



TOWN OF RAYMOND

Planning Board Agenda

February 16, 2023

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

Public Announcement

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

1. Pledge of Allegiance

2. Public Hearing-

(REQUEST FOR CONTINUANCE) Application #2022-013: An application for an Earth Excavation Permit has been submitted by Candia South Branch Brook, LLC. The applicant is proposing the permitting of an existing excavation operation. The property is identified as Raymond Tax Map 38, Lot 34; 263 NH Route 27.

Application #2022-015: A Lot Line Adjustment has been submitted by Joseph Coronati of Jones and Beach Engineers, Inc. on behalf of Tuck Realty Corp. The applicant is proposing to adjust some lot lines between Tax Map 23 Lot 25 located on Main Street in Raymond NH in Zone D and Tax Map 23 Lot 29 located at 109a Main Street in Raymond NH in Zone B for an overall exchange of .88 acres between the two lots.

3. Approval of Minutes

- 12/01/2022 (provided 01/19/2023 packet)
- 12/08/2022
- 12/15/2022
- 12/19/2022 (SITEWALK)

4. Other Business

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

* 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.



TOWN OF RAYMOND

Planning Board Agenda
 February 16, 2023
 7 p.m. - Raymond High School
 Media Center - 45 Harriman Hill

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

Planning Board 2023 Submittal and Meeting Dates

Submittal Deadline for Completed Application & Materials	Planning Board Meeting Dates (1st & 3rd Thursdays of the Month)
January 19th, 2023	February 16, 2023 Severino Excavation & WHITEROCK LLA
February 02, 2023	March 02, 2023 ONYX WAREHOUSE
EXTRA MEETING	March 9, 2023 JEWETT WAREHOUSE
February 16, 2023	March 16, 2023 No meeting week of Town vote
ADDED MEETING	March 23, 2023 ONYX EXCAVATION
March 02, 2023	April 06, 2023
March 16, 2023	April 20, 2023
April 06, 2023	May 04, 2023
April 20, 2023	May 18, 2023
May 04, 2023	June 01, 2023
May 18, 2023	June 15, 2023
June 01, 2023	July 06, 2023
June 15, 2023	July 20, 2023
July 06, 2023	August 03, 2023
July 20, 2023	August 17, 2023
August 03, 2023	September 07, 2023
August 17, 2023	September 21, 2023
September 07, 2023	October 05, 2023
September 21, 2023	October 19, 2023
October 05, 2023	November 02, 2023
October 19, 2023	November 16, 2023
November 02, 2023	December 07, 2023
November 16, 2023	December 21, 2023

* 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.

Christina McCarthy

From: Ronald Severino <rseverino@severinotrucking.com>
Sent: Friday, February 10, 2023 4:35 AM
To: Christina McCarthy
Subject: Route 27 Pit

Christina,
I would like to continue our hearing on the Route 27 pit to the first available meeting in May 2023.
The April dates are conflicting with conference and travel plans.
Thank you for your help,

Ron

Ronald A. Severino | President



P.O. Box 202 Office: 603-483-7001
512 Raymond Road Fax: 603-483-2998
Candia, NH 03034 Cell: 603-234-8501

rseverino@severinotrucking.com

JONES & BEACH ENGINEERS INC.

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

February 9, 2023

Raymond Planning Board
Attn. Brad Reed, Chair
4 Epping Street
Raymond, NH 03077

**RE: White Rock Place
109A, B & C Main Street, Raymond, NH
Tax Map 23, Lots 24, 25, 28 & 29
JBE Project No. 20564**

Dear Mr. Reed,

Jones & Beach Engineers, Inc. respectfully submits revised materials for the above-referenced parcel on behalf of our client, Tuck Realty Corp. Tax Map 23, Lot 28 owned by Terri & Paul Welch have been added to this lot line adjustment for the above-mentioned property.

The following items are provided in support of this Application:

1. Six (6) Full Size Plan Sets of the Lot Line Adjustment.
2. Ten (10) Half Size Plan Sets.
3. Abutters List & Two (2) Sets of Mailing Labels.

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

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Joseph Coronati

Joseph Coronati
Vice President

cc: Michael Garrepy, Tuck Realty Corp. (via email)

Memo To: Town of Raymond Planning Board

From: Madeleine Dilonno, Regional Planner, Rockingham Planning Commission

Date: February 4, 2023

Subject: Review of Application #2022-015, 109 Main Street (Tax Map 23 Lots 24, 25, 28 and 29)

Rockingham Planning Commission has reviewed a lot line adjustment application for property located at 109 Main Street, Raymond NH (Tax Map 23 Lots 24, 25, 28 and 29). The proposal is to adjust lot lines such that 2.77 acres will be deeded from Lot 25 to Lot 29 and 3.45 acres will be deeded from Lot 29 to Lot 25. Additionally, 0.66 acres will be deeded from Lot 25 to Lot 28. Lot 24 (7.79 acres) will be consolidated into Lot 25. After the adjustments, Lot 29 will be 14.14 acres, Lot 25 will be 75.11 acres and Lot 28 will be 8.35 acres. Lots 24 and 25 are in Zone D (Industrial) and Lots 28 and 29 are in Zone B (residential). The new lot configurations do not change the zoning district boundaries.

Based on review of the application, I find that the application is complete and recommend the Board invoke jurisdiction before taking further action. The lot line adjustment does not create any new buildable lots, and as such, qualifies as a minor lot line adjustment under RSA 676:4 and Article II of the Raymond Subdivision Regulations. Per RSA 676:4 and Raymond Subdivision Regulation 3.3.B, no public hearing is required where a planning board is acting on a “minor lot line adjustment or boundary agreement which does not create a buildable lot.”

The proposal includes a shared access easement for Lots 27 and 28. it is recommended that a condition of any approval be that an easement be established and reviewed by town counsel. A note should also be added to the final plan.

It is recommended that building setbacks should be clearly shown on the final plans in accordance with Raymond Subdivision Regulation 5.2.L.

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



Map # 23 Lot # 25 & 29

Application for Lot Line Adjustment

Town of Raymond, NH

Project Name: White Rock Place

Location: 109C Main Street, Raymond, NH

Project Description: To adjust some lot lines between Tax Map 23, Lots 25 & 29

Zone: D & B Total Number of Lots: 2
industrial & Residential/Agriculture

Applicant/Agent Information:

Name: Turner Porter

Phone: 603-944-7530 Fax: _____

Company: Tuck Realty Corp.

Address: 149 Epping Road, Suite 2A, Exeter, NH 03833

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

Signed: [Signature] Date: 11/1/21

*Requires notarized letter of permission

Owner Information:

Wayne & Cathleen Welch

Name: Joseph, John, Ardell & Inez Welch, Betsy Patterson & Robin Proulx

Phone: _____ Fax: _____

Company: _____

Address: 109A Main Street, Raymond, NH 03077 - Wayne & Cathleen Welch
49 Raymond Road, Route 156, Nottingham, NH 03290 - Welch, Patterson & Proulx

Signed: [Signature] Date: 11/1/21

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

Engineer: Michael Kerivan, Jones & Beach Engineers, Inc - #9846

Surveyor: David Collier, Jones & Beach Engineers, Inc. - #892

Soil Scientist: _____

Landscape Architect: _____

Fire Protection Engineer: _____

Other(s): _____

FEES: \$75.00 Application Fee - \$75.00

For Office Use Only:

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

Abutters List Received: _____ Plans & Checklist Received: _____

Map # 23 Lot # 25 & 29Applicant Name White Rock Place Date 11/4/21

Lot Line Adjustment Checklist

Town of Raymond, NH

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

SUBMITTED WAIVED

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

11/10

U.S. Rev Stamps 1/10

Know all Men by these Presents

1559 263
1198 463

THAT I, Abbie J. Lamprey, of Manchester, in the County of Hillsborough and the State of New Hampshire,

in consideration of One Dollar and other valuable considerations to me paid by A. S. Welch, of Raymond, in the County of Rockingham and the State of New Hampshire,

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold and conveyed and do for my self and my heirs; by these presents, give, grant, bargain, sell and convey unto the said A. S. Welch, his

heirs and assigns, forever.

The following described parcels of land situate in said Raymond and bounded and described as follows:

(1) Beginning at a stake and stones on the west side of the Highway leading from Raymond Village to Fremont and nearby opposite the stable belonging to Bert L. Davis, and running Southerly by said highway five hundred and sixty-eight (568) feet to a large stone in the fence by land known as the Moulton pasture now owned by the heirs of said Plummer B. Corson; thence Northwesterly and northerly by said Moulton pasture land to an iron pipe driven in the ground by land of Kate G. Butterfield; thence easterly by said Butterfield land fifty-one (51) feet to the bound begun at.

(2) Beginning at a point on the south side of the highway leading from Raymond Village to Fremont at the end of a stone wall; thence running Southwesterly by land formerly of T. L. Brown to other land formerly of said Brown; thence running westerly by said other Brown land and by land of D. A. Gregg and Ralph H. Sanborn, to a stone monument by land of the heirs of Plummer B. Corson; thence Northerly by said Corson land, land of F. W. Falconer and land belonging to the Town of Raymond, to land of Bert L. Davis; thence south about thirty-five degrees East in an irregular line by land of said Davis land of Harris B. Ladd, land of John W. Prescott, by land of Nettie (Moulton) Francis, land of Kate (Butterfield) Davis, land of Eva L. Rollins, by the Moulton Cemetery, (so-called) by Main Street and by land of Grace Messer to the highway above mentioned; thence South-

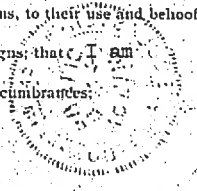
~~1498 464~~ 1559 264
erly by said highway to the bound begun at, estimated to contain about one hundred and forty (140) acres.

