposed Driveway Easement and Owner, its grantees and/or assigns, do agree not to convey the driveway to the Town of Raymond. It is further acknowledged that there is no obligation on the part of the Town of Raymond to maintain the Proposed Driveway Easement and Owner, its grantees and/or assigns, do agree not to convey the Proposed Driveway Easement to the Town of Raymond and that said Proposed Driveway Easement shall never become a town road.

**ARTICLE III
AMENDMENTS**

This Declaration may be amended from time to time with a written instrument duly executed by all of the owners of the affected lots except that Article II relative to the obligation of the Town of Raymond shall not be modified without the express written consent of the Town of Raymond or its Planning Board. Notwithstanding any language contained herein to the contrary, all Lot Owners may agree to and change the proportion of maintenance costs attributable to a particular Lot without the aforesaid consent of the Town of Raymond or its Planning Board.

**ARTICLE IV
PERSONAL INJURY AND PROPERTY DAMAGE LIABILITY**

Each party to this Declaration agrees to maintain adequate homeowners insurance to cover any liability that may arise from the driveway use, maintenance or repair.

**ARTICLE V
ENFORCEMENT**

Failure by Owner, its successor and assigns, or any of the Lot Owners to enforce any of the provisions of this Declaration or any amendment thereto shall, in no event, be deemed a waiver of the right to do so thereafter as to the same breach or as to one occurring prior or subsequent thereto.

**ARTICLE VI
DURATION**

The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the owners of any land subject to this Declaration, their respective legal representatives, heirs, successors and assigns for a term of thirty (30) years from the date that this Declaration is recorded after which time, said covenants shall automatically extend for successive periods of ten (10) years, unless an instrument signed by all of the then current Lot Owners, has been recorded, agreeing to change said covenants and restrictions in whole or in part.

**ARTICLE VII
GOVERNING LAW**

It is agreed that this agreement shall be governed by, construed and enforced in accordance with the laws of the State of New Hampshire.

**ARTICLE VIII
ENTIRE AGREEMENT**

This agreement constitutes the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding on either party except to the extent incorporated in this agreement.

WITNESS my hand on the date first above written.

155 FARMINGTON RD, LLC

Witness

By: Mark Murphy
Its: Manager, Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

_____, 2021

Personally appeared Mark Murphy, in his capacity as a Manager of 155 Farmington Rd, LLC, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained in his capacity as the Manager of 155 Farmington Rd, LLC and on behalf of said limited liability company, as his free and voluntary act.

Before me,

Justice of the Peace/Notary Public
My commission expires:

DECLARATION OF EASEMENTS

155 Farmington Rd, LLC of 55 High Street, Pittsfield, NH 03263 ("Declarant"), hereby declares and grants the following easements over and with respect to certain land situated in the Raymond, Rockingham County, New Hampshire, in accordance with the terms of this Declaration.

WITNESSETH

WHEREAS, Declarant owns certain real estate situated at 21 Dudley Road, in the Town of Raymond, County of Rockingham, State of New Hampshire, which property is shown as Tax Map 38 Lot 20 and described in Deed Book 6296 Page 1958.

WHEREAS, an application has been submitted for a Subdivision known as 603 Self Storage Subdivision, as shown on a plan titled "Subdivision Plan, 603 Self Storage Subdivision, located at 21 Dudley Road, Raymond, New Hampshire, Prepared for/Owner 155 Farmington Rd, LLC, 55 High Street, Pittsfield, New Hampshire 03263" dated August 16, 2021, prepared by Bedford Design Consultants, Inc. (the "Subdivision Plan") and upon receipt of this approval and the subsequent conveyance of these parcels the following will be in effect;

WHEREAS, for the Subdivision to be efficiently developed and utilized, it is necessary that certain easements be declared and/or granted as shown on the Subdivision Plan.

NOW, THEREFORE, for value received, Declarant hereby declares and grants with Warranty Covenants, the following easements over and with respect to certain portions of the Map 38 Lot 20 as follows:

I. WELL

The Declarant hereby declares an easement over that land designated as "Existing Well", as shown on the Subdivision Plan, the permanent right and easement, but not the obligation, to construct, install, maintain, operate and repair a domestic water well facility for the benefit of Map 38 Lot 20, together with the right to do all things necessary in connection with said well, including, without limitation, the right and easement to remove trees, bushes, undergrowth and other obstructions interfering with the maintenance and replacement of said well facility.

II. WATER LINE

The Declarant hereby declares an easement, over the existing water line, the permanent right and easement, but not the obligation, to install, maintain, operate and repair a domestic water line for the benefit of Map 38 Lot 20, together with the right to do all things necessary in connection with said water line, including, without limitation, the right and easement to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction, maintenance and replacement of said water line.

III. PROTECTIVE WELL RADIUS

The Declarant hereby declares an easement, over that area designated as "Protective Well Radius" as shown on the Subdivision Plan.

Per Env-Wq 1008.07 Protective Well Radii – Uses:

- (a) Unless precluded by other state or local regulation, the land surface within a protective well radius may be used for the normal residential or commercial surface activities associated with the structure served by the well, such as buildings, parking areas, recreational activities, and surface water drainage control structures.
- (b) No portion of a septic tank, bed, pump chamber, or other such ISDS component shall be within a protective well radius that is accorded full recognition pursuant to Env-Wq 1008.08, except as allowed by Env-Wq 1008.04(c). Pipes connecting such components may be within the protective well radius provided they have an SDR of 26 or equivalent.

All the within easements are subject to all other easements, restrictions and other matters of record, including, without limitation, those shown on the Subdivision Plan.

This conveyance is exempt from the payment of real estate transfer tax stamps pursuant to RSA 78-B: 2 I.

This easement shall run with the title to each burdened and benefited lot.

Witness, its hand this _____ day of _____ 2021.

Witness

By: _____,
its duly-
Authorized Manager

State of New Hampshire
County of Rockingham ss:

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____, Manager of 155 Farmington Rd, LLC, a New Hampshire limited liability company, on behalf of the company.

Notary Public/Justice of the Peace
My Commission Expires: _____

PLAN REFERENCES:

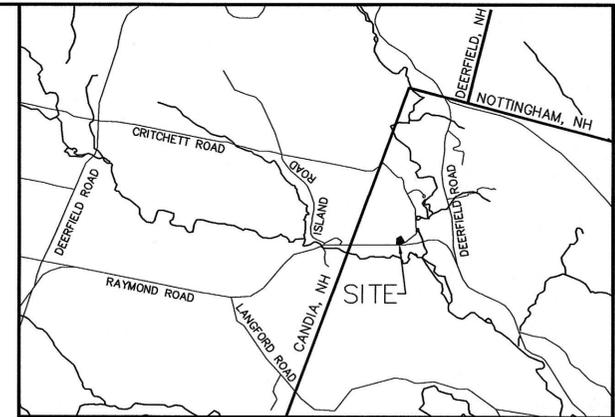
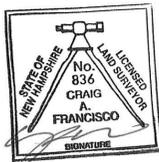
1. "A SURVEY AND PLAT OF A SUBDIVISION OF PROPERTY BEING TRANSFERRED FROM FOBETT REALTY TRUST TO JAMES ELLIS CAVANAUGH CONSTRUCTION COMPANY AND DAVID R. & KATHLEEN M. HOELZEL SITUATED IN RAYMOND, NH." DATED MAY 1980, PREPARED BY R.S.L LAYOUT & DESIGN, INC., RCRD PLAN #D-9568.
2. "A REVISION OF A SURVEY AND PLAT OF A SUBDIVISION FOR LOIS JENSEN-(COPE HEIRS) BEING LOT 24 - TAX MAP 7 SITUATED IN RAYMOND, N.H." DATED AUGUST 1977, PREPARED BY R.S.L LAYOUT & DESIGN, INC., RCRD PLAN #D-7172.
3. "PLAN OF LAND OF RUTH BROOKS HOFFMAN (1684-225; 1879-097) AND OF BARBARA HOFFMAN BEARDSLEY (2170-190)" DATED SEPTEMBER 1976, PREPARED BY DAVID R. NOYES, RCRD PLAN #D-6530.

SURVEYOR CERTIFICATION

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

[Signature]
 LICENSED LAND SURVEYOR DATE: 12-8-21



NOTES: **LOCUS MAP**
 NOT TO SCALE

1. OWNER OF RECORD:
 155 FARMINGTON ROAD, LLC
 55 HIGH STREET
 PITTSFIELD, NH 03263
 BOOK 6286 PAGE 1958
2. THE INTENT OF THIS PLAN IS SUBDIVIDE THE LOTS INTO TWO LOTS, SO THE EXISTING HOUSE IS ON A SEPARATE LOT.
3. THE TOTAL PARCEL AREA OF THIS LOT IS 81,718 SQ FT OR 1.876 ACRES.
4. THIS PARCEL IS ZONED: COMMERCIAL C-1
 DIMENSIONAL REQUIREMENTS REQUIRED
 MINIMUM LOT AREA 21,780 SQUARE FEET
 MINIMUM LOT FRONTAGE 50'
 FRONT YARD SETBACK 15'
 SIDE YARD SETBACK 15'
 REAR YARD SETBACK 15'
5. THE LOT IS SERVICED BY ON SITE WELL AND INDIVIDUAL SEPTIC SYSTEM.
6. BEDFORD DESIGN CONSULTANTS, INC. PERFORMED A TOPOGRAPHIC FIELD SURVEY IN JUNE, 2021 ON AN ASSUMED DATUM.
7. THE SUBJECT LOT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, MAP #33015C0178E, EFFECTIVE DATE MAY 15, 2005.
8. THE SITE IS ALL HINCKLEY SOILS 3-8% SLOPES PER NATURAL RESOURCES CONSERVATION SERVICE, ROCKINGHAM COUNTY SOIL MAP.

WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC. IN NOVEMBER 2021 UTILIZING THE FOLLOWING STANDARDS:

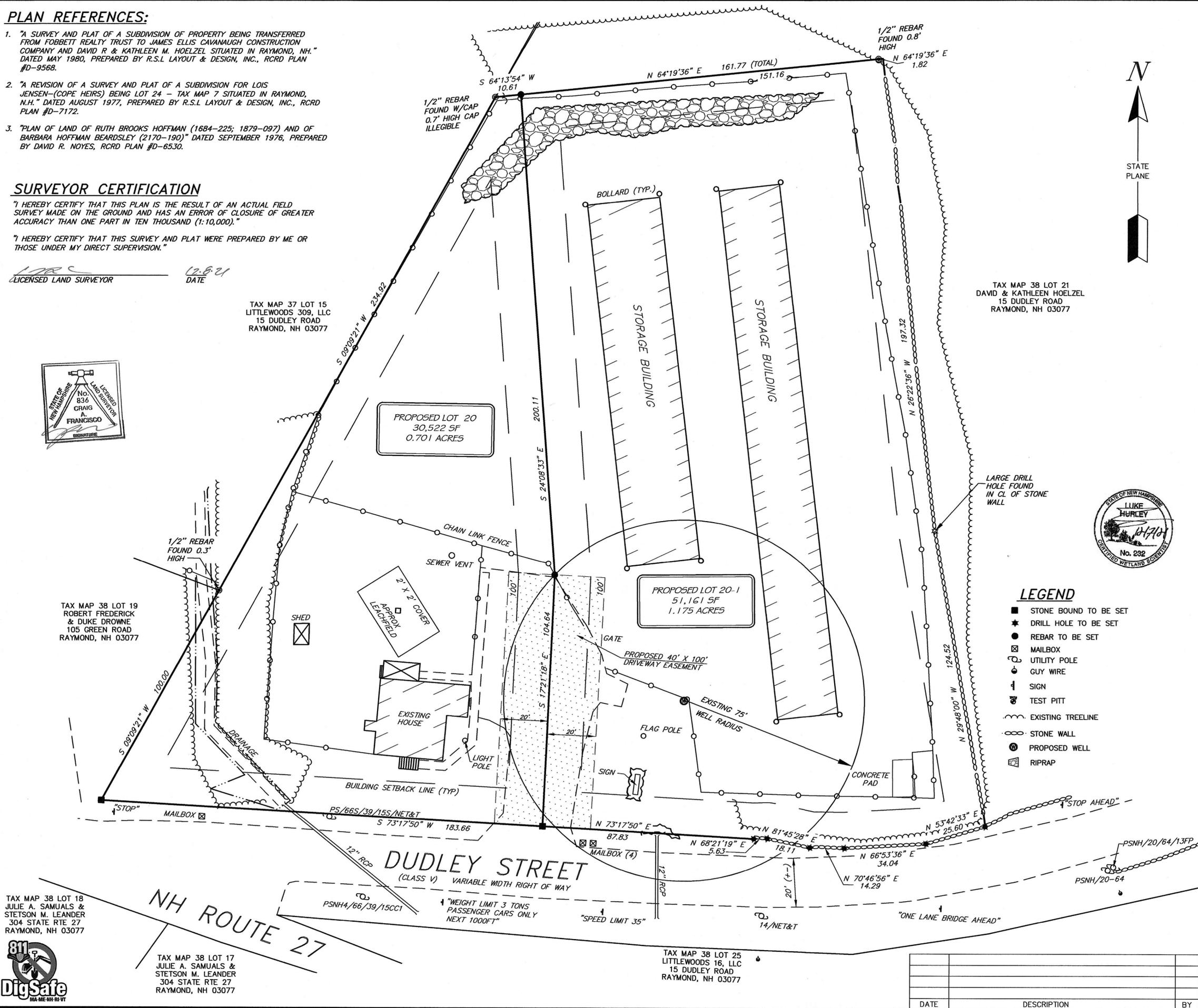
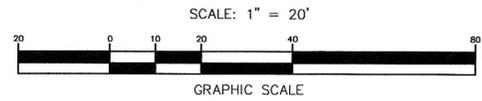
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
4. NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).