Being a portion of the same premises conveyed to me by Roger B. Maloon, et als by deed dated February 17, 1949, to be recorded in Rockingham Records.

This conveyance is subject to the 1949 taxes which the grantee agrees to assume and pay.



To have and to hold the aforesaid premises, with all the privileges and appurtenances thereto belonging, to the said grantee, his heirs and assigns, to their use and behoof forever. And I do covenant with the said grantee his heirs and assigns; that I am lawfully seized in fee of the afore-described premises; that they are free of all incumbrances;



1559 265
~~1198 465~~

that I have good right to sell and convey the same to the said grantee in manner aforesaid:
and that I and my heirs will warrant and defend the same premises to the said grantee,
his heirs and assigns, forever, against the lawful claims and demands of all persons

And I, Howard L. Lamprey, husband of the said grantor,

in consideration aforesaid, do hereby relinquish my ^{by the courtesy} right ~~to convey~~ in the before mentioned premises.

And we, and each of us, hereby release our several rights of Homestead in said premises, under and by virtue of any law of this State.

In Witness Whereof we

have hereunto set our hand and seal this _____ day of _____
in the year of our Lord, one thousand nine hundred
and forty-nine.

Signed, sealed and delivered
in presence of us:

Robert E. Eccleston *Abbie J. Lamprey*
to wit *Howard L. Lamprey*

State of New Hampshire

ROCKINGHAM, ss. *July 7th* 19 49. Then the above named
Abbie J. Lamprey and Howard L. Lamprey
personally appearing, acknowledged the above

instrument to be their free act and deed, before me -



Robert E. Eccleston
Notary Public

Received and recorded Feb. 5, 12:05 P.M., 1951.
Rec'd & re-recorded Sept. 9, 9:30 A.M., 1960.

02481 P1742

KNOW ALL MEN BY THESE PRESENTS, That I, Josephine Welch, of Deerfield Road, Raymond, County of Rockingham and State of New Hampshire,

for consideration paid, grant to Wayne F. Welch and Cathleen M. Welch, of Main Street, Raymond, in said County and State, as joint tenants with rights of survivorship,

with warranty covenants a certain tract or parcel of land located in Raymond, County of Rockingham and State of New Hampshire, more particularly bounded and described as follows:

Beginning at an iron rod set in the westerly line of Main Street at the southeast corner of the premises herein conveyed and the northeast corner of land now or formerly of Bishop;

Thence N 80° 31' 30" W along land of said Bishop a distance of 189.87 feet to a point;

Thence S 17° 08' 00" W continuing along land of said Bishop, a distance of 175.31 feet to an iron rod;

Thence S 71° 27' 00" W along a right of way to other land of the grantor, a distance of 109.03 feet to an iron rod;

Thence S 57° 57' 40" W continuing along said right of way, a distance of 140.24 feet to an iron rod;

Thence S 38° 13' 20" W continuing further along said right of way, a distance of 130.87 feet to an iron rod;

Thence N 63° 16' 10" W along other land of the grantor, a distance of 691.51 feet to a point;

Thence N 14° 41' 20" E along other land of the grantor, a distance of 340.20 feet to an iron rod;

Thence N 72° 55' 10" E continuing along other land of the grantor, a distance of 955.14 feet to an iron rod;

Thence S 4° 00' 40" E along land of Neal F. Welch, a distance of 163.97 feet to an iron rod;

Thence S 40° 40' 00" E continuing along land of said Neal F. Welch, a distance of 196.00 feet to an iron rod;

Thence S 20° 00' 00" E continuing further along land of Neal F. Welch, a distance of 156.00 feet to a granite bound in the westerly line of said Main Street;

Thence S 14° 37' 20" W a distance of 66.52 feet to a granite bound set in the westerly line of said Main Street;

Thence S 17° 11' 50" W continuing along the westerly line of said Main Street a distance of 51.61 feet to the point of beginning.

Meaning and intending to describe a parcel of land containing 14.82 acres, more or less, as shown on plan of lot to be conveyed by Josephine F. Welch to Wayne Welch, dated August 22, 1983, to be recorded herewith.

Meaning and intending to convey a portion of the premises conveyed to Ai S. Welch by deed of Abbie J. Lamprey, dated July 7, 1949, and recorded in Rockingham County Registry of Deeds, Volume 1559, Page 263.

Title of the grantor was derived through the Estate of Ai S. Welch, see Rockingham County Probate Records, Docket No. 52197.

06816

MAR 7 10 41 AM '84

12481 P1743



I, Josephine Welch, single, ~~XXXXXXXXXXXXXXXXXXXX~~ release to said grantees all rights of homestead and other interests therein.

~~Witness~~ my hand ~~XXXXXX~~ this 31st day of December, 19 83.

Witness

Josephine Welch I.S.
Josephine Welch

I.S.

I.S.

State of New Hampshire

ROCKINGHAM, ss.: December 31, A. D. 19 83.

Personally appeared Josephine Welch

known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me, Justice of the Peace - Notary Public

Letter of Authorization

I, Teri Welch, 109 Main Street, Raymond, NH 03077, owner of property located in Raymond, NH, known as Tax Map 23, Lot 28, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, as well as Garrepy Planning Consultants, LLC and Hoefle, Phoenix, Gormley and Roberts to act on my behalf concerning the previously mentioned property. The parcel is located on 109C Main Street in Raymond, NH.

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

2-8-2023

Teri Welch

Witness

Teri Welch

Date

Personally, appeared the above-named Teri Welch, known to me or satisfactorily proven to be the person whose signature appears on this letter of authorization and acknowledged that the facts contained in the letter of authorization are true based upon their knowledge, information, and belief. Before me,

2-8-2023

Audra J. Boynton

Notary Public/Justice of the Peace

Audra J. Boynton
NOTARY PUBLIC
State of New Hampshire
My Commission Expires 3/3/2026

My commission expires 3/3/2026

Letter of Authorization

I, Paul Welch, 109 Main Street, Raymond, NH 03077, owner of property located in Raymond, NH, known as Tax Map 23, Lot 28, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, as well as Garrepy Planning Consultants, LLC and Hoefle, Phoenix, Gormley and Roberts to act on my behalf concerning the previously mentioned property. The parcel is located on 109C Main Street in Raymond, NH.

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

2-8-23

Paul W Welch

Witness

Paul Welch

Date

Personally, appeared the above-named Paul Welch, known to me or satisfactorily proven to be the person whose signature appears on this letter of authorization and acknowledged that the facts contained in the letter of authorization are true based upon their knowledge, information, and belief. Before me,

2-8-2023

Audra J Boynton

Notary Public/Justice of the Peace

My commission expires 3/3/2026

Audra J. Boynton
NOTARY PUBLIC
State of New Hampshire
My Commission Expires 3/3/2026

Letter of Authorization

I, Cathleen Welch, 109A Main Street, Raymond, NH 03077, owner of property located in Raymond, NH, known as Tax Map 23, Lot 29, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, as well as Garrepy Planning Consultants, LLC and Hocfle, Phocnix, Gormley and Roberts to act on my behalf concerning the previously mentioned property. The parcel is located on 109C Main Street in Raymond, NH.

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

Maxwell Thompson
Witness

Cathleen M. Welch
Cathleen Welch

1-14-23
Date

Personally, appeared the above-named Cathleen Welch, known to me or satisfactorily proven to be the person whose signature appears on this letter of authorization and acknowledged that the facts contained in the letter of authorization are true based upon their knowledge, information, and belief.
Before me,

Audra J. Boynton
Notary Public/Justice of the Peace

My commission expires 3/3/2026

Audra J. Boynton
NOTARY PUBLIC
State of New Hampshire
My Commission Expires 3/3/2026

Letter of Authorization

I, Wayne Welch, 109A Main Street, Raymond, NH 03077, owner of property located in Raymond, NH, known as Tax Map 23, Lot 29, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, as well as Garrepy Planning Consultants, LLC and Hocfle, Phocnix, Gormley and Roberts to act on my behalf concerning the previously mentioned property. The parcel is located on 109C Main Street in Raymond, NH.

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

Manuel Thompson Wayne Welch 1-14-23
Witness Wayne Welch Date

Personally, appeared the above-named Wayne Welch, known to me or satisfactorily proven to be the person whose signature appears on this letter of authorization and acknowledged that the facts contained in the letter of authorization are true based upon their knowledge, information, and belief. Before me,

Audra J. Boynton
Notary Public/Justice of the Peace

My commission expires 3/3/2026

Audra J. Boynton
NOTARY PUBLIC
State of New Hampshire
My Commission Expires 3/3/2026

Letter of Authorization

I, Joseph Welch, 49 Raymond Road, Route 156, Nottingham, NH 03290, owner of property located in Raymond, NH, known as Tax Map 23, Lot 25, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, as well as Garrepy Planning Consultants, LLC and Hoefle, Phoenix, Gormley and Roberts to act on my behalf concerning the previously mentioned property. The parcel is located on 109C Main Street in Raymond, NH.

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

Witness

Joseph Welch

Date

Personally, appeared the above-named Joseph Welch, known to me or satisfactorily proven to be the person whose signature appears on this letter of authorization and acknowledged that the facts contained in the letter of authorization are true based upon their knowledge, information, and belief. Before me,

Notary Public/Justice of the Peace

My commission expires _____

Sellers: Joseph Welch, Al Welch, Robin Proulx, Inez Welch, and Henry Peterson, as Joint Tenants in Common

Date: JAN 11, 2023 By: [Signature]
Joseph Welch

Date: _____ By: _____
Al Welch

Date: _____ By: _____
Robin Proulx

Date: _____ By: _____
Inez Welch

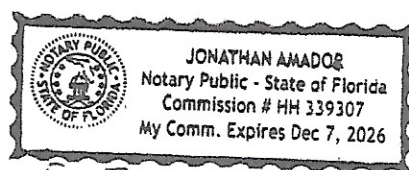
Date: _____ By: _____
Henry Peterson

State of Florida
County of Volusia

[Signature]
(Signature of Affiant)

Sworn to (or affirmed) and subscribed before me
this 11 day January, 2023,
by Joseph Welch (Name of Affiant).

[Signature] Notary Public - State of Florida
(Signature of Notary)
Jonathan Amador
(Name of Notary Public)



For Joseph Welch only

Personally Known _____ OR Produced Identification
Type of Identification Produced NH DL NAL 19535651

Letter of Authorization

I, Betsy Peterson, 49 Raymond Road, Route 156, Nottingham, NH 03290, owner of property located in Raymond, NH, known as Tax Map 23, Lot 25, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, as well as Garrepy Planning Consultants, LLC and Hoefle, Phoenix, Gormley and Roberts to act on my behalf concerning the previously mentioned property. The parcel is located on 109C Main Street in Raymond, NH.

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

Witness

Betsy Peterson

Date

Personally, appeared the above-named Betsy Peterson, known to me or satisfactorily proven to be the person whose signature appears on this letter of authorization and acknowledged that the facts contained in the letter of authorization are true based upon their knowledge, information, and belief. Before me,

Notary Public/Justice of the Peace

My commission expires _____

Sellers: Joseph Welch, Al Welch, Robin Proulx, Inez Welch, and Henry Peterson, as Joint Tenants in Common

Date: _____

By: _____
Joseph Welch

Date: _____

By: _____
Al Welch

Date: _____

By: _____
Robin Proulx

Date: _____

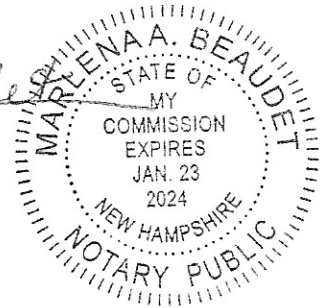
By: _____
Inez Welch

Date: 01/11/2023

By: Henry Peterson
Henry Peterson

DATE 01/11/2023

Martene A. Beaudet
NOTARY PUBLIC



Letter of Authorization

I, Robin Proulx, 49 Raymond Road, Route 156, Nottingham, NH 03290, owner of property located in Raymond, NH, known as Tax Map 23, Lot 25, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, as well as Garrepy Planning Consultants, LLC and Hoefle, Phoenix, Gormley and Roberts to act on my behalf concerning the previously mentioned property. The parcel is located on 109C Main Street in Raymond, NH.

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

Witness

Robin Proulx

Date

Personally, appeared the above-named Robin Proulx, known to me or satisfactorily proven to be the person whose signature appears on this letter of authorization and acknowledged that the facts contained in the letter of authorization are true based upon their knowledge, information, and belief. Before me,

Notary Public/Justice of the Peace

My commission expires _____

Sellers: Joseph Welch, Al Welch, Robin Proulx, Inez Welch, and Henry Peterson, as Joint Tenants in Common

Date: _____

By: _____
Joseph Welch

Date: _____

By: _____
Al Welch

Date: 1/19/23

By: Robin Proulx
Robin Proulx

Date: _____

By: _____
Inez Welch

Date: _____

By: _____
Henry Peterson

Keitha H Armentrout
Notary Public
State of New Hampshire
Commission Expires April 21, 2026
1/19/23

Letter of Authorization

I, Ardell Welch, 49 Raymond Road, Route 156, Nottingham, NH 03290, owner of property located in Raymond, NH, known as Tax Map 23, Lot 25, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, as well as Garrepy Planning Consultants, LLC and Hoefle, Phoenix, Gormley and Roberts to act on my behalf concerning the previously mentioned property. The parcel is located on 109C Main Street in Raymond, NH.

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

Witness

Ardell Welch

Date

Personally, appeared the above-named Ardell Welch, known to me or satisfactorily proven to be the person whose signature appears on this letter of authorization and acknowledged that the facts contained in the letter of authorization are true based upon their knowledge, information, and belief. Before me,

Notary Public/Justice of the Peace

My commission expires _____

Sellers: Joseph Welch, Al Welch, Robin Proulx, Inez Welch, and Henry Peterson, as Joint Tenants in Common

Date: _____

By: _____

Joseph Welch

Date: 1/12/2023

By: _____

Al Welch

Date: _____

By: _____

Robin Proulx

Date: _____

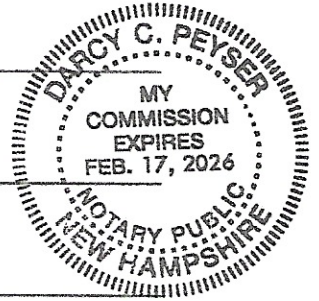
By: _____

Inez Welch

Date: _____

By: _____

Henry Peterson



*Personally appeared before me this 12th day of January 2023,
Al Welch, known to me.*

*Darcy Peyser
Notary Public*

Letter of Authorization

I, Inez Welch, 49 Raymond Road, Route 156, Nottingham, NH 03290, owner of property located in Raymond, NH, known as Tax Map 23, Lot 25, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, as well as Garrepy Planning Consultants, LLC and Hoefle, Phoenix, Gormley and Roberts to act on my behalf concerning the previously mentioned property. The parcel is located on 109C Main Street in Raymond, NH.

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

Witness

Inez Welch

Date

Personally, appeared the above-named Inez Welch, known to me or satisfactorily proven to be the person whose signature appears on this letter of authorization and acknowledged that the facts contained in the letter of authorization are true based upon their knowledge, information, and belief. Before me,

Notary Public/Justice of the Peace

My commission expires _____

Sellers: Joseph Welch, Al Welch, Robin Proulx, Inez Welch, and Henry Peterson, as Joint Tenants in Common

Date: _____

By: _____
Joseph Welch

Date: _____

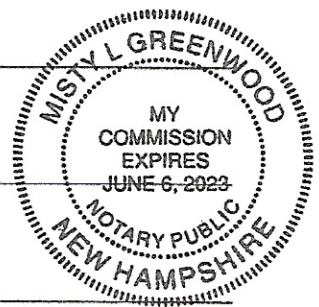
By: _____
Al Welch

Date: _____

By: _____
Robin Proulx

Date: _____

By: _____
Inez Welch
Inez Welch
Misty Greenwood
Misty Greenwood




Date: _____

By: _____
Henry Peterson


Letter of Authorization

Turner Porter, Tuck Realty Corp., 149 Epping Road, Suite 2A, Exeter, NH, developer of property located in Raymond, NH, known as Tax Map 23, Lot 25, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, as well as Garrepy Planning Consultants, LLC and Hoefle, Phoenix, Gormley and Roberts to act on my behalf concerning the previously mentioned property. The parcel is located on 109C Main Street in Raymond, NH.

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




Witness



Turner Porter
Tuck Realty Corp.