LEGEND

- STONE BOUND TO BE SET
- ★ DRILL HOLE TO BE SET
- REBAR TO BE SET
- ⊠ MAILBOX
- UTILITY POLE
- ⊙ GUY WIRE
- ⊥ SIGN
- ⊕ TEST PITT
- ~ EXISTING TREELINE
- ∞ STONE WALL
- ⊙ PROPOSED WELL
- ▨ RIPRAP

APPROVED BY THE TOWN OF RAYMOND PLANNING BOARD
 CHAIR: _____
 DATE: _____



TAX MAP 38 LOT 18
 JULIE A. SAMUALS &
 STETSON M. LEANDER
 304 STATE RTE 27
 RAYMOND, NH 03077



TAX MAP 38 LOT 17
 JULIE A. SAMUALS &
 STETSON M. LEANDER
 304 STATE RTE 27
 RAYMOND, NH 03077

TAX MAP 38 LOT 25
 LITTLEWOODS 16, LLC
 15 DUDLEY ROAD
 RAYMOND, NH 03077

DATE	DESCRIPTION	BY	REV.

TAX MAP 38 LOT 20
SUBDIVISION PLAN
603 SELF STORAGE SUBDIVISION
 LOCATED AT:
21 DUDLEY ROAD
RAYMOND, NEW HAMPSHIRE
 PREPARED FOR/OWNER:
 155 FARMINGTON RD, LLC
 55 HIGH STREET
 PITTSFIELD, NH 03263

SCALE: 1" = 20' AUGUST 16, 2021 SHEET 1 OF 2

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1628-001
C.A.F.	K.M.B.	C.A.F.	642	2	

Bedford Design Consultants Inc.
 ENGINEERS AND SURVEYORS
 592 Harvey Road, Manchester, NH 03103
 Telephone: (603) 622-5533
 www.bedforddesign.com

PLAN REFERENCES:

1. "A SURVEY AND PLAT OF A SUBDIVISION OF PROPERTY BEING TRANSFERRED FROM FOBETT REALTY TRUST TO JAMES ELLIS CAVANAUGH CONSTRUCTION COMPANY AND DAVID R & KATHLEEN M. HOELZEL SITUATED IN RAYMOND, NH." DATED MAY 1980, PREPARED BY R.S.L LAYOUT & DESIGN, INC., RCRD PLAN #D-9568.
2. "A REVISION OF A SURVEY AND PLAT OF A SUBDIVISION FOR LOIS JENSEN-(COPE HEIRS) BEING LOT 24 - TAX MAP 7 SITUATED IN RAYMOND, N.H." DATED AUGUST 1977, PREPARED BY R.S.L LAYOUT & DESIGN, INC., RCRD PLAN #D-7172.
3. "PLAN OF LAND OF RUTH BROOKS HOFFMAN (1684-225; 1879-097) AND OF BARBARA HOFFMAN BEARDSLEY (2170-190)" DATED SEPTEMBER 1976, PREPARED BY DAVID R. NOYES, RCRD PLAN #D-6530.

TEST PIT DATA

TEST PITS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC (MATTHEW ROUTHIER) DATE OF ON-SITE REVIEW: 11/01/2021

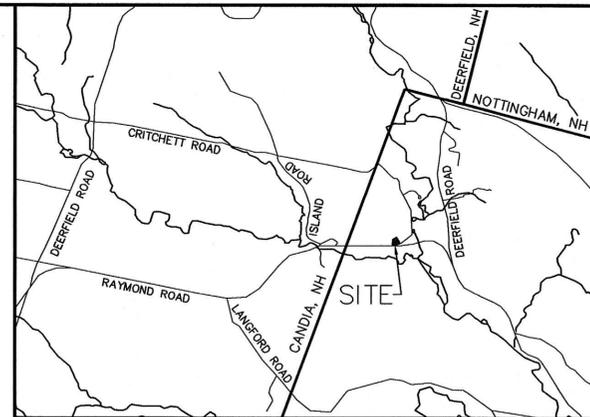
TP 1	ELEV.=1008.00±
0" A. LOAMY SAND, 10YR 3/4, MASSIVE, WEAK, VERY FRIABLE	ELEV.=1007.92±
1" C. SAND, GRANULAR, 2.5Y 5/4 LOOSE	ELEV.=1001.50±
78" C. SANDY LOAM, 10YR 5/6, MASSIVE, WEAK, VERY FRIABLE	ELEV.=999.50±

DEPTH TO BEDROCK: 102"+
OBSERVED WATER: N/A
STANDING WATER: N/A
E.S.H.W.T: 102"
DEPTH OF PERC.: 78"
RATE OF PERC.: 10 MIN/INCH

TEST PITS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC (MATTHEW ROUTHIER) DATE OF ON-SITE REVIEW: 11/01/2021

TP 2	ELEV.=1009.00±
0" A. LOAMY SAND, 10YR 3/4, MASSIVE, WEAK, VERY FRIABLE	ELEV.=1008.92±
1" C. LOAMY SAND, 10YR 3/6 MASSIVE, WEAK, LOSSE, FRIABLE	ELEV.=1008.00±
12" C. LOAMY SAND, 10YR 5/8 GRANULAR LOOSE	ELEV.=1003.58±
65" C. LOAMY SAND, 10YR 5/8 MASSIVE, WEAK, VERY FRIABLE	ELEV.=1003.00±

DEPTH TO BEDROCK: 72"+
OBSERVED WATER: N/A
STANDING WATER: N/A
E.S.H.W.T: 65"
DEPTH OF PERC.: 65"
RATE OF PERC.: 10 MIN/INCH



NOTES:

1. OWNER OF RECORD:
155 FARMINGTON ROAD, LLC
55 HIGH STREET
PITTSFIELD, NH 03263
BOOK 6296 PAGE 1958
2. THE INTENT OF THIS PLAN IS SUBDIVIDE THE LOTS INTO TWO LOTS, SO THE EXISTING HOUSE IS ON A SEPARATE LOT.
3. THE TOTAL PARCEL AREA OF THIS LOT IS 81,718 SQ FT OR 1.876 ACRES.
4. THIS PARCEL IS ZONED: COMMERCIAL C-1
DIMENSIONAL REQUIREMENTS REQUIRED:
MINIMUM LOT AREA 21,780 SQUARE FEET
MINIMUM LOT FRONTAGE 50'
FRONT YARD SETBACK 15'
SIDE YARD SETBACK 15'
REAR YARD SETBACK 15'
5. THE LOT IS SERVICED BY ON SITE WELL AND INDIVIDUAL SEPTIC SYSTEM.
6. BEDFORD DESIGN CONSULTANTS, INC. PERFORMED A TOPOGRAPHIC FIELD SURVEY IN JUNE, 2021 ON AN ASSUMED DATUM.
7. THE SUBJECT LOT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, MAP #33015C0178E, EFFECTIVE DATE MAY 15, 2005.
8. THE SITE IS ALL HINKLEY SOILS 3-8% SLOPES PER NATURAL RESOURCES CONSERVATION SERVICE, ROCKINGHAM COUNTY SOIL MAP.

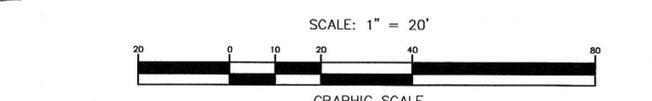
- WETLAND CERTIFICATION**
- WETLANDS WERE DELINEATED BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC. IN NOVEMBER 2021 UTILIZING THE FOLLOWING STANDARDS:
1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2. UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
 3. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
 4. NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

SURVEYOR CERTIFICATION

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

LUKE HURLEY
LICENSED LAND SURVEYOR
DATE: 12-8-21



TAX MAP 38 LOT 20

TOPOGRAPHIC PLAN

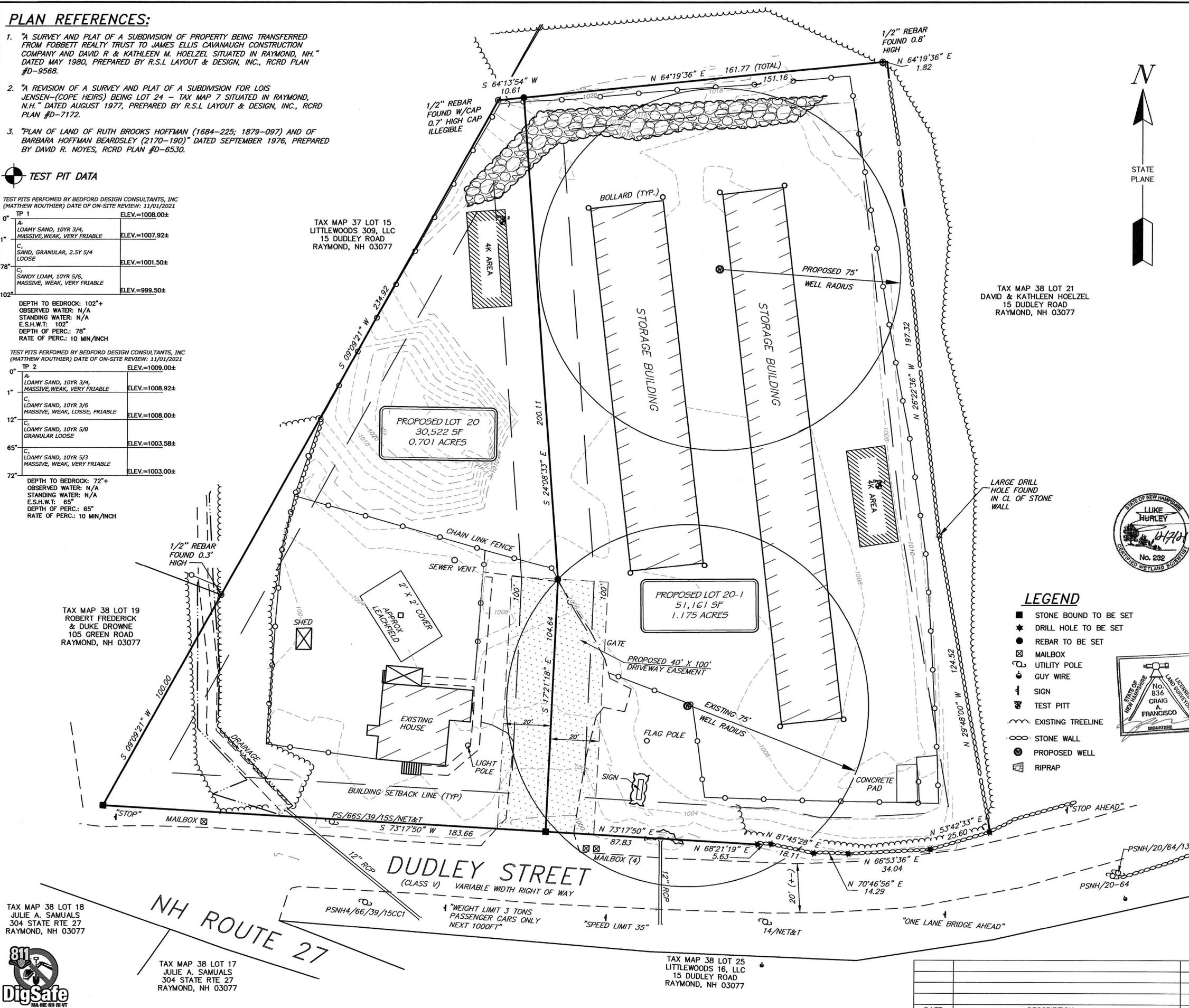
603 SELF STORAGE SUBDIVISION

LOCATED AT:
21 DUDLEY ROAD
RAYMOND, NEW HAMPSHIRE

PREPARED FOR/OWNER:
155 FARMINGTON RD, LLC
55 HIGH STREET
PITTSFIELD, NH 03263

SCALE: 1" = 20'	AUGUST 16, 2021	SHEET 2 OF 2
DESIGN: C.A.F.	DRAWN: K.M.B.	CHECKED: C.A.F.
FB: 642	PG: 2	1628-001

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Proposed Zoning Amendments 2022 (NEED TO VOTE TO MOVE TO THE BALLOT OR NOT)

Are you in favor of Amendment #1 to the Raymond Zoning Ordinance as proposed by the planning board, as follows: Amend sections 4.5.2, 15.2.6 and 15.2.7 to clarify that setbacks required for uses abutting properties in different zoning districts are measured from the property line, not the zone boundary line.

Are you in favor of Amendment #2 to the Raymond Zoning Ordinance as proposed by the planning board, as follows: Amend section 15.2.1 reducing the setback requirements for certain preexisting lots to 25 feet to remove Zones C and D, because those Zones already provide for setbacks of less than 25 feet.

Are you in favor of Amendment #3 to the Raymond Zoning Ordinance as proposed by the planning board, as follows: Amend section 15.1 to combine all area and dimensional tables (minimum lot size requirements, minimum frontage requirements, and minimum setback requirements) into one Proposed Area and Dimensional Requirements Table and to increase the required dimensions for lots in Zone A which are not served by town water to be consistent with those properties in Zone B. Specifically, properties in Zone A which are not served by town water will be required to have a minimum of 87,120 square feet (2 acres) where 40,000 square feet is currently required; a minimum of 200 feet of frontage, where 150 feet are currently required, and setbacks of 30 feet, where 25 feet are currently required.

CITIZEN PETITION (ONLY NEED TO RECOMMEND OR NOT)

Are you in favor of amendment #XX to the Raymond Zoning Ordinance by Citizen Petition as follows: Shall the Town of Raymond vote to amend Article 5, Table 5.1.1 to include "The Bean Tavern", 10 Old Fremont Road Map #23 Lot #60 into Zone F, the Historic Overlay District.

Proposed Zoning Amendments 2022

4.5.2. C.3 ZONE DEVELOPMENT STANDARDS: Any development proposed within the C.3 District shall be subject to the following standards:

4.5.2.2. Any non-residential structure which is proposed to be located abutting an existing or proposed residential use shall require a minimum setback of one hundred feet (100') **from property lines**, or in the alternative, fifty feet (50'), which shall include a twenty foot (20') dense vegetative buffer and a fence of a type designed to shield the residential use from light and noise generated by a non-residential use. Security apartments which are accessory to a nonresidential use shall not be affected by this section.

Explanation: This came up in an application that involved both a Zone boundary and a residential/non-residential abutting use. There was question about whether the structure setback was from the Zone line or the property line. This is just to clarify that the setback is from the Property Line, just as it is in the rest of the Ordinance.

15.2. Notes to Area and Dimensional Requirements

15.2.1. Excepted from this requirement are all buildings on any pre-existing lot in Zones B, ~~C, D~~ or E or less than two (2) acres, which shall require setbacks of twenty-five feet (25') from all property lines.

Explanation: It appears that this statement aims to provide relief from frontage requirements on pre-existing lots, but it does not do so for lots in Zones C & D. For example, if there is a pre-existing lot in Zone B, it would be granted relief from the required 30 ft setback but if you have a pre-existing lot in Zone C or D, the minimum setback requirement is already 15 ft. So, based on this statement, the setbacks would now need to be 25 ft, which increases the original setback requirement. Lots in Zone C and D also only require a half-acre. So, 25 ft setbacks would take up most of the lot area.

15.2.6 Any residential structure proposed for location within a Commercial (C.1 and C.2) or Industrial zone (D) shall require a minimum setback of one hundred feet (100') from **property lines**, or, in the alternative, fifty feet (50') inclusive of a minimum of twenty feet (20') of dense vegetative buffer and a fence of a type designed to shield the residential structures from light and noise generated by a commercial or industrial use. Security apartments which are accessory to any commercial or industrial use shall not be affected by this section. (03/2002)

15.2.7 Any commercial or industrial structure which is proposed to be located abutting a residential zone, or in C.2 only, an existing residential use, shall require a minimum setback of fifty feet (50') **from property lines**, which shall include a twenty foot (20') dense vegetative buffer and a fence to shield the residential zone or in C.2 only, an existing residential use, from light and noise generated by the commercial or industrial structure. If the entire fifty-foot (50') buffer is developed and maintained as dense vegetative buffer, a fence is not required. (03/2002)

Explanation: Same as above for 4.5.2

Proposed Area and Dimensional Requirements Format and Zone A change

Zone	Minimum Square Feet	Minimum Acreage	Minimum Frontage	Minimum Setbacks			Serviced by Town Water
				Front	Side	Rear	
A	40,000	0.92	100	25	10	10	Yes
A	87,120	2	150 -200	25-30	25-30	25-30	
B	87,120	2	200	30	30	30	
C.1	21,780	0.5	50	15	15	15	
C.2	21,780	0.5	50	15	15	15	
C.3 (non-residential)	21,780	0.5	50	15	15	15	Yes
C.3 (Single-family residential)	65,340	1.5	150	25	25	25	Yes
C.3 (Two-family residential)	65,340	1.5	150	25	25	25	Yes
C.3 (multi-family residential)	21,780	5	200	25	25	25	Yes
D	21,780	0.5	50	15	15	15	
E	87,120	2	200	50	50	50	Yes
F	NA	NA	NA	50	50	50	
G	87,120	2	200	15*	15*	15*	

Explanation: The first proposed change is formatting all area and dimensional requirements in one table. In the existing Zoning, there are multiple tables.

The second proposed change is to make the area and dimensional requirements for Zone A NOT serviced by town water, the same as Zone B. The justification was that bigger lots are needed to support a well. The Board isn't sure why the residential Zone A (not serviced by town water) would be different than residential Zone B (also not serviced by town water).

1 Planning Board Minutes

2 January 6, 2022

3 7:00 PM

4 Media Center Raymond High School

5
6 **Planning Board Members Present:**

7 Brad Reed

8 Gretchen Gott

9 Patricia Bridgeo

10 George Plante (Selectmen ex officio)

11 Dee Luszcz (Alternate)(Seated)

12
13 **Planning Board Members Absent:**

14 Paul Ayer

15
16
17 **Staff Present:**

18 Madeleine Dilonno -Circuit Rider Planner, RPC

19 Glenn Coppelman - Circuit rider

20
21 Pledge of Allegiance

22 Mr. Reed 1:04

23 I'd like to take just a moment before we begin our first application. Going through my
24 notes, I realized I had turned in the resignation letter from John Beauvilliers to the
25 town office, but we had never recognized it publicly at a meeting. So, I'd like to this
26 evening thank John Beauvilliers for his service to our town in many capacities. And
27 specifically for his time on the planning board, he resigned, or you gave me the letter
28 at the Green Road site walk so I apologize. I meant to bring it up at the next meeting.
29 And so, I would like someone to just make a motion to officially recognize his
30 resignation and to give him my very best,

31
32 Ms. Bridgeo 1:51

33 Motion:

34 Ms. Bridgeo made a motion that we accept John Beauvilliers resignation and give
35 him the best and thank you for serving. Mr. Plante seconded the motion. The motion
36 passed unanimously with a vote of 5 in favor, 0 opposed and 0 abstentions.

39 Ms. Gott 2:02

40 If I don't remember to say that when we get to the minutes his He's listed as absent
41 on the last minutes, and he had already resigned so he should that should be
42 changed and I'm afraid I'll forget to tell you.

43

44 Mr. Reed 2:20

45 We're here to hear application number 2021 -010 to an amended site plan
46 application being submitted by Bohler Engineering on behalf of McDonald's USA
47 LLC. They are proposing upgrades to the drive thru features and minor site
48 improvements to ensure compliance with ADA regulations the property is
49 represented as Raymond tax map 29 -3 lot 2 and located at 2 Essex. Dr, Raymond.
50 And do we have a complete application to take jurisdiction? Yes. Good. Take a
51 motion to that effect.

52

53 Mr. Plante 3:34

54 Motion:

55 Mr. Plante made a motion that the plan is complete for review. Ms. Bridgeo
56 seconded the motion. The motion passed unanimously with a vote of 5 in favor, 0
57 opposed and 0 abstentions.

58

59 Mr. Reed 3:45

60 Would you introduce yourself?

61

62 Bill Lucas 3:47

63 My name is Bill Lucas. I'm with Bohler Engineering or formerly Bohler Engineering
64 now it's just Bohler. So, you know, I guess at this point, let me place this on your
65 reference for everyone's orientation. North is roughly the top of the page pointing a
66 little towards the upper left-hand corner, Freetown Road versing. An Essex Drive
67 along the bottom. McDonald's site sits here that's 2 Essex. As you know, it has two
68 driveways located at the bottom of the building in the middle, and circulation
69 generally is counterclockwise. Just to give you a backing up a step. We received a
70 recommendation from the Technical Review Committee about a month ago. It has a
71 few conditions attached to it. And we can go through those when time comes. In
72 general, McDonald's itself has been going through a major rebranding program
73 throughout the US. And something that you've probably seen in New England, we've
74 been working on that. Bohler, that is, and myself over the past five years, the first
75 three of those years were very heavily involved with a lot of sites throughout New

76 England. At this point in time, you're seeing the tail end of this program. It is a
77 program that is funded partially by McDonald's, and also partially by the ownership of
78 each of those restaurants, where they are contributing dollars to each group. So, like
79 I said, you're at the tail end of that rebranding program. And that's the thrust for what
80 you see on the plan today. And what you probably have seen in other municipalities
81 around the region, they're taking those older looking restaurants and giving them a
82 new modern look on the inside and on the outside of those buildings. It's cleaner.
83 Not everybody likes it that way. But so be it. That's the choice they've made in terms
84 of their rebranding. So as part of this project, that's number one, they are going to be
85 remodeling the interior and exterior of the building for that new modern look, and
86 signage associated with it. And the signage is a lot different than what you've seen in
87 the past, generally in the past McDonald's is just written out. Now, it's just that
88 golden arch that you'll see. On the front were the main entry points to the building
89 itself, they will not be changing out any of their freestanding signage. That's not been
90 their policy throughout. But you may see upgrades to any of the directional signs
91 associated on the site again, that rebranding. Second item is the reconfiguration of
92 the drive thru, where today you have a single lane drive thru on the rear of the
93 building, which drive thru will still be maintained at the rear of the building, but there
94 to expand it to what they call a side-by-side drive through that double drive thru block
95 where it has too many boards to speak or systems. And the ability for McDonald's to
96 run those orders, take those orders, run those orders, and get the people through
97 there more efficiently. From McDonald's standpoint, they do a lot of business through
98 their drive thru not as much business on the inside of the restaurant. And that came
99 to fruition even more so during COVID. So, you'll see a lot of restaurants in the future
100 start to take over this same model that McDonald's has moved forward with. The last
101 part is then the ADA compliance, which was noted in the beginning as part of the
102 interior, remodeling, architectural or they will start looking at ADA compliance in the
103 dining space, kitchen, any of the access points in the bathrooms, to make sure that's
104 all up to code, as well as we look at the outside of the building to make sure that you
105 have ADA compliant pathways from the building to the parking or to the streets. And
106 then looking at the parking stalls themselves in terms of quantity, the slopes, their
107 locations, and signage. In terms of some of the things that we're not changing on the
108 site, just that there's no changes to any of the utilities, we're not changing any of the
109 access points, but there will be some minor modification to the parking because of
110 the side-by-side drive thru. And the ADA compliance of the stalls. So, what we've
111 done here is we've expanded the length of the stalls on the site and had to decrease
112 the drive aisles slightly but all in compliance with code. The parking itself, there were
113 69 existing stalls, has been reduced down to 53 stalls to accommodate this larger
114 side by side component. The 53 stalls are still in compliance with the code which
115 requires 51. So closer, but to that end, still compliant with respect to parking there
116 has been some concerns about larger vehicles as addressed by the TRC. We have
117 provided for some large striping areas along the perimeter on the rear and the
118 eastern leg of the site where you have that ability for larger buses to pull up Park and
119 allow the kids work. Any of the customers come into the building? It's not necessarily
120 designated as bus parking, but it is striped in terms of a size and location that would
121 be acceptable for buses. When the last major or minor changes to the rear of the

122 plan is, they'll be getting a new trash enclosure, bigger than what was previously
123 there. And that's just because based on his story, historical reference on all their
124 sites, the trash enclosure they've had in the past, they're just too small. So now we
125 have to be in a situation that we have to increase the size of those, we reoriented it
126 to be in line with the counterclockwise flow so the trash can pick up, back out and
127 then circulate through the site.

128

129 The last part of this is there were two requests for waivers. Both of them had to do
130 with pavement, the payments section itself. And based on my conversations with
131 Ross of Dubois and King, basically, it's my understanding that generally those
132 payment sections are required for new developments. And in this case, since we're
133 not developing, we are repaving the entire site, and just a minimal portion of it. We're
134 requesting a waiver to allow McDonald's to come in with their standard paving
135 section, which is a heavy-duty New England style paving section that is consistent
136 with what they've done throughout New England, in the, you know, throughout the
137 history of their program. And, you know, to that end, we don't think it's detrimental to
138 public health or safety. But I'll open it up to questions. There were two waivers, but
139 both of them were specific to the paving section and I can read them off there on the
140 plan labeled C- 301. It says from section 6.07.03 to require a 2.5-inch binder course
141 and a 1.5 inch wearing course of bituminous concrete pavement. That one second
142 one is from section 6.07.02 to require a 12-inch bank run gravel subbase and a six-
143 inch crushed gravel base with corresponding NHDOT item numbers defined with a
144 compaction requirement of 95% modified proctor.

145

146 Ms. Gott 12:52

147 Bill, it might be helpful as a board if you could explain the difference in your own
148 words, what the difference between what the reg requires and what you're
149 proposing.