12/15/22
Date

Personally, appeared the above-named Turner Porter, known to me or satisfactorily proven to be the person whose signature appears on this letter of authorization and acknowledged that the facts contained in the letter of authorization are true based upon their knowledge, information, and belief. Before me,



Notary Public/Justice of the Peace

My commission expires 12/21/2023

VASHU PATEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PA6334587
Qualified in Kings County
Commission Expires 12/21/2023

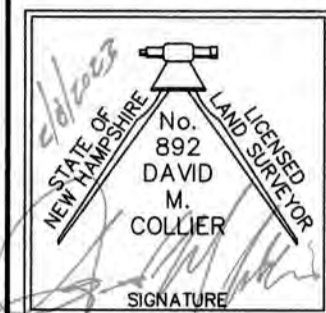
PLAN REFERENCES

SEE SHEET A2

CERTIFICATION:

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

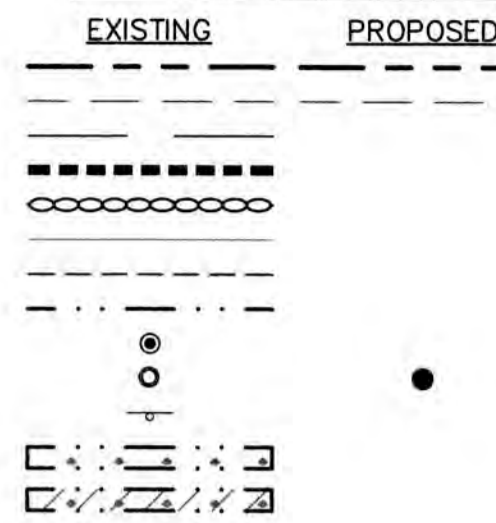
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



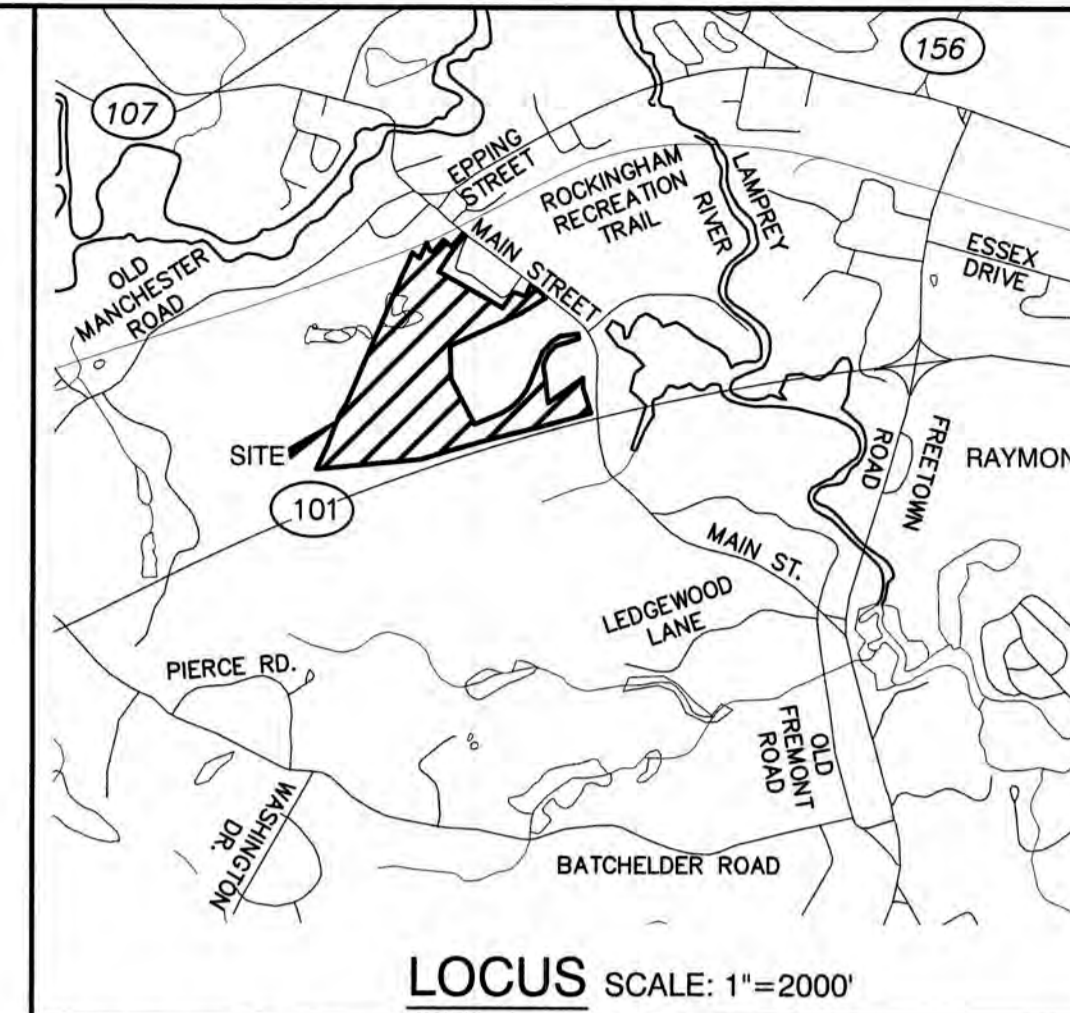
DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 2/8/2023

GENERAL LEGEND



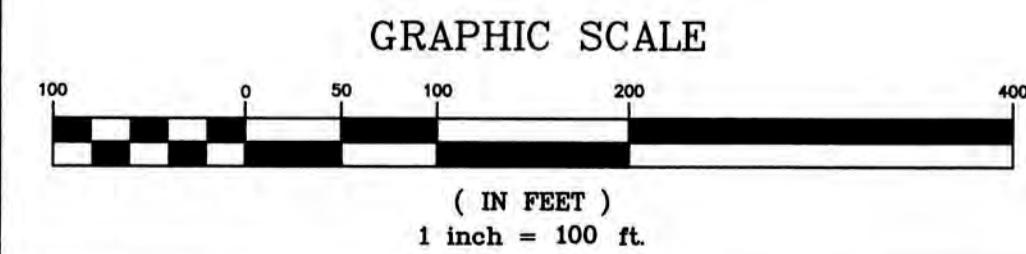
DESCRIPTION
PROPERTY LINES
SETBACK LINES
ABUTTER LINE
ZONE LINE
STONE WALL
EDGE OF PAVEMENT
EDGE OF GRAVEL
EDGE OF WETLAND
DRILL HOLE
IRON ROD/DRILL HOLE
SINGLE POST SIGN
FRESHWATER WETLAND
POTENTIAL VERNAL POOL



LOT LINE ADJUSTMENT NOTES:

- THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINES BETWEEN TAX MAP 23, LOTS 25, 28 & 29, AND CONSOLIDATE TAX MAP 23, LOT 24 WITH TAX MAP 23 LOT 25.
- ZONING DISTRICT: D (INDUSTRIAL)
LOT AREA MINIMUM = 21,780 SF (0.5 ACRES)
LOT FRONTAGE MINIMUM = 50'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 15'
SIDE SETBACK = 15'
REAR SETBACK = 15'
WETLAND SETBACK = 25' (PER RAYMOND ZONE "G")
MAX. BUILDING HEIGHT = 30' OR ACTUAL BUILDING SETBACK FROM PROPERTY LINE, WHICHEVER IS GREATER
- ZONING DISTRICT: B (RESIDENTIAL/AGRICULTURAL)
LOT AREA MINIMUM = 87,120 SF (2 ACRES)
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 30'
SIDE SETBACK = 30'
REAR SETBACK = 30'
WETLAND SETBACK = 25' (PER RAYMOND ZONE "G")
MAX. BUILDING HEIGHT = 30' OR ACTUAL BUILDING SETBACK FROM PROPERTY LINE, WHICHEVER IS GREATER.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- BOUNDARY SURVEY ON THE SUBJECT PARCELS HAS NOT BEEN COMPLETED.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE, REFERENCE FEMA COMMUNITY PANEL NO. 330150019E AND 3301500193E, DATED MAY 17, 2005.
- GRANITE BOUNDS TO BE SET AT ALL ROADWAY POINTS OF CURVATURE AND TANGENCY. IRON RODS WITH SURVEY CAPS TO BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS SURVEY, DO NOT DISTURB, STRATHAM, N.H." AS SHOWN.
- WETLANDS SHOWN HEREON WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., FROM AUTUMN 2020 THROUGH AUTUMN 2022, AND LOCATED BY THIS OFFICE.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF RAYMOND TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF RAYMOND ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.

APPROVED - RAYMOND, NH PLANNING BOARD	PROJECT PARCEL TOWN OF RAYMOND TAX MAP 23, LOTS 24, 25, 28 & 29
APPLICANT TUCK REALTY CORP 149 EPPING ROAD, SUITE 2A EXETER, NH 03833	
TOTAL LOT AREA 97.45 ACRES ±	
DATE:	



Design: JAC	Draft: DJM	Date: 07/06/20
Checked: JAC	Scale: AS NOTED	Project No.: 20564
Drawing Name: 20564-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE).		
ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
4	2/6/23	MINOR REVISIONS	DJM
3	12/2/22	REVISED PER CLIENT	DJM
2	11/21/22	MODIFIED LOT LINE FOR FRONTAGE	DJM
1	11/7/22	ADJUSTED BEARINGS	DJM
0	10/6/22	ISSUED FOR REVIEW	DJM