150

151 Bill Lucas 13:38

152 Understood. So, it's a very nominal difference. For instance, on the first one, where it
153 asks for a 2.5-inch binder course and a one inch, one and a half inch wearing
154 course, one and a half followed by two, the one and a half is what's on top and what
155 you see, McDonald's requires a two. So, we're actually in excess of what that one
156 and a half is. And then on the second that we're in course, are the binding course.
157 They're looking for a 2.5 inch, and McDonald's requires a four. So, we're coming in
158 with actually a heavier section than what is required by code. But that's what
159 McDonald's wants to use, because they understand the long-term wear and tear on
160 their sites.

161

162 Mr. Reed 14:28

163 So, it's any since we're talking about the waivers in such detail, are there any other
164 questions about the waiver and the intent of the waivers? They're just trying to meet
165 the detailed requirements of our regulations. They're actually going beyond it.

166

167 Bill Lucas 14:49

168 I was asked to request the waiver.

169

170 Ms. Gott 14:52

171 It's in the Dubois and King letter.

172

173 Mr. Reed 15:09

174 It's in their letter.

175

176 Mr. Coppelman 15:12

177 It does seem a little bit strange to have to request a waiver. If you're exceeding the
178 requirement.

179

180 Ms. Gott 15:18

181 I've never heard of that before.

182

183 Ms. Bridgeo 15:23

184 Motion:

185 Ms. Bridgeo made a motion that we accept or approve the waiver 6.07.02 and
186 6.07.03. Because McDonald's is exceeding our requirements. Mr. Plante seconded
187 the motion.

188

189 Mr. Reed 15:49

190 All right. Any discussion on it?

191

192 Mrs. Luszcz 15:52

193 Yeah. I would just hate to set a precedent. To issue waivers for exceeding I mean,
194 what if somebody says you have to put 10 trees in, and somebody wants 12? They
195 have to come with a waiver. I don't know.

196

197 Mr. Reed 16:11

198 Yeah. And it's just, it's just they're replying to the letter from our engineers, really
199 what's going on? But I understand what you're saying. But we don't, we don't need to
200 worry about that. We're, we're talking about just meeting the requirement that our
201 engineer asked for anybody else.

202

203 Ms. Gott 16:30

204 I don't think it wouldn't hurt to put a statement in this. We don't see this as a
205 precedent setting. This was a request, you know, some disclaimer, disclosure,
206 whatever.

207

208 Bill Lucas 16:43

209 So, what they're asking for is to do better than what the town is at.

210

211 Ms. Gott 16:47

212 Right. I think it's important that part of the motion just to say this does not set a
213 precedent for future requests for greater than what's required. Does that make
214 sense?

215

216 Ms. Bridgeo 17:06

217 So, I amend my motion to include the statement that this is not going to set further
218 precedent for any future waivers to need to be proposed as exceeding town's
219 regulations. Mr. Plante seconded the amended motion. The motion passed
220 unanimously with a vote of 5 in favor, 0 opposed and 0 abstentions.

221

222 Mr. Reed 17:39

223 Now. I just have one question. And that is, does the actual footprint of the parking lot
224 stay exactly where it is now? Or does it change?

225

226 Bill Lucas 17:52

227 The outer band portion of the parking lot will not be expanded. Okay. And to expand
228 on that a little bit more, with respect to the interior of it, there will actually be greener
229 than paved. Okay. So, we're producing impervious surfaces. Right, thank you.

230

231 Ms. Gott 18:20

232 As Brad mentioned, expanding the area. My question, one question is, and I
233 understand that this is the personal, or this is what McDonald's wants to do. But I'm
234 sorry that they're not going to use the extra land that they've had. This is a very, very
235 crowded site. And there is land adjacent that they could expand upon and not have
236 this such a tight site. I am an occasional customer, not often, but occasionally. And
237 there is a tractor trailer that backs into the back corner here, whatever corner it is
238 east side of the building to unload, which causes all sorts of problems when you
239 have now the double lanes of ordering, drive throughs. And then when the garbage
240 truck comes, that makes it even more fun. There's not a lot of space to do all of this.
241 And I think it just makes a difficult social situation even more difficult. And trying to
242 figure out how to mitigate this to watch traffic pull out of parking places and try to get
243 around two lines of traffic now in a garbage truck or tractor trailer delivering, pretty
244 tough to get around because it's one way to go all the way around the building to get
245 back out. So, I don't remember which way it was. Is it parallel to the top border or the
246 east side?

247

248 Bill Lucas 19:58

249 So, the entry is here, and assume front loading trash truck. Okay, yeah, to come into
250 the site and be able to pull directly head on, pick up, make that dumping movement
251 back out a little.

252

253 Ms. Gott 20:19

254 I've seen that happen. Now to say that I forgot about it.

255

256 Bill Lucas 20:22

257 So, in just to give you a sense of space from the edge of the pavement to the edge
258 of that first, side by side drive through lane, we're anticipating somewhere upwards
259 of 28 plus feet. That includes the drive aisle itself, but we're talking about a trash
260 truck movement that shouldn't be in performing that operation, you know, over a long
261 period of time. And I understand that they're probably there frequently. And I don't
262 know what that frequency is. But that should be a fairly short period of time. And
263 there may be the ability for cars to move around that, especially if there's no one
264 pretty doing that outer side by side lane.

265

266 Ms. Gott 21:12

267 The other thing is you're talking about a possible bus parking there. So, you have a
268 lot of uses for the same section of property. And that concerns me.

269

270 Bill Lucas 21:22

271 Again, I don't know the frequency of buses at this location, or the timing, the timing
272 time. When we run into that situation, I can understand that there could be some
273 headaches. And quite honestly, this is one of the bigger McDonald's that I've worked
274 on. Personally, I mean, when you're talking upwards of 60 plus spaces, sometimes
275 McDonald's is happy to get 30 in certain locations, but I think it's kind of, you know,
276 based on what I've seen, you're driving around Raymond, there's not a lot of fast-
277 food opportunities, especially in that location, where I can see that it's driving a lot of
278 business to it.

279

280 Ms. Gott 22:08

281 Do you understand what I'm saying? Do the other board members understand that
282 we have it seems like McDonald's has an opportunity to fix some problems that
283 currently exist. Yet it seems like some of what the plan is actually adds to some of
284 those problems. And that concerns me.

285

286 Bill Lucas 22:31

287 As described, beginning with this program, it is a joint effort between McDonald's
288 outlaying some of those dollars and then the owner outlaying those dollars and that
289 is part of their deal, in terms of how much they're going to spend to, at a minimum
290 get, you know, the remodel of the building the drive thru component and bring it
291 bring this site into compliance as part of all this. So, when they start to spend dollars
292 beyond that, then it becomes less likely that McDonald's will contribute. And those
293 dollars will come directly from the ownership.

294

295 Mr. Reed 23:20

296 Would you mind, I know you guys responded to the whole parking issue and the lane
297 sizes and everything. And you have a good response and walk us through that on
298 the plan so everybody can see how you've allowed or not understand what Gretchen
299 is saying this is a small area with a lot of traffic, but you have allowed for at least
300 according to this letter you've allowed for the very question she just asked.

301

302 Bill Lucas 23:46

303 So, we'll simplify things. At the rear of the building first, there was a row, there is a
304 row of parking that abuts the rear the northern property line, we basically reduce that
305 down to three parking stalls and then striped from that point over to the trash
306 enclosure. Enough of a whip to allow potentially for a boss or oversize vehicles to
307 pull into that location. And immediately adjacent to it is an 18-foot-wide drive aisle
308 before you get to the actual stacking. So, no real change to the parking back there
309 besides the fact that we took it away on the west side of the building or the drive thru
310 pickup point. Nothing changes. The drive aisle remains the same, parking stalls
311 remain the same along that entire area. That drive aisle itself is 26 plus feet. So
312 pretty sizable. And again, this is just for one way traffic you know we're telling you
313 can get away with 24 feet for two-way traffic so 26 for one way is substantial. On the
314 entry point to the building or the non-drive thru side, that's where we made the most
315 significant changes to the parking feel. So, at the front of the building, or immediately
316 adjacent to the building, we kept the same angle for all the stalls. But, you know, per
317 the request of the technical review committee, we had to lengthen those, some of
318 them were a little shy of where they needed to be. So, again, I don't remember what
319 that nominal distance was. But let's say it was two feet just for purposes of this
320 discussion. So, we had to maybe widen or lighten those by two feet, which would
321 then impact our drive aisle. And then we had to do the same thing with the parking
322 stalls on the other side of that drive aisle. Again, they're showing a little bit shorter
323 than what they should be. So, let's like the nose again. And what that ended up
324 creating was a 21 foot, give or take drive aisle with, again, one way and angled stalls
325 21 feet, it's a little shy of what you would want for a two way, but significant enough
326 that you should be able to back your car fully into that area, you can go down to 18
327 feet, really, for one way with five, we have 21. So, we're going to a couple extra feet.
328 And then we had to modify that drive component around the back of the building to
329 veer away to the east of that side-by-side drive thru piece that we put on the back
330 corner. That required us to eliminate parking stalls that continued from roughly this
331 point back to the corner where the trash enclosure was. And again, what we did was
332 we provided the 18-foot drive while there's no parking next to it, besides, you know,
333 that striped area where you may have a bus. And then we provided that another 10
334 plus feet of striping to the edge of the existing parking field. So, there is a little bit of
335 a maneuver there. But in general, we're, in our opinion, providing drive aisles that
336 would be compliant for one way traffic flow.

337

338 Ms. Gott 27:28

339 How far is it? Like that, because I don't have a plan out just from the top corner of
340 that second drive through to the garbage container, garbage fenced area. How far is
341 that?

342

343 Bill Lucas 27:40

344 So, at the end of that rounded that radius of the island? Yeah. So, from the curb line,
345 where that island is, is a 10 feet wide, concrete pad where the cars will drive through
346 and make their order from the edge of that concrete pad. It's another 18 feet on that
347 radius angle. It would be 18 feet exactly. Maybe a little bit more. But let's say 18 feet
348 exactly to the corner of that trash enclosure. And what we've done to go above and
349 beyond there is we placed a couple of bollards around that corner, they'll be painted
350 yellow. So that way cars can identify, hey, I'm approaching this if you didn't see it
351 already being directly in front of you. But you know, for protection purposes, we don't
352 want any vehicles large or small.

353

354 Ms. Gott 28:43

355 So, somebody could scoot through between people in the aisle for drive thru and the
356 garbage container. And that again, so somebody, somebody coming from the
357 parking places could come in, scoot through between the dry of the second aisle and
358 the garbage container. There's 18 feet that could fit through there.

359

360 Bill Lucas 29:06

361 Yes.

362

363 Mr. Plante 30:13

364 I have a question. I noticed on the TRCs; they were concerned about the emergency
365 exit route for the kitchen. That's what changed?

366

367 Bill Lucas 30:59

368 That's correct. Yes, we did address that I can do, I don't have the architectural
369 footprint to show you. But essentially, as the building exists today, there is a door
370 that goes from the kitchen, directly into the bathroom. That's no longer good. by
371 code. It doesn't make any sense for somebody to go from the bathroom to the
372 kitchen back and forth. So, we had to eliminate that door. And at one point in time,
373 when we eliminated that door, the concern was the length, or the distance from the
374 actual kitchen out of the building exceeded what was allowed by compliance. So,
375 what our architect did was look at that again, and actually just change the door
376 location by about four or five feet by turning the corner and adding a new door from
377 the kitchen, that would then go out to the dining space and didn't go into the
378 bathroom. We provided that on the plan. It was reviewed and accepted from the
379 TRC.

380

381 Mrs. Luszcz 32:05

382 So, the kitchen doesn't have its own emergency exit to the outside does,

383

384 Bill Lucas 32:10

385 it does, it just doesn't go into the bathroom anymore, it goes to the dining space.

386

387 Mrs. Luszcz 32:15

388 To the outside directly?

389

390 Bill Lucas 32:17

391 So, the kitchen space is so large, it actually has two. There's one towards the rear of
392 the building back here. So, if you were in the backhand for the kitchen, you could go
393 out that direction. But if you're in the front half of the kitchen, to get out that back
394 door it's too far, so you need another area of egress. And that's what we had to kind
395 of change the location of that.

396

397 Ms. Gott 32:37

398 It would be likely through stoves and fryers and all sorts of things to get the bed
399 through the back there.

400

401 Bill Lucas 32:44

402 Yes. If there are other components that you have to do, but it is legal. Yeah.

403

404 Mr. Reed 32:49

405 So, what you're saying is that door that was shown on the plan inside the men's
406 room now moves to just outside the men's room? Does that in my understanding?

407

408 Bill Lucas 32:57

409 Generally speaking, if you have a plan, I could probably point it out to you. This is
410 where the old doors are wide.

411

412 Mr. Reed 34:25

413 Basically, there was an existing door from the kitchen that was the egress into the
414 men's room, that door is going to be removed and blocked up. Solid blocking, not
415 something you can take out later. And then that then the door is moved so that the
416 other egress door that's required will go into the dining area, just outside the men's
417 room on kind of a north/south wall.

418

419 Bill Lucas 34:52

420 They would love to deliver on this side of the building near the drive thru their
421 delivery doors are on that back, rear corner, that northeast corner of the building. So,
422 they will want to bring all of the food items in as close as possible.

423

424 But from my standpoint, they have the ability to park on the other side, and they
425 have that striped area now that's outside of that trash enclosure where they could
426 park out of the way and still be able to. It's still close enough. That would be
427 satisfactory.

428

429 Ms. Gott 36:34

430 Would that be a condition of approval just in terms of safety, but then you got the
431 guy with the trolley going across the traffic and it's just not a good situation.

432

433 Mr. Plante 36:49

434 I think with this new footprint that would eliminate that problem. I don't believe that
435 they would be able to do that. With what I'm looking at right now. They would not be
436 able to do that. It would push them over to the right-hand side of the building.

437

438 Bill Lucas 37:45

439 Just my take from an engineering standpoint, site layout. You have a drive thru
440 component on any building that has traffic wrapped immediately to the building,
441 you're never going to be in a situation where the truck pulls right up and makes that
442 delivery. Well, they do now but I think the other piece that would discourage them
443 from doing that is there is a landscaped island now that sticks out, okay, a little bit
444 further, right. As it stands now, I believe that the curb line comes straight back along
445 the side of the building and wraps around, which allows them to pull off right, and
446 probably get the rear of their truck as close as they can to that door. They're not
447 going to have that anymore because of that landscaped Island. Instead, how do I get
448 my rear a little bit closer, I'm going to pull onto that other side. Correct and try to get

449 my rear. got to walk a little bit further. Right, it's going to be another 30 or 40 feet to
450 reverse. But that's probably the reality of what they'll want to do.

451

452 Ms. Gott 38:48

453 Would it be appropriate to make that a condition of approval to ask that they have
454 their deliveries? away from that? To drive through areas. How would you enforce it?

455

456 Bill Lucas 39:02

457 Yeah, the only other thing I would put a sign to let you enforce that.

458

459 Ms. Gott 39:16

460 That's up to the restaurant, if you said that's their deal, but that could be something
461 that we say in terms of safety would be a reasonable condition of approval.

462

463 Mr. Reed 39:28

464 Gretchen they can't, they can't park where the drive throughs are going to be now so
465 they can't do what they have been doing.

466

467 Ms. Gott 39:35

468 I'm looking at what he's described, the door still so still there.

469

470 Mr. Reed 39:43

471 You know the doors didn't, they didn't take the back of the building off and turn it
472 around. Well, if they block two drive throughs that's kind of a business owners' issue
473 that his delivery guys are blocking his customers. You know, I don't think that's
474 something we really start, I wouldn't think that's something we want to set a
475 precedent as interfering with but myself, I mean, if I'm certainly there's other
476 viewpoints. Good. Got that. So, you're thinking they're going to pull into that right
477 hand, the first striped area, they're going to pull the truck over there and walk the
478 products across the aisle.

479

480 Bill Lucas 40:38

481 I would think that because again, the idea is you have to unload from the rear of the

482 truck. So, you want to pull it forward as much as you can. If you're in that drive aisle,
483 you're going to start blocking the drive thru ability. And if I, if I was the owner, I come
484 out and say, Guys, what are we doing here? Who does all this striping on the side?
485 Please, continue to do that, or I need to contact your boss. Right. So, if you have
486 that striping on the side, that's where logically I would think they'd pull up,

487

488 Mr. Reed 41:06

489 Could we ask you to put crosswalk striping from that delivery door to that cross
490 hatched area? That would be just a little bit of striping.

491

492 Bill Lucas 41:16

493 I don't think there's an issue with that.

494

495 Mr. Reed 41:19

496 I mean, that would protect the people crossing because you cannot just blow through
497 it. crosswalk, you cannot park in a crosswalk. So, the people waiting in line would
498 have to allow that four-foot aisle or whatever the requirement is to be open, and then
499 it would go to that striped area, which would give them a logical safe place to unload.

500

501 Ms. Bridgeo 41:38

502 Same thing for the kids coming off the bus.

503

504 Mr. Reed 41:41

505 Would that be acceptable? That helps. I mean, nothing's perfect. I understand drive
506 thru restaurants are here, folks, because we demand them. Let's be honest. But I
507 think that would give us some comfort that we're doing what we can to make this a
508 safe place to load and unload. Could we ask that of you? That would be just a little
509 bit of additional strain?

510

511 Bill Lucas 42:09

512 I don't take issue with that.

513

514 Mrs. Luszcz 42:14

515 Maybe the first delivery? I think that that would also say the driver coming into a new
516 layout going, oh, oh, where am I going? Now? I have many essences in the new
517 layout. He sees this nice big striped pattern. He sees the crosswalk he himself
518 cannot block. Right. Yeah. So, I think it's going to migrate him over to where that
519 large lane is and then he can use that walk. That's a great solution.

520

521 Ms. Gott 42:43

522 I think you're really optimistic. But I think that's reasonable and a good thing to do. I
523 do wonder how they're going to handle the influx of extra cars there. Because it just
524 goes into the single, it feels sorry for the poor person that's working in the takeout.
525 But that's their business. They do it. They ever deal with it.

526

527 Mr. Reed 43:27

528 It's a very effective system. It really keeps traffic congestion down. It really does. But
529 they seem to be able to move it very well. Do we have some approval? Documents?
530 Yes. Since we have no public to ask.

531

532 Maddie Dilonno 44:04

533 See where it says 2 Essex Street and we'll change that 2 Essex drive, by the way.

534

535 We do have a memo from the TRC.

536

537 Mr. Reed 45:34

538 Have you guys agreed to these three items that are on the memo from the care, say,
539 sir?

540

541 Ms. Gott 45:43

542 I do have a question. Is the playground going away?

543

544 Bill Lucas 45:49

545 Most likely, yes. I think it's shown as such on the plan.

546

547 Ms. Gott 46:28

548 Can we just before we do that, can we agree to put as a condition of approval that
549 there'll be a crosswalk striping, striping on the striping? And did you say something
550 about signage? I don't know how to sign the door. Something saying park over there.

551

552 Mr. Reed 46:47

553 I thought about where it crosses the parking lot and goes right to the delivery door.
554 So, we want to include the striping of the crosswalk in the conditions of approval,
555 number eight, and the TRC requirements. And then the crosswalk from the
556 crosshatch to the east. From the parking lot to the delivery door.

557

558 Mr. Plante 48:06

559 And the three items on the TRC memo dated 12/7/21.

560

561 Bill Lucas 48:37

562 The only question I have to do is cross check it with McDonald's corporate. And only
563 because there happens to be some pavement striping right in that area. That would
564 direct people to the drive thru and then the particulars about the spacing of that.
565 Now, if I tell him to look, we have to shift it 8 feet one way or the other. I just need to
566 make sure that they bless it.

567

568 Mr. Reed 49:03

569 Okay, well, it's going to be a condition of approval. So, if you can't get it to pass,
570 you've either told us you'd like to continue this application now and get this cleared.
571 But if we approve this tonight, and they want to change that you have to start all over
572 again.

573

574 Bill Lucas 49:17

575 Understood.

576

577 Mr. Plante 49:19

578 Motion:

579

580 Mr. Plante made a motion to approve application 2021 -012. A site plan application
581 for McDonald's Restaurant at two Essex Drive Raymond New Hampshire tax map 29

582 -3 light to subject to the following conditions. (See attached).

583

584 Mr. Reed 52:10

585 Thank you, George, we do have a disclaimer at the top any persons aggrieved by
586 any decision of the planning board concerning any plat or subdivision may present a
587 superior court petition in accordance with New Hampshire RSA 677:15 Or as
588 applicable to the Zoning Board of adjustment pursuant to RSA 676:5 III within 30
589 days of the date of decision identified above. This notice has been placed on file and
590 made available for public inspection in the records of the planning board. So, I have
591 a motion. Ms. Bridgeo seconded the motion. The motion passed with a vote of 5 in
592 favor, 0 opposed and 0 abstentions.

593

594 Congratulation's sir assuming you can get them to agree to those four things and
595 again if you do not you will have to resubmit your application. Thank you very much.

596 Okay, the next item on our agenda is approval of minutes.

597

598 Ms. Gott 57:58

599 May I preface when I start listing things that there were a number of things that I just
600 kind of went past.

601

602 Ms. Bridgeo 58:03

603 Motion:

604 Ms. Bridgeo made a motion that we accept November 18, 2021 minutes as
605 amended. Ms. Gott seconded the motion. The motion passed with a vote of 4 in
606 favor, 0 opposed, and 1 abstention.

607

608 Mr. Reed 1:16:40

609 George abstains because he was not present. Thank you.

610

611 Okay, moving on to the planning board minutes, they are at the top, say November
612 18. But they include George plant as present on line 12. That is actually the minutes
613 from December 2. That just identifies them. And they are the minutes themselves.

614

615 Ms. Gott 1:17:58

616 I guess I have a procedural question.

617

618 Mr. Reed 1:18:00

619 Procedural? Yeah. Referring to,

620

621 Ms. Gott 1:18:04

622 To the first part of these minutes, which concern the property for which I'm going to a
623 butter. Should I be commenting on as a planning board member on the accuracy or
624 lack of accuracy of that section of the minutes? I've never been an abutter before.
625 So, I don't know how this works.

626

627 Mr. Coppelman 1:18:26

628 Well, you were here listening to the discussion. So, if you have if you think that
629 something needs correction, I don't see why you can't comment on it.

630

631 Mr. Reed 1:18:37

632 Okay, otherwise, we would ask Dee to recuse herself from approving the last
633 minutes, which I don't think necessary. She was here. You were here. Yeah. You
634 couldn't vote on it. But it doesn't mean you can't comment on the accuracy of the
635 minutes. I don't believe Gretchen okay.

636

637 Ms. Gott 1:18:54

638 I guess I'm okay. Anyway, with that section.

639

640 Ms. Bridgeo 1:19:39

641 I entertain a motion to accept the minutes of December 2, 2021. As amended.

642

643 Motion:

644 Ms. Bridgeo made a motion to accept the minutes from December 2, 2021, the
645 amended November 18. Cover letter that then includes George plant line 12, which
646 really are December 2 minutes, as amended. Mrs. Luszcz seconded the motion.
647 The motion passed with a vote of 4 in favor, 0 opposed and 1 abstention.

648

649

650

651 Mr. Reed 1:21:50

652 George abstained because he didn't have the minutes and probably was thrown
653 away because he thought he had to go very well.

654

655 Mrs. Luszcz 1:22:08

656 I'll be abstaining because I was absent. Okay. Thank you. I did watch it on TV.

657

658 Ms. Bridgeo 1:22:18

659 Okay. So, I'm derelict in my duty of those. I don't have them with me. I quote. Sorry, I
660 made up the pages.

661

662 When I read through them, I have the same problem that I see where for instance,
663 page 64, line 2206 through 208, where the sentence is a stuttered sentence, it's in
664 regard to other things we're talking about. So, I guess in the future questions should
665 be phrased in a way that they can be transcribed to reflect accuracy of what trying to
666 say.

667

668 Mr. Reed 1:30:22

669 And that's, so that's what brought me to the question. We asked Laura Specter,
670 which we can, we can, yeah, definitely finished. Yeah, I would eliminate these little
671 things, we get hung up on every meeting. And if we want to keep doing it, I have no
672 problem with it. But when we're talking, and there's multiple interactions, sometimes
673 sentences aren't complete. And when we come back, which should be only a couple
674 weeks later, but sometimes, that's the problem. That's part of the problem. And we
675 will try to keep more on schedule with this in the future. So hopefully, we won't ever
676 be more than one behind on these again, but this is what happens. And I'm sure that
677 that made sense when we were talking about it.

678

679 Ms. Bridgeo 1:31:07

680 So, I for one, find it valuable to be able to go back through and look and see things.

681

682

683 Mr. Reed 1:31:36

684 Okay, well, then we are just and I'm fine with that, because I do understand the value
685 of this. And

686

687 Ms. Bridgeo 1:31:41

688 I can speak unfortunately from the others' sides, legally, but it has come in important
689 situations to be accurate.

690

691 Ms. Gott 1:31:52

692 The other thing that I'm guilty of, and I think others are as well, is that we speak in
693 run on sentences. And the person transcribing does not often understand that we've
694 stopped and there should be a period and then a new sentence happens

695

696 Mr. Reed 1:32:10

697 This is still a program that's doing this electronic program now, so I'm told it will get
698 gradually better. This is an electronic program doing this now. That's part of the
699 pass. So that's why you're seeing like the six instead of SX and that kind of thing,
700 and it will get better at it. It's fine when we're speaking. That's why I know Raymond
701 Community Television asks us all the time to speak clearly and into the
702 microphones. It's going to be very important if we want this to be successful. But
703 that's why your minutes are more complete this year. That's why they're longer.
704 Okay, because we're getting actual electronically transcribed. That's what this is.
705 And that's why I wanted before we went crazy over this, I wanted to make sure that
706 we didn't want to go a more abridged route. If we want to keep doing this, and I'm
707 fine with it, I understand its value, but just want to make sure that we commit
708 ourselves to sticking with it. And as best we can. And it's not always easy to take the
709 time to think about what we're going to say. And we've been told that since grammar
710 school, I know.