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

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

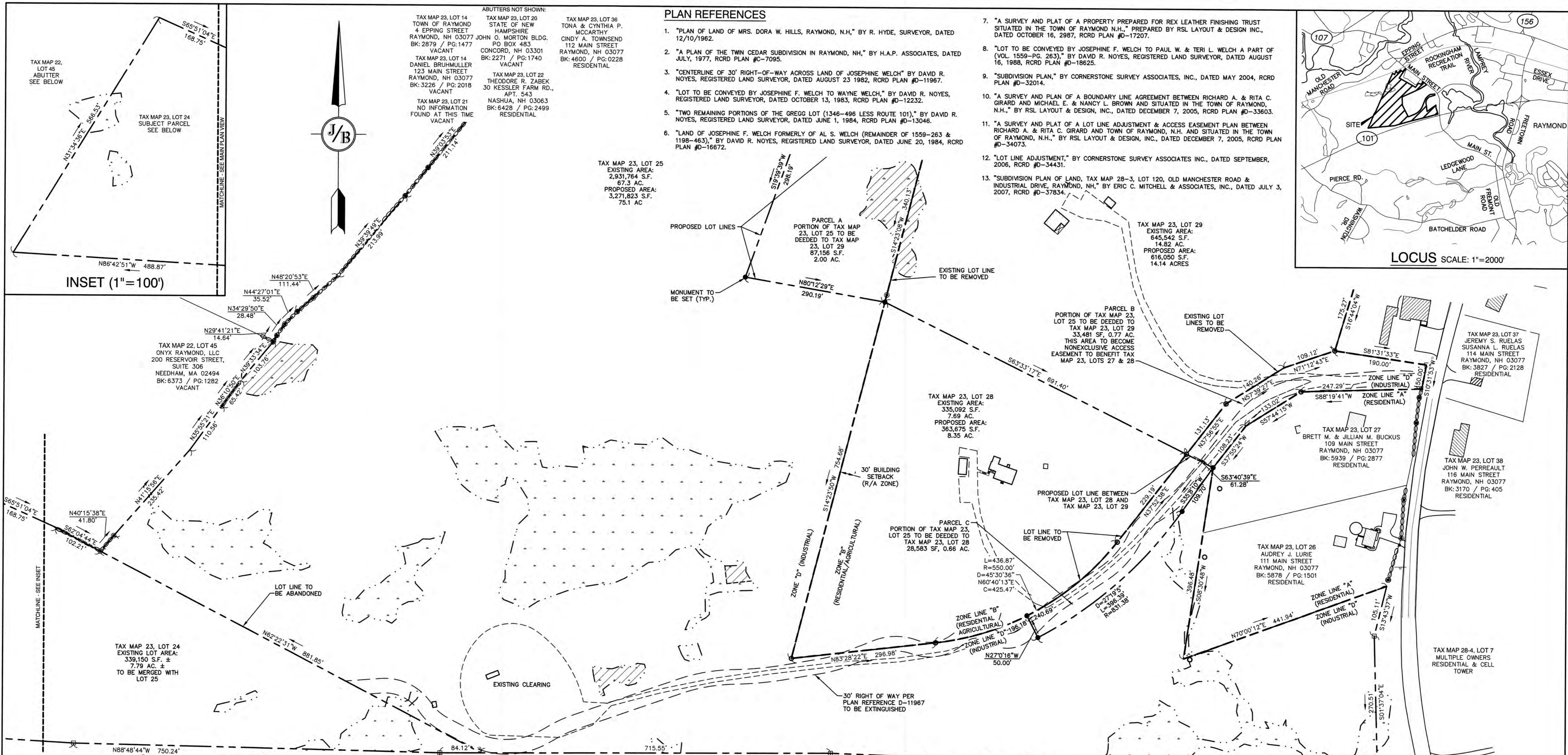
Plan Name: LOT LINE ADJUSTMENT AND LOT CONSOLIDATION PLAN	WHITE ROCK PLACE 109 A, B & C MAIN STREET, RAYMOND, NH 03077
Project:	LOT 24: TUCK REALTY CORP 149 EPPING RD., STE. 2A, EXETER, NH 03833
Owner of Record:	LOT 28: PAUL W. & TERI L. WELCH 108A MAIN STREET, RAYMOND, NH 03077 BK 2839 PG 770
	LOT 29: WAYNE F. & CATHEEN M. WELCH 108A MAIN STREET, RAYMOND, NH 03077 BK 2481 PG 1742
	LOT 25: JOSEPH, JOHN, ARDELL, & INEX WELCH 49 RAYMOND ROAD, NOTTINGHAM, NH 03280 BK 1559 PG 263

DRAWING No.

A1

SHEET 1 OF 2
JBE PROJECT NO. 20564

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



**APPROVED - RAYMOND, NH
PLANNING BOARD**

DATE: _____

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

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

DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 2/8/2003

N/F STATE OF NEW HAMPSHIRE - D.O.T.
HAZEN DRIVE
CONCORD, NH 03301

STATE OF NEW HAMPSHIRE ROUTE 101 WESTBOUND

STATE OF NEW HAMPSHIRE ROUTE 101 EASTBOUND

PROJECT PARCEL
TOWN OF RAYMOND
TAX MAP 23, LOTS 24, 25, 28 & 29

APPLICANT
TUCK REALTY CORP
149 EPPING ROAD, SUITE 2A
EXETER, NH 03833

TOTAL LOT AREA
97.45 ACRES ±

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

Design: JAC	Draft: DJM	Date: 07/06/20
Checked: JAC	Scale: AS NOTED	Project No.: 20564
Drawing Name: 20564-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
4	2/6/23	MINOR REVISIONS	DJM
3	12/2/22	REVISED PER CLIENT	DJM
2	11/21/22	MODIFIED LOT LINE FOR FRONTAGE	DJM
1	11/7/22	ADJUSTED BEARINGS	DJM
0	10/6/22	ISSUED FOR REVIEW	DJM

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

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

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

Plan Name: **LOT LINE ADJUSTMENT AND LOT CONSOLIDATION PLAN**

Project: WHITE ROCK PLACE
109 A, B & C MAIN STREET, RAYMOND, NH 03077

Owner of Record:
 LOT 24: TUCK REALTY CORP
 LOT 25: JOSEPH, JOHN, ARDELL, & INEX WELCH
 LOT 26: PAUL W. & TERI L. WELCH
 LOT 28: WAYNE F. & CATHLEEN M. WELCH

DRAWING No. **A2**
SHEET 2 OF 2
JBE PROJECT NO. 20564

F:\CADDMASTER\STANDARD\DWG\JBE-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

1 Planning Board Minutes
2 December 8, 2022
3 7:00 PM
4 Media Center Raymond High School
5

6 **Planning Board Members Present:**

7 Brad Reed (Chairman)
8 Patricia Bridgeo (Vice- Chairman)
9 Scott Campbell (Selectmen ex officio)(Came in Late)
10 Jim McLeod
11 Gretchen Gott
12 Dee Luszcz
13 Bob McDonald (Alternate)(Seated)
14 Don Roy (Alternate candidate)
15

16 **Planning Board Members Absent:**

17 Kevin Woods (Secretary)
18

19 **Staff Present:**

20 Madeleine Dilonno - Circuit Rider Planner, RPC
21

22 Pledge of Allegiance.
23

24 Mr. Reed 0:52

25 So good evening, everyone. I'd like to welcome you to the December 8 meeting of the
26 Raymond Planning Board. Would you stand with me for the Pledge of Allegiance? Tonight's
27 meeting is a work session. And I would like to welcome Dan Roy here for this is your third
28 meeting, I believe. Yes, for your third meeting. And at the end of the meeting, we will take a
29 vote to accept Dan on as an alternate to the planning board and then he will have to go to the
30 town hall and do all that stuff. And with that being said, I'd like to welcome Bob McDonald who
31 has finished that process and gone to the town hall and been sworn in so thank you and
32 welcome, sir. We're going to have Bob sit and Kevin Woods' place tonight because Kevin
33 Woods is unable to attend because of a family commitment. And welcome to the board.
34

35 Maddie Dilonno 2:14

36 So, everyone this is Jen Rowden, my colleague at Rockingham Planning Commission and
37 she's going to walk us through the groundwater zoning amendments that I had introduced back
38 in September, I believe. Just a refresher for new members here. Last year, RPC applied for and
39 received a grant to help update their reservation or aquifer protection zoning ordinances. So,
40 we've been working on that over the course of this year with several communities. And Jen has
41 been the project manager on that. Grant, we did make some amendments to the groundwater
42 ordinance which is in your packets. And Jen has done this quite a bit. She has a lot of

43 experience, and she knows quite a bit about the town. So, I asked her to come and give us an
44 overview and answer any questions about that.

45
46 Mr. Reed 3:01
47 And before we begin, Jan, I just also want to interject that Scott Campbell, our board of
48 selectmen representative was here earlier, and he is intending to return he had a family issue
49 we had to go help them take care of so I just wanted everybody to know that before we can if
50 it'll help with the minutes.

51
52 Mr. Reed 3:28
53 We're just going to identify ourselves just for the record.

54
55 Ms. Gott 3:31
56 Gretchen Gott

57
58 Maddie Dilonno 3:33
59 Maddie Dilonno, Rockingham Planning Commission,

60
61 Bob McDonald 3:36
62 Bob McDonald. Alternate.

63
64 Mr. Reed 3:38
65 Brad Reed, Planning Board Chair,

66
67 Jim McLeod, Planning Board.

68
69 Ms. Bridgeo 3:43
70 Patricia Bridgeo, Planning Board.

71
72 Daniel Roy 3:46
73 Dan Roy ,the planning board, in training, almost.