711

712 Ms. Gott 1:33:19

713 Well, that helps explain some of this. But one of the questions that it really brought
714 up for me is she says at the beginning, that that was it, that something about the
715 video should be the videos, and we can supplement the videos with the minutes, but
716 they are not part of the minutes. One of the things that I have wondered is if and I
717 don't understand the electronic, all that the impact of that is on minutes. But if
718 someone is not physically in this room, and is using a video to pose that physical,
719 even at the meeting, is using the video to get their minutes. Is that legal to set? I'm
720 not making myself clear.

721

722 Mr. Reed 1:34:16

723 I think as long as we approve them and say that they're accurate. That's a good
724 point. Yeah, I think as long as we do our part of this, that's not a problem. Gotcha.
725 Okay.

726

727 Ms. Gott 1:34:26

728 Yeah, that's a good point. Well, that's just the line she has here that says you can't
729 just incorporate the video and call it good.

730

731 Mr. Reed 1:34:36

732 Yeah, what I understood from this is you can't use the video for your minutes. That's
733 not allowed to just Okay, we're going to just take a copy of the video and call it our
734 minutes. What you need to do is you need to have this. If there ever became a
735 question about the accuracy of this, then they could take a portion of the video to
736 support this or to clarify this, but you have to have the printed transcript to have the
737 printed version. And that's why I asked because it did come up. Because between
738 this in the zoning it has come up half a dozen times this year.

739

740 Ms. Gott 1:35:05

741 Well, actually it was a zoning meeting I was watching where someone said to
742 another member, don't bother with the minutes. They're not accurate. Watch the
743 video and I thought, Oh, my gracious. You know this, this is not a good thing. It'd be
744 telling a new member, or any member don't watch. Don't look at the minutes.

745

746 Mr. Reed 1:35:25

747 I don't know what that was about. I don't recall that conversation.

748

749 Ms. Gott 1:35:33

750 And that was concerning to me to hear that said. So as long as you make the good
751 point.

752

753 Mr. Reed 1:35:40

754 if we go over them the unify them as accurate. That's our job.

755

756 Ms. Gott 1:35:46

757 Right. Okay. Thank you.

758

759 Ms. Bridgeo 1:35:47

760 But you cannot use the video to look at to corroborate what you said?

761

762 Mr. Reed 1:35:56

763 No, I didn't say that. From what Laura said in her opinion that if it were necessary in
764 a court, they can take a section of the video to corroborate this. Like if this was
765 contested.

766

767 Ms. Bridgeo 1:36:07

768 Now I'm saying if I'm going through and I'm checking something I go, I don't think I
769 said that.

770

771 Mr. Reed 1:36:11

772 No, you, I have no problem with you doing that. Yeah, no problem with that at all.
773 Okay. No, there's nothing wrong with that at all.

774

775 Ms. Bridgeo 1:36:19

776 You know, if I'm confused, no one else is.

777

778 Mr. Reed 1:36:29

779 Somebody like to make a motion.

780

781

782 Motion:

783 Mr. Reed made a motion that we accept the minutes of December 16, 2021 as
784 amended. Mr. Plante seconded the motion. The vote was unanimous, 5 in favor, 0
785 opposed and 0 abstentions.

786

787 Okay, so, so we're going to continue with our electronic transcription and approval.
788 That's what I heard. I mean, we don't need to have a big, long discussion on it.

789

790 Ms. Gott 1:38:06

791 So, are all minutes in town being done by electronic transcriptions?

792

793 Mr. Reed 1:38:10

794 I cannot answer that.

795

796 Mr. Plante 1:38:14

797 I think Deb uses her own.

798

799 Mr. Reed 1:38:21

800 What I was told, yes, there's a program that they use that they run it through, she
801 watches it as it's doing it. So, they make sure the people are right. That's what I
802 understood.

803

804 Maddie Dilonno 1:39:07

805 I don't have any updates.

806

807 Mr. Reed 1:39:21

808 There was an error in the posting for the warrant article discussion for the hearing
809 this evening. So that has been postponed until the 20th. For anybody who hadn't
810 gotten that message, and that's why we will not be talking about them. That's why we
811 don't have a roomful of people. I'm assuming. Okay, there are no staff updates.
812 George, do you have anything from the Select Board?

813

814 Mr. Plante 1:39:48

815 I don't. Okay.

816

817 Ms. Bridgeo 1:39:50

818 Can I put a plug out? Absolutely. We're going to be needing people to apply for our
819 boards. It's been up on Raymond.gov/tv. Kevin did a great job putting that out there
820 and the positions that need to be filled. There's a lot of them. So, anybody who's
821 watching who has some time is every day of the week except for Fridays, there's a
822 board that needs somebody to sit on it.

823

824 Mr. Reed 1:40:16

825 We are in need of an additional alternate right now Dee is serving as an alternate.

826

827 Ms. Gott 1:40:25

828 The end day for applying to be on the warrant. To run as a candidate on the warrant.
829 Oh, it is the 28th of January I don't remember. Usually, it's the Wednesday before
830 isn't it isn't a week and a half opening.

831

832 Mr. Coppelman 1:40:49

833 It's a week and a half to two weeks prior.

834

835 Ms. Gott 1:40:51

836 Okay, so I'm guessing that it opens around the 19th. But I know that it ends on the
837 28th on Friday. If anybody's interested in and running for any planning board or
838 budget committee or Selectmen or anything.

839

840 Mr. Coppelman 1:41:07

841 Which Planning Board spots are up this year? Was John one of them?

842

843 Ms. Gott 1:41:12

844 John was one all right. I'm mine is up.

845

846 Mr. Reed 1:41:14

847 John Beauvilliers was. I believe he and you were up this year because he was filling
848 a term wasn't he when he got.

849

850 Ms. Gott 1:41:31

851 Yes, so he's there. Is it one year?

852

853 Mr. Reed 1:41:37

854 Let me look and see what the website says. I know it's on the website I saw the other
855 day. There are open town positions for elected officers or to selectmen to open
856 positions for three years. One position for one year budget committee 2 open
857 positions for three years. One for one year ethics 2 open positions for three years.
858 Trustees one open position for three years. Library trustee one open position for
859 three years. Town moderator one position for a two-year term. Planning Board 2
860 open positions for three-year terms.

861

862 Ms. Gott 1:43:14

863 And there's not another partial okay. No.

864

865 Mr. Reed 1:43:17

866 It's not two positions for a three-year term. I think John's term ended this year that
867 was a partial term.

868

869 Ms. Gott 1:43:22

870 I believe Jonathan's term or John Beauvilliers.

871

872 Mr. Reed 1:43:29

873 I will have to actually find out if that's accurate. Well, yeah, you're going to need to
874 because John was late that John Beauvilliers was late enough that might not even
875 be on.

876

877 Mr. Coppelman 1:43:48

878 That's right. That might not show you might actually have okay, that's okay. You
879 might have more than just two.

880

881 Mrs. Luszcz 1:43:53

882 It says his term expires in 2023.

883

884 Mr. Coppelman 1:43:58

885 Okay, so the two that would be up would be yours and Jonathan's right. And then a
886 one year four for John. John Beauvilliers spot.

887

888 Mr. Reed 1:45:26

889 So, I just sent the note to Chris that we need to fill right.

890

891 Well, and that's why instead of appointing Dee as a full member, we asked her to
892 serve as an alternate. So that she could run for a three-year term.

893

894 Ms. Gott 1:47:34

895 The things that I had, as interpreter, I went to the TRC on Tuesday, only to find out
896 that it had been canceled. And I was asking Glenn, you know, how do people get
897 notified that it's canceled? Because several abutters were there. And none of us
898 knew that it had been canceled. We walked in and the ambulance crew said what
899 are you doing here? So, okay, we need to. I don't know what the process is for
900 notifying. Just not. I'm asking the process for everybody who's an abutter. Everybody
901 who's going to a TRC meeting, we just wonder if there's a different or better or
902 whatever process so that people get notified? Or maybe we just don't know, as
903 Glenn and I were saying, you know, could it be at the last minute that there's a
904 reason that people can't, like the other day when all the ward the roads froze up?

905

906 Mr. Reed 1:48:29

907 I can't answer that I've only gotten there as an applicant. So, I don't know.

908

909 Mr. Coppelman 1:48:37

910 When we chatted before the meeting, to the best of my knowledge, for change takes
911 place by whatever the original posting method was a website, posting at the site, the
912 location of the meeting wherever you normally do the postings. I believe it's up to the
913 interested parties to be checking that and especially if they're planning on having to
914 drive any distances, they need to check for any last-minute changes.

915

916 Ms. Gott 1:49:08

917 Make a phone call.

918

919 Mr. Coppelman 1:49:09

920 I mean, that doesn't mean that the town couldn't go the extra step if they felt that it
921 was important to reach out to abutters. If they had notified them originally, they could
922 certainly do that.

923

924 Ms. Gott 1:49:20

925 Especially if there's enough time, it seems but I understand what you're saying that
926 it's our responsibility as people to see if the meeting is going to take place. I don't
927 think any of us thought of that. We just got there and there was no meeting.

928

929 Maddie Dilonno 1:49:35

930 I don't know what the method is for canceling a meeting.

931 It has been rescheduled and abutter notifications were sent out this week.

932

933

934 Ms. Gott 1:49:48

935 It's interesting that I didn't get one.

936

937 Maddie Dilonno 1:49:51

938 They were just sent out this week.

939

940 Ms. Gott 1:50:09

941 I guess George's question for you. Where is the Town Manager search?

942

943 Mr. Plante 1:50:15

944 We're working on it.

945

946 Ms. Gott 1:50:23

947 DPW. Do we have a DPW person? We do. Can you give us a name or is that just
948 what will be announced?

949

950 Mr. Plante 1:50:32

951 Last names. Fredrickson, David. Dave. He just started Monday, so I haven't even
952 met him yet.

953

954 Ms. Gott 1:50:40

955 Okay. And I saw an RCTV slide that said that we're advertising for code enforcement
956 officer. So that person has left. The one we had.

957

958 Mr. Plante 1:51:00

959 He's leaving tomorrow, but yes.

960

961 Ms. Gott 1:51:05

962 I was just surprised. You know, that's something that affects us or can affect us? And
963 I'd like to, it would be good to know. So, we've had quite the turnover. And I guess
964 part of my concern, the reason I bring it up here is this isn't just for you George, it's
965 for everybody. We have had several recent applications and plans that people have
966 received advice from certain offices that are people who no longer work here. And
967 there's been, there was so much turnover, and our little mistakes were made. And
968 how do we keep that from happening again? Do you understand what I'm asking? I
969 don't want to pick on Dee, she got caught in it.

970

971 Ms. Bridgeo 1:51:53

972 It kind of goes on to what I had asked you, Brad was and I think as a board, whether
973 it be a planning board, zoning board, or even building permits that we have archives,
974 and we archive, in a filing system that makes, you know, the month of January, that
975 we can go back and look for something in a much easier way than any of us who
976 have tried to find information that it's in a system, we don't have a system that we
977 archive information that makes it easily in one area, attainable, searchable, whether
978 it's electronic, or hardcopy. It's not put away and filed together.

979

980 Ms. Gott 1:51:55

981 It's not organized. It's not together any we had a former planning technician, Robert
982 Price, you may remember him I don't know, George is probably before your time. He
983 had what we call this tickler file. And it was you could ask him about anything. And
984 he could go right there and pick it out. And anybody who comes in, would come in
985 and want something. It was all clearly there, organized, and able to be referenced,
986 just as you're saying, in case there was any need to have this information. And we
987 didn't have the mistakes that we've had. And I'm not going to lay blame on anybody.
988 It's just the turnover. We've had problems. So how to stop this. And now because
989 now we're having some more turnover. How to stop this from happening? How do
990 we as a Planning Board?

991

992 Ms. Bridgeo 1:53:24

993 We relied on people like Mailhot. I mean, let's be honest. I mean, we had some
994 people that could tell you anything off the top of their head, they knew and it's hard
995 now. We're so fractured in our information that I think that maybe we do need to sit
996 down and have a meeting about talking about how we put our documentation
997 together in a filing system that we can go back to. And every time we break history
998 here, we are not ourselves as a board, some of us as board members, but people in
999 the town suffer the consequences. Every time this keeps happening. And we go
1000 looking for something, so we have enough new people, people and it's going to
1001 happen again and again, that this seems like a really good time to try to fix this filing
1002 system to archive information.

1003

1004 Ms. Gott 1:54:11

1005 Do you folks work in it? Do you have suggestions

1006

1007 Mr. Coppelman 1:54:14

1008 You're talking about the Community Development Office? A fit the physical files?

1009

1010 Ms. Bridgeo 1:54:27

1011 If somebody walks in and talks to one person, then there's no file setup. The
1012 documentation is hard. And I think that if somebody comes in, we should have a file.
1013 A report of contact and that file should be started and, and maybe it's a blank, you
1014 know, a year down the road we do a purge, but we just don't have a place that we're
1015 keeping. All this communal knowledge of each group whether or not it goes to get a
1016 waiver and it has gone through all of these and then it's before the planning board.
1017 It's getting a building permit. We don't have a Filing system that puts it where we can
1018 put it.

1019

1020 Mr. Coppelman 1:55:01

1021 You're talking about something that's much more global than just planning board
1022 stuff when you're saying it.

1023

1024 Ms. Bridgeo 1:55:06

1025 Although we all are together. And we're so fractured in that when we have issues, it's
1026 very hard to say, if, let's say there's how slot A and B, and it went for the planning
1027 board. I mean, it went to get a building permit, but then they say, no, you need to go
1028 get an approval from the planning board. So that file should already be started so
1029 that we know where to go to find it on the tax map. Right now, it's very hard because
1030 some of the stuff?

1031

1032 Mr. Coppelman 1:55:32

1033 Well, there's a there's a, there's a property card property file for each property in
1034 town. I mean, I suppose that any actions that individual boards take, there could be a
1035 sheet, indicating whatever the issue was, or the action in that place, go into the
1036 property file in that way, at least if someone has interest in a particular property, it's
1037 all there.

1038

1039 Ms. Gott 1:55:54

1040 Any reported contact with anybody asking questions, or any ruling made.

1041

1042 Mr. Coppelman 1:56:01

1043 You know, decisions that come down from any boards on a particular property copy
1044 of that decision should be in the property file.

1045

1046 Ms. Gott 1:56:08

1047 So, for example, a new person coming in is code enforcement officer pulls that
1048 property file and sees everything that's been done on that property for the last
1049 however many years, and there's no question it has a track record? That would be
1050 extremely helpful.

1051

1052 Mrs. Luszcz 1:56:24

1053 That's what they're supposed to do anyway?

1054

1055 Maddie Dilonno 1:56:27

1056 Are you talking about having something online that's available to the public?

1057 Because the system I think that you're talking about, I think it does exist in some

1058 capacity at the town hall. There's a filing system for all applications with notices of

1059 decision and building permits and things like that, that is accessible by the public?

1060 Are you talking about something online? Like the public can just go and click on.

1061

1062 Ms. Bridgeo 1:56:47

1063 No, I can speak from personal experience looking for things that have gone to get

1064 things that it's been? Not in one location. And if you don't know who people are, and

1065 after being in town for decades, maybe have a little bit of knowledge to go say, I

1066 might even know that I can go ask Brad a question. Or I could go see George. I

1067 know, I want to go see Christina. And now yourself. I think you walk in cold when I

1068 open up some of the files, I know certain things because I know they should be

1069 there. And I say Could it be someplace else, then I get documentation. But there's a

1070 lot of ferreting to get a complete package. I think the more we have turnover and the

1071 fact that Mr. Smith's gave Mrs. Smith information, and that got lost somewhere. And

1072 it can cause huge problems to the people on the other side. I think that if we found a

1073 way that, you know, kept it together somehow that people could have access easier.

1074 I'm not saying I have a solution, because I don't know right now. But I think that it

1075 would be good that let's say an applicant also went to the zoning board and they got

1076 there, and they get a variance, you know, and then three years down the road, they

1077 come in before the board, you go grab, and I know they expire. But the paperwork is

1078 not easy to put together, we see it because we're here.

1079

1080 Mrs. Luszcz 1:58:15

1081 If there needs to be a cross reference to that file.

1082

1083 Whoever is in charge of the filing system at town hall when a notice of decision

1084 comes from whatever board.

1085

1086 Ms. Bridgeo 1:58:27

1087 It's not just known as a decision, I've looked at other pertinent pieces of information

1088 related to things such as water testing have looked at, I can go through a lot of

1089 things I've had, I'm sure other people here, not just sitting here on a board, but I've

1090 been sitting on the other side. And it is not easy.

1091

1092 Mrs. Luszcz 1:58:44

1093 I'm not arguing that point because my file disappeared a few months before I bought
1094 my property, and it was intact prior to that. So, we lost hundreds of years of history.
1095 But I don't dispute what you're saying. What I'm saying is I think what you're asking
1096 for is already supposed to be done. How do we enforce that?

1097

1098 Ms. Bridgeo 1:59:04

1099 I don't want to use the word enforce. How do we reinvigorate systems that are
1100 already in place and get them so that they are brought back up? I'm a big one for rev
1101 control. I look at a document and I say was this document signed today? Was this
1102 document signed a month ago? When was this document signed? Which one's
1103 accurate one? I think that there's things like that rev control of our documentation
1104 should be more strictly adhered to.

1105

1106 Ms. Gott 1:59:37

1107 Glenn said something about the property file. Maddie has the Community
1108 Development files, I'll call them, you know, zoning, code enforcement and planning
1109 should we all be in one, right? Can there be this cover sheet, this activity sheet that's
1110 in the property file. So that's where people go to see this dates that things happened
1111 in the reference to where they might find it. So, there's a cross reference system. So
1112 that anybody who works in town office who has a question about any property goes
1113 to this property file and sees a listing of actions that have taken place, and then we'll
1114 know where to go. Okay, the action was about water. Okay, I'll go to DPW. Well, the
1115 action on the 15th of whatever was community development. Okay, I'll go to that
1116 office. So, any property that has had an action on it has then a cross reference place
1117 to go. Does that make sense?

1118

1119 Ms. Bridgeo 2:00:39

1120 We're just asking, have two unfortunate people across from us a system that I'm
1121 saying we get a backup from, that we need to sit down and get the players first,
1122 before we can, we don't have the authority to do something like that. So, who do we
1123 need to back up and say, has to sit for all of us to make that decision?

1124

1125 Mr. Reed 2:00:56

1126 We don't, we don't have the department that we used to have. Well, we have

1127 mentioned this a couple times to the former town manager. We don't currently have
1128 a full-time job. I mean, we have a town manager who's taking his place for now. I'm
1129 thinking with what he's doing. He's as overloaded as most of the people are in the
1130 town building.

1131

1132 Ms. Gott 2:01:36

1133 But this is when we have mistakes, Brad, this is when people cite that there have
1134 been errors made. And then we get into trouble when we review an application.
1135 Because things have gotten messed up for these people.

1136

1137 Ms. Bridgeo 2:01:53

1138 Can we do a fire drill? Let's do a pretend fire drill. Let's see if we can. The only way
1139 we can fix it is to point out and whether or not we say we're going to pretend to go
1140 get something that we want to get and say, what steps do we take to get it? And
1141 what do we find deficient? And how do you fix it? We all could probably have some
1142 examples of that. I just don't know who on the other end has to do this, though.

1143

1144 Ms. Gott 2:02:17

1145 We could do I would think planning board and Community Development things and
1146 zoning, I think we as is the people involved in that area, could set up our
1147 organizational file. I don't think we have to get any greater level of permission to do
1148 that. Do folks see that?

1149

1150 Mr. Reed 2:02:39

1151 We just have to be careful when we ask the people in town office to do this kind of
1152 thing. You know because they're already overloaded. They're already doing a lot and
1153 I would want us to be aware that we have issues, I see all the 91A requests, I get
1154 copied on almost all this stuff for different applications and questions that come up.
1155 And yes, if somebody lives next to an application that got passed, and is concerned
1156 about the buffer that was supposed to be done, and what does it say it should not be
1157 difficult to go to the record and find out okay, what was supposed to be done? That
1158 should not be a difficult task. And we've had a couple of those kinds of things. I'm
1159 just saying this generically. So that should not be difficult. I hear what you're saying. I
1160 just think we need Christina out right now on medical leave. I know everybody in the
1161 town office right now is trying to get all the warrant articles and the stuff ready for
1162 town meeting.

1163

1164 Mr. Coppelman 2:03:51

1165 And Deb is out as well as a minimum of five to seven days. She said in her email.

1166

1167 Mr. Reed 2:03:56

1168 But she I don't remember when that started. Yeah, but I also know she's still not
1169 feeling well and is still sick. Yeah, she's still sick. So, I don't know. We don't know
1170 when she's going to be back.

1171

1172 Ms. Gott 2:04:05

1173 That's I know, you understand what we're saying. And it seems like it's not a huge
1174 problem for people in town hall to add that cover sheet from this point forward. Don't
1175 try to backtrack it from this point forward in the property file, where it seems like it's
1176 relatively easy.

1177

1178 Mr. Reed 2:04:29

1179 Assuming the property file is intact. I think that's an assumption that can't be made
1180 right now.

1181

1182 Ms. Gott 2:04:34

1183 It's only when we get a property for example, we have McDonald's. So tonight, or
1184 whenever as part of the property file as part of the filing of this approval in the plan in
1185 the property file. A notation has made and on January 6, a planning board action
1186 was taken. See Community Development files that all need to go in there and then
1187 it's listed in your files gives someone a place to know that something happened and
1188 where to look for.

1189

1190 Mr. Coppelman 2:05:08

1191 Do we even know if maybe a process like that has already been established? And
1192 maybe it's just a matter of re-invigorating?

1193

1194 Mr. Reed 2:05:20

1195 Well, and I think, right now, part of the problem is that people are doing this in town
1196 hall. I know Christina has one desk down there that is buried this deep in prints from
1197 all the ones that are going on right now. And I know with the problems and other

1198 things that were going on, just with the tax issue she was working on, she did not
1199 have time to put all that stuff away. So, I know that stuff that's active and probably
1200 partially closed out, they're still on that desk.

1201

1202 Mr. Coppelman 2:05:50

1203 My only concern is that and I understand what's what you're all trying to do. And I
1204 think it's good. And we need to do that.

1205

1206 Mr. Reed 2:05:57

1207 I would think what you're saying is true. There's probably already some sort of
1208 ledger, or some sort of cataloging of this already

1209

1210 Mr. Coppelman 2:06:05

1211 I would just hate to go through a lot of effort on the part of this board or others
1212 establishing a policy when maybe there's something already there. And it just needs
1213 to be reestablished or re-started.

1214

1215 Mr. Reed 2:06:24

1216 We can send a request. I think the smart thing to do would be to send it with Maddie
1217 because she has direct access. Maddie, would you over the next several weeks look
1218 into finding out if there is already some sort of cataloging system in place?

1219

1220 Maddie Dilonno 2:06:46

1221 There certainly is a whole system in our computer files that has every application
1222 and all the relevant documents in that folder. Not sure if that's something you're
1223 referring to, or more of like, looking for just a summary of what's happened is that
1224 what you're?

1225

1226 Ms. Gott 2:07:00

1227 I'm looking for a quick and dirty way for someone to be able to look at and see any
1228 action that's going on in our town on a certain piece of property, okay, like on a one
1229 pager. On a one pager that just gives the reference, the date, the committee, the
1230 board, or committee involved and where to find it? You know, January 6, planning
1231 board action planning approved plans or something, whatever you would say it,
1232 okay. On January 20, it would be, you know, something else for a certain piece of

1233 property. And it's just as I say, it's a quick and dirty way. And then someone it's
1234 meant to be not more work, but to be. But as Glenn said, this may exist, I don't know.

1235

1236 Mr. Reed 2:07:53

1237 Or maybe there may be a computer file that you can pull what you're asking right out
1238 of and just make it available. You know,

1239

1240 Mrs. Luszcz 2:08:03

1241 If they do come to the planning board, we either give them a notice of decision
1242 favorably or a denial. So rather than have something handwritten, that could contain
1243 an error, you have, if nothing else, just the notice of the decision, and then they'll
1244 have the date that it was done. So, if they want more detail, and so rather than
1245 having a handwritten thing, every notice of decision or, or denial. It just goes into
1246 their file, and then as you're flipping through, because you're like, you're not going to
1247 know if your neighbor went to the planning board or the ZBA, you're not going to
1248 know that you're going, hey, I want to check that property. Right. So, you're going to
1249 pull that file, you'll see Oh, you went to the planning board on January 6, I would like
1250 to detail today, then they can go and get all the plans, they'll have the exact date.
1251 What I'm saying is that is supposed to already happen. And we just have to find out.
1252 But we don't have a plan anymore. We don't have to; you know what I mean?

1253

1254 Mr. Reed 2:09:40

1255 Yeah, I just don't want to make it worse, as Glenn was saying by asking somebody
1256 to start up something all new, when this may have already in years past have been
1257 done in the balls have been dropped or it's just not caught up or whatever the and I
1258 know there have been some issues on some recent developments in town. And I
1259 understand and it's frustrating. And it's hard for everyone especially, I mean, even
1260 requesting 91 A's. When you do that, you put a lot more workload on the people that
1261 are already there. I mean, that's it's perfectly acceptable request. But whenever we
1262 do those kinds of things, we add more workload to the people in the town office.

1263

1264 Ms. Gott 2:10:22

1265 And try to make it easier, this kind of system would make it easier for fulfilling a 91A
1266 request as far as I'm concerned, you go right there, and you look and see, and
1267 there's that.

1268

1269 Mr. Reed 2:10:33

1270 And then, you know, and most of us, when we look for stuff today, we go online, we
1271 go to the sound website, we go there, we looked at, you know, those things when I'm
1272 going through rigs, I like paper, I'm just that kind of, but when I'm looking just looking
1273 up one item or something, I can go in there and find a lot of stuff. Something that
1274 was asked a long time ago was about that subdivision and the condominium
1275 subdivision and the buffer that was between the people came here with Tina, that I
1276 don't remember the gentleman's name. Brian, Brian, yes, he came here because he
1277 was concerned about what they're putting in for a buffer on 82 A Prescott Road. And
1278 I think Dee mentioned that, no, it wasn't you or your husband that mentioned that
1279 there was that it came before the playing board to change it to arborvitae.