74
75
76
77 Jen Rowden 3:54
78 I guess that segues into me. So, I'm Jen Rowden, and I'm the Land Use Program Director for
79 RPC. So, you guys are my second show tonight, I had a double after it was just in Epping and
80 talking about the same topic. I'm so excited to be here. I'm going to give a quick overview of
81 what is in the proposed changes that Maddie has presented to you guys before. Please feel
82 free to interrupt me if there's a term I'm using or if you're wondering where things are going, but

83 I'm going to do a big overview and then happy to go through with specifics if that's all right. All
84 right, because there's a lot of terms that are really not the most common terms that you're
85 probably not dealing with every day. Maddie and I deal with this every day. So, this started out
86 as I'm in 2021 RPC applied to DTS as a Source Water Protection Program for doing minor to
87 moderate amendments on the groundwater zoning districts that many of our communities
88 already had in place. DES over 2020 and 2021 had done an audit of a lot of municipalities
89 around the state's existing Groundwater Protection ordinances and found that there were
90 problems with it administrative, citing incorrect state law or federal law, challenges with
91 understanding the intent and purpose just logistical in aspects to it, that became difficult. And
92 then one of the most common problems that many towns had was they defined their district
93 boundaries, by the map that sat in the planning board, Select Board, Conservation
94 Commission's office wall, and nobody can find those maps. So the intent of doing all of these
95 ordinance changes that we're working with several other communities on is to really work on
96 minor to moderate changes that can make it easier for you as the planning board and the town
97 to be able to administer and force easier for applicants and property owners to understand and
98 then make it easier to justify if you were to have a legal challenge. So that's really the intent of
99 why we're here is to make it easier for everybody.

100

101 Jen Rowden 6:14

102 Awesome. So, we did use the state 2015 state groundwater model ordinance as the basis for
103 these changes. There are a few additional changes that got pulled in from just experience of
104 using those ordinances and helping towns administer them. So, you certainly can go and look
105 at the state groundwater model ordinance. That is the basis for all the changes. There are a few
106 language changes that are also in here that are just to help clarify, we found that they make it
107 easier for planning boards and towns to understand. I do understand you guys did talk about
108 this a little bit at a previous meeting. So, I'm going to try to address at least some of the
109 comments that I heard some feedback from, but again, feel free to interject and provide
110 comment if that works. So, the biggest aspect, and the biggest change that's proposed is to
111 clarify the purpose and the intent of the ordinance, but also to clarify the boundaries.

112

113

114

115 Jen Rowden 7:21

116 This is the groundwater map that we have for Raymond. This is a really complex map. So, I'm
117 going to get off with my PowerPoint and try to show you some of the interactive maps we have.
118 If that fails, I'm going to come back to this and use some static maps, printouts to John cool, it
119 can actually be useful if you guys take copies of this. So, you can sort of look at what I'm talking
120 about, but it's really a big overview that's needed for this. Okay.

121 The Wi Fi here is excellent. So, I think we're, I think we're in for good luck with this working. So
122 back in 2019 RPC did a project that looked at the vulnerability and the gap in protection in

123 surface and groundwater resources around our region. What we looked at was to see what
124 towns had for their coverage for their boundaries versus what are the resources the state is
125 looking at when they're talking about groundwater. So, here's Raymond, we only did our region,
126 so you're not going to see some of your neighbors to the west a little bit, but you'll see some of
127 the other municipalities because it was done regionwide. This is just sort of showing your lakes,
128 your rivers, your conservation land. Now I'm going to show you your stratified drift aquifer, and
129 this is the map done by USGS. They were done in the late 80s. They are the best groundwater
130 mapping we have in the state of New Hampshire, our region happens to have some of the best
131 stratified drift aquifers are areas where the water can infiltrate better into the ground. That is
132 where most of the significant groundwater resources in terms of volume that you have. Doesn't
133 mean you can't get water from other places. I'm sure some of you have wells in the room or
134 anybody watching might have wells, they're able to get water to the next thing you have a
135 Wellhead Protection Areas. What these are, are they are areas it's defined by federal and state
136 laws, that if there were to be a spill of a contaminant, any kind of contaminant, there is a
137 reasonable likelihood that that contaminant would reach that public water system well. Now the
138 well Are the Wellhead Protection Areas. So those are the areas that are outlined in pink. They
139 change in size and shape based on the type of wealth and how much water is being pulled in
140 and if there are a few wells working together. So that's why you'll see in sort of the northeast
141 corner that being you got a lot of circles because of that type of well, a Raymond sorry, two
142 towns get a little tricky. In the middle of Raymond, you will see more of a BLOB type pink area
143 that is still a Wellhead Protection area, it is drawn from some of your municipal wells.

144

145 James McLeod 10:38

146 Border determined why it ended up amoeba shaped?

147

148 Jen Rowden 10:42

149 Because in that case, it is a bedrock well not a gravel. Well, to get any sighting of a public water
150 system. Well in New Hampshire, you have to get a permit through DES, depending on the size,
151 the amount of hydro geologic study that has to occur. And pumping volume tests has to occur
152 with every size. That is what determines how big the Wellhead Protection area is. So, it's the
153 type of well it's the depth. It's also the amount of water you're pumping.

154

155 James McLeod 11:12

156 I think we actually have gravel wells there.

157

158 Jen Rowden 11:17

159 I might be mixing up my bedrock versus gravel Wells. I'm not a hydrogeologist. But I sometimes
160 play one when I come to planning boards, but they are determined through the IES as to how
161 big they are. So, they do have hydro geologic geologists that determine what those Wellhead
162 Protection Areas should

163
164 James McLeod 11:32
165 be. Okay. So, it's just the opposite.
166
167 Jen Rowden 11:36
168 It might be just the opposite.
169
170 Ms. Gott 11:39
171 I was going to say can we get that clarified then? That we because I'm totally confused at this
172 point.
173
174 Mr. Reed 11:43
175 Those are gravel, the gravel wells in the middle of the amoeba.
176
177 Jen Rowden 11:49
178 There have been different methodologies done over the years as well back in 2012. Raymond
179 had a groundwater reclassification done that actually made it so that the Wellhead Protection
180 area on the amoeba actually changed. It got bigger because of the reclassification that was
181 done at the state, which determines how they are delineating that Wellhead Protection area.
182 So, the next thing to show is ravens current boundaries for its aquifer protection district, that's
183 the brown not showing anything else other than rivers and lakes.
184
185 Ms. Gott 12:39
186 What's the dark brown versus the light brown then
187
188 Jen Rowden 12:42
189 that is just based on the stratified drift that's underneath. There's no difference. It is all part of
190 your aquifer protection district, anything in brown. You do a much better job as far as your
191 boundary than many of your neighboring towns. I was just in Epping to talk to them about them
192 considering an expansion of their Groundwater Protection District. The reason for having a
193 Groundwater Protection District is to prevent future contamination. Anything I'm talking about
194 tonight does not fix things that have been problems in the past. It prevents the future. So, I just
195 want to make sure that's very clear. Alright, so this is your current aquifer boundaries, which are
196 defined by your Source Water Protection Plan done in 2009 2008 2009. Which is great. Many
197 towns are not at that level. The problem that strikes or that Raymond has is that you do cover
198 all of your stratified drift. So that's me turning those on and off. Those are covered currently.
199 You're good on that one. Your Wellhead Protection Areas however, you are not fully protecting
200 the Wellhead Protection Areas as d s defines them. The reason for that is your aquifer
201 boundary is defined by that 2009 study. The study is fine. The problem is how you're defining it:
202 you have a static map that defines it that hasn't been taken into account. New public water

203 systems have come online, including or have been expanded. So, it's not capturing the new
204 Wellhead Protection Areas, or in some cases, they've increased their pumping volume on those
205 wells. So, their radius got bigger.

206

207 James McLeod 14:42

208 So, you said that it's not encompassed, but it's encompassed in the RSA. It's just not
209 encompassed on the map.

210

211 Jen Rowden 14:49

212 So, under its covered under state law, there is Wellhead Protection area that covers all the
213 public water systems in raiment. The difference is that the state does not Have for Wellhead
214 Protection Areas and does not have the ability to limit or curtail the land use within those
215 boundaries. That is done at the local level. We do. Yes, you do.

216

217 James McLeod 15:13

218 So as long as we're enforcing our regulations, then those are still covered as long as Yeah,
219 forcing them.

220

221 Jen Rowden 15:21

222 No, because your aquifer boundary is only the brown areas, you can't enforce your aquifer
223 protection district on an area that is in a Wellhead Protection, but not covered within the
224 boundaries of your ordinance. But we can.

225

226 James McLeod 15:34

227 But inside the Wellhead Protection area, we can enforce our regulations within the Wellhead
228 Protection area, even though it's not shown on the map.

229

230 Jen Rowden 15:45

231 No. So any of the areas on this map that are inside a pink circle or a pink amoeba Wellhead
232 Protection area, but do not have brown underneath it? Your local regulations cannot be
233 enforced in those areas because your boundaries don't allow you to, your boundaries are not
234 covering those areas.

235

236 Ms. Gott 16:09

237 So right now, it appears there are three in a smudge area that are not covered. Is that correct?
238 Yes. And then the smudge up on the upper?

239

240 Jen Rowden 16:18

241 Yes, I will say in the upper area. That's two wells that are within the same system. But yes,

242

243 Ms. Gott 16:24
244 okay. But there's some major areas that are not covered.

245
246 Jen Rowden 16:29
247 Correct. Some of them are for the town of Raymond's wells as well.

248
249 Ms. Gott 16:36
250 And those won't be covered.