1280

1281 Mrs. Luszcz 2:11:24

1282 I did correct him.

1283

1284 Mr. Reed 2:11:26

1285 He was he was absolutely correct, that it did come to the planning board. Again, I
1286 wasn't at that meeting. That's why I wasn't familiar with it. When I went looking for it
1287 in our minutes, we Christina helped me find it. So, it did come back. The Planning
1288 Board did approve arborvitaes to be used for that buffer. So, you know, that was
1289 done. And Tina should have been able to find this. But it was like a week later before
1290 we found it. But they he was correct. So, you don't need to chew him out.

1291

1292 Ms. Gott 2:11:58

1293 And that leads me to another question. Yes. I know that you are having discussions
1294 with counsel. And I know for example, you are handling 91A requests?

1295

1296 Mr. Reed 2:12:08

1297 No, I'm not handling those. No, don't misunderstand. I'm being copied on them when
1298 the requests are made.

1299

1300 Ms. Gott 2:12:13

1301 In error, you're being copied on them. I think that the Board should have an
1302 understanding of when you have conversations with counsel.

1303

1304 Mr. Reed 2:12:21

1305 No, I will not when I asked counsel a question because something you've asked
1306 here, I bring it back to you when I get that answer. And I and all and I don't have
1307 conversations with counsel, let me be very clear about this. I take your question. I
1308 forward it to Chris who forwards it to the lawyer, then she sends me the response.
1309 And I share it with you at the meeting so that we don't have an unscheduled hearing
1310 or meeting because I have to be very careful about that. So that's all I've been doing
1311 with it. And every question that's come up that we've gotten an answer. And in the
1312 last three meetings, anything we've gotten back on that I've asked them to include it
1313 in the package. So those are the actual answers to questions that have been asked
1314 usually by you guys, that I then forward to council. Okay, I have not been talking with
1315 counsel, do not misunderstand. All right. I did misunderstand. And I apologize if I
1316 represented it that way. I did not intend to the I don't want to have any meetings that
1317 I'm not having with you guys. Believe me. I'm not looking for any more meetings.

1318

1319 Ms. Gott 2:13:24

1320 It would be very foolish if then the 91 A requests if it has, if it pertains to Planning
1321 Board decision making, and I'll I for one would like to hear what the request is on it. I
1322 know about some of them because they came here first.

1323

1324 Mr. Reed 2:13:44

1325 Yeah. And most of the 91 A's that I've seen recently, were in regard to the ones who
1326 came here. Okay. And on a couple of little tidbit items. I know they copied George on
1327 them to make sure the Selectmen were aware of what the requests were and what
1328 the reasons were for the request. I have not responded to any of them. I've just
1329 viewed the request; Christina and the staff have been taking care of them. I have not
1330 talked to anybody outside of this room about any of those. I don't believe it's
1331 appropriate.

1332

1333 Ms. Gott 2:14:16

1334 I guess what I'm saying I do think it would be helpful for us to understand the kinds of
1335 things that people are questioning.

1336

1337 Mr. Reed 2:14:23

1338 Well, Tricia has been, you know, looking for information. And I know they asked you
1339 a couple times where to find it. I mean, it was basically people in town, because
1340 usually because a neighbor or someone has complained about something that's
1341 going on one of our applications, usually after the fact because it gets to the final
1342 finishing of the site or something like that. That's usually when these things come up.
1343 And somebody will ask a neighbor who maybe has a little bit of experience being on

1344 a town board or something and then that person will, knowing that they can get this
1345 information by a certain date. the vehicle will start looking for it. That's what I've
1346 observed.

1347 Ms. Gott 2:15:04

1348 I agree with you. Yeah. Just want to be kept in the loop.

1349

1350 Mr. Reed 2:15:08

1351 Yeah. And I don't think I mean, there has been no loop at this point, the people that
1352 were told to come to the planning board with those questions came here. And then
1353 we, you know, boy, yeah, well, I mean, well, we tried to help him. We tried to help
1354 them as much as we can. We just have to be careful how we conduct ourselves
1355 because we have responsibilities and legal limitations. So that's where we have to
1356 be careful.

1357

1358 Ms. Bridgeo 2:15:46

1359 We should do a 15-minute presentation prior to people who want to apply for a seat
1360 to, I think, give them a little information about the procedure of the board and things
1361 that they may need to know and how they look things up. I think that would be
1362 helpful. A few slides have something to tell people how the board works and where,
1363 you know, they get the information unless people are sitting in. I'm sorry, I'm not sure
1364 everybody wants to sit at home and watch No offense. RCTV Planning Board
1365 discussions?

1366

1367 Mr. Reed 2:16:21

1368 I mean, the only I mean, I got to be honest, I watched a few things on our RCTV
1369 before I got involved. I was told, you know, we just meet here and there. We have a
1370 couple applications every quarter, you know. Yeah, that was a dream. I mean, things
1371 have changed in many ways. But I would suggest that anybody who's interested in
1372 this board, come to a few meetings, that's the only way you really understand what
1373 goes on, you can gain a lot from RCTV, if that's your only other option. And I don't
1374 mean that in a bad way. But if that's your other option, but that can be tedious, trying
1375 to sit there and watch three hours sometimes. Whereas if you're here and you get
1376 involved in the discussion, see better what's on the boards, and understand the
1377 questions and start to get a better appreciation for the time that is involved in doing
1378 this task. There's a lot of time involved in doing this and doing it well. So, I will
1379 encourage you if anybody has interest, certainly, everybody has interest when
1380 there's some development going in right next to your home. So, you know, if you're if
1381 you have an interest, we certainly encourage you to come out and get involved with
1382 us. We appreciate everyone here that does this job and George Selectmen and all

1383 you guys who serve on other committees. I thank you. I, the Our next meeting is the
1384 hearing that then makes sure everybody's prepared for that. And I like to make sure
1385 Tricia is prepared for it, because I'm going to be over 1000 miles away at that when
1386 you guys have that meeting. Well, this all was supposed to happen now. I hope it will
1387 be. And unless something goes very wrong in the next couple of days, I will not be
1388 here for the hearing now. So, I just wanted everybody to know that.

1389

1390 Ms. Gott 2:18:36

1391 That brings up a point that we must make sure we have a quorum.

1392

1393 Mr. Reed 2:18:47

1394 So just stay in contact. Make sure Chris and Maddie know that you're coming or not
1395 able to come? Hopefully, you'll have good weather. So, the weather is not an issue.
1396 This is the time of year that occasionally causes problems and freezing rain.

1397

1398 Mr. Coppelman 2:19:10

1399 I believe that if you end up with a weather problem, you can move that date books,
1400 but then you're going to be running up against the RSA time clock.

1401

1402 Mr. Reed 2:19:23

1403 It's only a week. It's like a week away from the meeting. It's about a week.

1404

1405 Mr. Coppelman 2:19:27

1406 It would be forcing you then to schedule a special day, special meeting to do it. You
1407 would have time to do it. If you had to.

1408

1409 Ms. Gott 2:19:34

1410 The only person that's actually not here is Paul. Could someone check with him to
1411 see if he can be and can everybody else that's here. Except for Brad being here.

1412

1413 Mr. Coppelman 2:19:47

1414 The other issue you've got is that I mean, to be honest with what's happening in the
1415 world right now, with COVID You don't know who might be dropping it by the

1416 wayside between now and the 20th I mean, you know, I'm not I'm not wishing it on
1417 anybody, but just it's, it's, it's out there.

1418

1419 Mrs. Luszcz 2:20:06

1420 I have a question that the school is closed for weather that day. Do they close?

1421

1422 Mr. Reed 2:20:19

1423 If the school is closed? We do not have a meeting.

1424

1425 Ms. Gott 2:20:24

1426 For example, tomorrow school is closed. We're meeting and we have remote
1427 session. Tomorrow.

1428

1429 Mr. Reed 2:20:33

1430 I don't know. I meant when I said school clothes. I didn't mean for COVID. I meant
1431 for the weather in the past. Whenever the school was closed, because of the
1432 weather. We could not have our meeting.

1433

1434 Ms. Gott 2:20:43

1435 The building's closed.

1436

1437 Mr. Reed 2:20:47

1438 Well, it's possible that maybe they can get it open for something like this so we can
1439 get the warrant? Ready. I don't know.

1440

1441

1442 Ms. Gott 2:21:01

1443 A question for the SAU.

1444

1445 Mr. Coppelman 2:21:05

1446 We'll have to track the weather carefully. And, you know, if it's, if a couple of days

1447 before, or it looks like something's going to be happening around the 20th, there
1448 probably ought to be some backup plans made.

1449

1450 Ms. Bridgeo 2:21:54

1451 Motion:

1452 Ms. Bridgeo made a motion to adjourn. Mr. Plante seconded the motion. The motion
1453 passed unanimously with a vote of 5 in favor, 0 opposed and 0 abstentions.

1454

1455 Transcribed by <https://otter.ai>

1456 Respectfully submitted,

1457 Jill A. Vadeboncoeur

1458

1459



TOWN OF RAYMOND

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

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

Performance Agreement

Application #2021-015

McDonald's Restaurant
Raymond Tax Map 29-3 Lot 2
2 Essex Drive, Raymond NH 03077

This Performance Agreement for an amended Site Plan Application for a for a McDonald's Restaurant, conditionally approved on January 6th, 2022, by and between Bohler Engineering on behalf of McDonald's USA, LLC, with a principal address of 45 Franklin Street, Boston MA 02110 (hereinafter referred to as "PETITIONERS"), their heirs, successors and assigns, and the Raymond Planning Board, with participation of the Selectmen of the Town in their capacity as bearing responsibility for the maintenance of all roads and other public improvements, with a mailing address of 4 Epping Street, Raymond, New Hampshire 03077 (hereinafter referred to as "TOWN") represents the understanding between the parties with regard to the Raymond Planning Board granting conditional approval of a certain Site Plan Application for the PETITIONERS for property located on 2 Essex Drive, Raymond NH 03077.

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

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

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

- Prepared for: Rye Harbor Realty, LLC
- Prepared by: Jones & Beach Engineers, Inc.
- Map & Lot: Map 29-3, Lot 42-5
- Plan Date: September 16, 2021
- Plan Revision: December 8, 2021

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

I make a motion to approve Application #2021-015, a Site Plan application for a McDonald's Restaurant at 2 Essex Drive, Raymond NH subject to the following conditions:

- The following conditions shall apply: That the PETITIONERS shall abide by all Site Plan Regulations, Building Codes, and the Town of Raymond

Zoning Ordinance in effect as of the date herein and made a part of this agreement.

- The PETITIONERS will be responsible for obtaining such State and Federal permits as may be necessary or occasioned by the proposed development.

The following conditions shall apply:

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

The following are conditions precedent:

- a. The applicant must obtain all required local, State and Federal permitting for the project, and provide copies of same to the Community Development Department.
 - b. Impact fees shall not be assessed for this Site Plan.
 - c. Deeds, easements, conservation easements, condominium documents, maintenance agreements, and any other legal documentation pertinent to this project shall be reviewed and approved by Town Counsel, and where applicable, the Board of Selectmen pursuant to RSA 41:14-a.
 - d. Within 30 days of the date of this decision (February 7, 2022), a Performance Guarantee Agreement shall be executed between the Town of Raymond and the Applicant. **Failure to execute this required agreement will result in plan approval revocation.**
2. The following items must be completed within twenty-four (24) months of the completion of conditions precedent for this project to constitute “active and substantial development or building” pursuant to RSA 674:39:
 - a. Completion of all proposed improvements.
 3. The following items must be completed within five (5) years of the completion of conditions precedent for this project to constitute “substantial completion of the improvements” pursuant to RSA 674:39:
 - a. Completion of all proposed improvements.
 4. This approval is subject to the following waivers, as granted by the Raymond Planning Board:
 - a. **Site Plan Regulation 6.07.02** – A bank run gravel sub-base of twelve inches shall be applied and compacted, followed by a six-inch baser of crushed gravel, then

compacted and rolled true to grade lines. Said compacting shall be to 95% of the sub-grade materials' modified proctor value. – Granted 1/6/2022

- b. **Site Plan Regulation 6.07.03** – A two-and one-half-inch binder course, and a one and one-half inch wearing course of bituminous concrete pavement shall be installed. – Granted 1/6/2022

5. This approval is subject to the following Special Permits, as granted by the Planning Board:

- a. N/A

6. This approval is subject to a Condition Use Permit, as granted by the Planning Board:

- a. N/A

7. This approval is subject to the following variances, as granted by the Raymond Zoning Board of Adjustment:

- a. NA

8. Other Conditions imposed by the Planning Board:

- a) Striping of Essex Road – left turn/straight thru arrow-right turn arrow. This is a recommendation for McDonald's, Domino's or Starbucks – whomever starts striping their parking spaces first.
- b) Locate outfall of the drainage system and note it on the plans.
- c) Seating in and out cannot exceed the number of seats that are supported by parking.
- d) Stripe a crosswalk from the crosshatch area on the East side of the parking lot to the restaurant's delivery door.

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

Member Name	Motion/Second	Approve	Deny	Abstain	Recuse
Brad Reed, Vice Chair	2	x			
Gretchen Gott		x			
Patricia Bridgeo		x			
George Plante, Selectmen Rep.	1	x			
Paul Ayer	ABSENT				
Diana Luszc		x			

 Petitioner/Representative

 Planning Technician

 Witness

 Witness

 Date

 Date