251
252 Jen Rowden 16:37
253 Those are not currently covered the way your ordinance currently reads. The proposed
254 language that is in here, we do remove the reference from your Source Water Protection Plan.
255 There's an option with doing that. I think this came up when you guys talked last time. Currently
256 this draft, it just removes it and says use the DTS to find Wellhead Protection Areas and all
257 stratified drift as defined by the two USGS studies that cover our area. That's what it says. We
258 can keep your Source Water Protection boundaries that you currently use and add those to
259 others. So, you would be fully covered. The one suggestion if we keep the Source Water
260 Protection Plan reference is to add a comma and say or as amended, so that if you go to
261 update it, because it covers then it would cover it. The other thing about including the reference
262 to the state Wellhead Protection Areas is that as new wells come online, or wells are
263 deactivated, they get added or subtracted to your zone based on if they exist. If the town were
264 to expand its public system. And some of the smaller water systems and Raymond get
265 connected. Their wells would be deactivated. You wouldn't need to have that protection layer
266 for those wells anymore, it would come off so those regulations would no longer apply to those
267 areas. If you have new ones that come online, it will automatically capture them and allow the
268 protections if you were to have them site plan or other applications come before you

269
270 Ms. Gott 18:32
271 For example, we had a waterline rundown where people were given the option of connecting or
272 not connecting. So how do you cover that on the map because technically they will be covered.
273 So, we don't need there, they don't need to be covered as well and technically they will be
274 covered in the greater with the waterline, but they're not connected.

275
276 Jen Rowden 18:54
277 So, I think I know the area you're talking about someone that is connected via pipes to the
278 public water system. You want the wells that are supplying those, that public water system.
279 That's what you want to protect, not necessarily the area where the water is going to be
280 inserted in cases where you might have a mix of services by, I'm going to say the Raymond
281 Municipal system, but some people didn't connect their private wells. Well, if they are located in
282 the aquifer protection district or Groundwater Protection District, they get that coverage, but you

283 have enough places and Raymond that are served by private well, that yes, expanding the
284 district increases protection of those private wells. There are some towns that choose to have
285 regulations to the level you have and sometimes stricter that apply to the entire town. That's
286 usually not as feasible, politically administered iteratively in a lot of towns, but having it
287 connected to those groundwater resources that can be mapped and are most susceptible, and
288 are protecting the highest number of people, is a little bit more able to be enforced and dealt
289 with in many towns. So that's why we start with aquifers and Wellhead Protection Areas, the
290 state model ordinance starts by recommending just protecting your aquifers. Well, if you get to
291 a point, then protect your Wellhead Protection Areas, oh, hey, you might want to do a Source
292 Water Protection Plan. We're kind of mixing all of that with Raymond. Our folks are folks with
293 me so far, this is I know this is really complicated.

294
295 Jen Rowden 20:48
296 See if I can go back to this PowerPoints. And I'm happy to send the link to this out. People
297 would like to play with it. I will tell you the data is 2019. There are a few of your neighboring
298 towns that have increased their districts, there are some wells that have come online or gone
299 offline. So, it's a few years dated, but I'm happy to let you play with it. So, you can get a better
300 sense. It also has the water and sewer lines on it as well. So, you can see that a little bit more.

301
302 Daniel Roy 21:25
303 Because I don't know the ordinance with the zoning ordinance really well, can you just briefly
304 describe what the protections are that a landowner lingos districts would need to conform to?
305 So, things oils,

306
307 Jen Rowden 21:41
308 So, for your average residential landowner, the ordinance does not apply. That's the short
309 summary for residential. For businesses, it does have limitations on if they are dealing with
310 hazardous substances, the volume that you can have, or when it triggers, it does have
311 limitations on some uses. It also has limitations on the percent of impervious surface that is
312 allowed on any site if they were to come in. So that's sort of the high-level view. But for your
313 average homeowner, it doesn't apply, and most federal and state rules simply don't apply
314 because of the volume you're talking about. As far as oils, whether they be for your home for
315 heating or in your vehicles or story to paint, it's just not at that level, keeping that at that same
316 level of water protection that's offered.
317 I will say the enforcement puzzle problem does not change if you keep what you have. Or if you
318 expand it, it gives you a little bit more authority. If there is a significant problem, because no
319 town is able to enforce every small aspect it becomes very difficult.
320 There is a small exception for the hazardous materials such chlorine is the main one that might
321 be used in a public drinking water system. But it does still require that the town, especially for
322 salting and sanding roads, mainly the salt, use best management practices just to the town's

323 advantage. Actually, Raymond already has to under its MS4 permit anyway. So, this really has
324 no bearing on the town, specifically in that. Thank you. So, in addition to what is proposed in
325 here is increasing the performance standards that someone operating in the aquifer protection
326 district would have to amend by. They're really derived from the model. They are in some of the
327 sections, and it's really related to things like stormwater and DIC material, so salt application on
328 parking lots and roadways. Chloride has a particularly bad impact in the Raymond, Epping
329 Lamprey River watershed. It does add a few other performance things related to how
330 stormwater basins would have to be installed: there would have to be four feet of separation
331 and also supply that you follow your local stormwater regulations which I understand you very
332 recently adopted or still in the process of dealing with your stormwater site plan regulations.
333 We've adopted them also. The other aspect is that certain uses. Well, I'm sorry, getting ahead
334 of myself. The other thing that is added is that it does add language that shows that the board
335 can have a hydrogeologic study, if they choose to, for certain uses, you have always had that
336 ability. It simply puts it down in black and white, so that you know what to ask for, and that you
337 have the ability to ask for, especially if you're getting new members that are in a season to
338 know that you can ask for that. It also gives you the discretion to ask for it or not. It also lets
339 applicants know Hey, they might ask for that. And in the vast majority of cases, uses that would
340 come into your aquifer district may not need a hydro geologic study. It's a fairly obvious thing.
341 You'll know it when you see it. But relying on Maddie or your town engineer to give you
342 recommendations when you might want to be also a really good practice. It does cost
343 applicants potentially some money. But depending on the scale of the site is really the scale of
344 the hydrogeologic study that you may encounter. I've had minor site plan amendments and
345 towns go through that the planning board in that case did require hydro geologic study. It is a
346 two-page letter where a hydrogeologist comments on the impacts that that proposal may have
347 to the nearby surface water and groundwater resources and nearby wells and septic systems.
348 And that case, it was a very minor impact, if actually any. And it was two pages. I've had the
349 Hampton airfield which is an airstrip along the Hampton Northampton border about six years
350 ago, the town of Northampton required a hydro geologic study, because they were going from a
351 dirt runway to a paved runway over the top of an aquifer where they had planes refueling, that
352 was a very extensive hydro geologic study, it was probably a couple of \$1,000. But it was to the
353 scale, and the potential impact of that project. So, turns off and asked him what the cost is. That
354 was, that was several \$1,000. But your smaller projects that have minimal risk, you wouldn't,
355 you wouldn't require one most likely, but you have the authority to, and the applicant is who is
356 responsible for paying for it like any other third-party review.

357

358 Jen Rowden 27:32

359 Continuing on, we do have some additions of some prohibited uses, they're not really
360 extensive. But adding that the outdoor storage of salt , road salt in bulk is prohibited. Salt
361 contamination is actually one of the biggest problems so you can still have salt on a site. It just

362 has to be covered and enclosed; your town shed actually is under that same sort of
363 requirement; it just requires it for private sites as well.

364

365 Ms. Gott 28:01

366 It isn't followed. What happens our town doesn't follow that.

367

368 Jen Rowden 28:05

369 Then your town may be at risk of not meeting its MS4 permit requirements.

370

371

372

373 Ms. Gott 28:13

374 It's closed on three sides, and you can see the dirt. I mean the salt residue down in the water
375 puddle in front.

376

377 Jen Rowden 28:22

378 They should be keeping that covered and enclosed. And it isn't I'm going to have to take your
379 word for that.

380 And the next thing is the prohibition of new gas stations or expansion of existing ones, but this
381 is for the sale of petroleum and gasoline products. A gas station would be able to expand for
382 any permitted use in that district. So, if you allow a convenience store, it could have it if you
383 allow a coffee shop or a Dunkin Donuts it could have it if you allow EV charging stations. It
384 could have it because that's not the potential contamination risk for the groundwater. So that's
385 the reason for the gas station. That's probably

386

387 James McLeod 29:13

388 I'm sorry, charging stations aren't a contamination.

389

390 Jen Rowden 29:19

391 Um, no, because an EV charging station is the electric electrical aspect of it.

392

393 James McLeod 29:26

394 Yeah, like a direct current one that they have capacitors with, like rare earth metals and stuff.

395

396 Jen Rowden 29:32

397 I mean, beyond any sort of electronics it is not considered by DES or the state a potential or a
398 high-risk use. It's the petroleum products. You've probably turned in the past the issues the
399 state has had with MTBE contamination and PFOA is not of that caliber of potential risk.

400

401 Ms. Gott 29:52

402 May I back up a minute. We've always heard that the town and the school are exempt from
403 local land use regulations and zoning regulators.

404

405 Jen Rowden 30:08

406 So, it doesn't matter that the town and the school are exempt from local regulations, they are
407 not exempt from state permits or federal and state rules or federal partners. Thank you. All
408 right, folks, okay with me to continue on. All right. The next aspect is modifications to your
409 existing conditional use permits. Very specifically, adding criteria that applicants would have to
410 meet. In order to receive that conditional use permit, conditional use permits, by their nature,
411 are meant to have you have more eyes on a use, because it has a higher risk, in this case, a
412 higher risk for causing problems to the groundwater. So, the two additions that were added to
413 uses that would require conditional use are blasting activities. And also transfer of petroleum
414 from delivery trucks, and storage. The reason for that is that both of those activities pose risks
415 to groundwater. Honestly, they're not the highest potential risks, but they were missing from
416 your list based on what is best practice given by DDS. And I will tell you, you guys get really
417 high credit in my regard for you already had a spill prevention and countermeasure plan as a
418 requirement. That is one of those things, we are adding to most of the town's ordinances,
419 because they were missing it. And it's, it's a very easy thing for a town to require. So, this is
420 getting down into a few more of the things that with a conditional use permit, you can require
421 the de-icing material performance, and also the hydro geologic study if you were to require one.

422

423 Jen Rowden 32:03

424 And then moving on, and I'm down on line 325, which is your conditional use. really expanding
425 that third point, which is online 342. It's page seven, following along with expanding what the
426 criteria are, for issuing a conditional use permit, really, that is increasing your legal justification
427 and dependability. If you were ever to be challenged on a decision of issuing that conditional
428 use permit. Someone applying for it would have to meet your justification for all of those criteria.
429 Basically saying, you're doing the best you can on that site to minimize risk to the groundwater.
430 That's what all that criteria basically are intending to come to the same conclusion on. Have you
431 minimized that risk?

432

433 Maddie Dilonno 33:06

434 That's 5.2.15.

435

436 Jen Rowden 33:08

437 Yep. So, it's on line 353. Yep. And down. I believe you guys have a color copy, it's in green. If
438 that helps, yeah. And it basically spells out that you have to determine that use isn't prohibited
439 outright. And that meets those conditions. You can always ask for more information, if you feel
440 that more information will help you understand whether something meets those conditions,
441 whether it's more specification on the technology they're using, if that's what it comes down to, if

442 you need clarity on something you can ask within it. And I say within reason because that's
443 always it has to be a straight face test. It's within reason, you can ask for more information or
444 more detail that is considered reasonable for making that determination. So with that, there are
445 a few other items that we can talk about if you would like for other considerations that kind of go
446 beyond that minor to moderate changes that we wrote the grant for that Raymond wrote the
447 letter of support for what are considered good practices by DES and one of them is increasing
448 the lot size within your water your groundwater district sometimes choose to do that some
449 towns don't, it's often that minimum lot size within the groundwater district will be 50% greater
450 than the underlying district. That's a pretty common one. It doesn't work for all towns. You guys
451 have a lot of zones with a lot of different lot size requirements. It might not work for RAM it
452 might take or it might take a lot more thought. To be able to put that into practice. That can be
453 an amendment that can be done down the line. It's just I put it out there for consideration. You
454 can also add size requirements when you're having a multifamily. And you can do it as a scale,
455 the bigger the multifamily dwelling, the bigger the lot that's required. Same thing. The other
456 aspect is to really limit the impervious surface restrictions that you currently have. DES can
457 generally would like to recommend that you get as low as 1015 as common 10 is pretty
458 conservative, it's hard, especially in developed areas, whether that can be a fairly significant
459 change for a lot of towns. So again, that's one of those ones that you can think about, consider
460 it a future amendment. I mean, we can talk about it now if you'd like. But

461

462 James McLeod 35:44

463 Typically, what happens is, somebody will buy a piece of property that doesn't have any
464 impervious surface. And they'll develop plans to put a structure there with parking, and it's, you
465 know, find the 30-40% impervious surface. And we'll say that you can't do that. And they will
466 just get a variance and move on.

467

468 Jen Rowden 36:10

469 So, for that it's basically unenforceable for that very specific reason. And I totally understand
470 what you're saying. Many towns will put in an exemption for single family or duplex lots, they
471 might put the limit on the multifamily or commercial only. Or they will have a higher percentage
472 that smaller lots are allowed to have. With the idea that if you have, I'm going to say a five-acre
473 parcel, well, 10% of a five-acre parcel is a much higher square footage than 10% of a quarter
474 acre parcel. So, I mean, that is certainly something I'm happy to talk about if it's a thought you
475 think you're even on board with potentially considering. But we were trying to present like what
476 are what are the big things that we can help Raymond with to better enforce their regulations

477

478

479 Ms. Gott 37:04

480 We have talked about a town wide limit on impervious surfaces. And I don't remember the
481 number right now. But it's 17. Nine, I had forgotten now I don't remember the number

482
483 Jen Rowden 37:18
484 For the existing impervious cover in Raymond.
485
486 Maddie Dilonno 37:21
487 15 within the groundwater overlay.
488
489 Ms. Gott 37:24
490 Okay.
491
492 James McLeod 37:26
493 Are you talking about in total? Yes, yeah. We're at 9%, like, two decades ago, so I have no idea
494 what our impervious surfaces now,
495
496 Jen Rowden 37:36
497 Offhand. I think you're, you're right around 10%. I think you've gone a little bit over.
498
499 Maddie Dilonno 37:47
500 Different things being talked about. You're talking about the total impervious cover as it exists
501 today.
502
503 Jen Rowden 37:53
504 So, we can get you the latest information that's available
505
506 James McLeod 37:55
507 I tried to find it. I couldn't find it anywhere.
508
509 Ms. Bridgeo 37:57
510 I thought I found it somewhere. And we're like, 21%, compared to all of our surrounding towns,
511 it was a lot higher.
512 It was a long time back and more contemporary. And just to clarify doesn't affect us. No.
513
514 Jen Rowden 38:13
515 Yeah, just to clarify, you can talk about impervious surface restrictions in your Groundwater
516 Protection District. You can also talk about them town wide. And those can be two different
517 conversations to be honest, because the lot coverage gets that a lot of different things. But for
518 the limit in a groundwater ordinance, you want it to be tied to the impact to the groundwater
519 resources understood. So, with that, that is all I have the process if you wanted to move this
520 forward, is I think you have at least one more meeting if not to before you're starting to get
521 where you need to notice any potential warrants any potential zoning changes to warrant,

522 you're the time is running out on that. So, if you're liking these and you know if you're 95%,
523 comfortable with them, that potentially move this to public hearing. And maybe that 5% can be
524 discussed at the public hearing. You could continue it to another meeting and have a small
525 opportunity to tweak the language until you're comfortable. Alternatively, you can table this and
526 consider it next year. I will say RPCs grant funds to be able to work on this do not extend that
527 far. We can work on it a little bit more through January and February with you. But the timing for
528 getting zoning changes to warrant means that you have to have the public hearing scheduled
529 by January 11. So that means you have to have it noticed by the end of December, and I don't
530 know your all of your meetings, but I suspect that's getting pretty tight with your work level you
531 have right now

532
533 James McLeod 40:08
534 Closer to 50% than 5% on this at the moment, and I'd like a lot of what's in here about
535 expanding the protections. There's a lot of language in here that's mitigating that. Like with
536 impervious surfaces, there's some things and we can put it in here. But if it's unenforceable, it
537 doesn't have a real-world effect. And, but there are some things that are witnessed that Do you
538 have a real-world effect that I, that I don't agree with,

539
540 Ms. Gott 40:41
541 that you don't get agree with? Or do?

542
543 James McLeod 40:45
544 I do not agree with that. Like a hydrogeologist being able to redefine where the aquifer order is.
545 I think that if the USGS did another report, and then that would be I would accept that. But I
546 wouldn't want a third-party single entity coming in and determining where our aquifer water is
547 going to be based on their tests.

548
549 Jen Rowden 41:09
550 So just to clarify on just that specific aspect, an applicant could come in and challenge your
551 your borders, they could even as it stands now, even if, even as it stands now, clarifying the
552 appeal process, you would still have the ability as the planning board, to hire your own
553 hydrogeologist to challenge what they may bring forth, you would absolutely have that right.
554 The same thing the same way you do any wetland delineation, wetland delineations, you have
555 the applicants, wetland scientists come in delineate the wetland for a site plan. If you think it's
556 wrong, or you have questions about it, you hire your own wetland scientists to either confirm
557 that it's accurate or to tell you know what's wrong, and then you make decisions from that point,
558 it would be the same thing with any boundary disputes on your aquifer boundary district. So, I
559 don't know if that changes your mind. But that would be procedurally how that could work.

560
561 Ms. Bridgeo 42:10

562 Can I ask you to follow up on I'm sorry.

563

564 Bob McDonald 42:13

565 When I was just the first time I read completely, the changes being made on this section of the
566 groundwater. And I interpreted this and tell me if I'm wrong; if there was an area of the town that
567 required a developer to drill wells, and there were a lot of wells that needed to be drilled or a lot
568 of volume coming out. The hydrologist is there to determine if there is enough groundwater in
569 that area to support that development? On its own groundwater, wells?

570

571 Jen Rowden 42:55

572 It depends on the specifics of the proposal. Okay. If someone were to come in, and propose,
573 I'm going to say a cul de sac of 25 homes, they could choose to sink one or two wells and have
574 it been a public water system. Well, that has to go through all of the vetting process and study
575 which includes a hydrogel drift port and a pump test through DES. If on that same 25 House
576 subdivision because of size and cost, they chose to sink 25 individual wells. There is no pump
577 test required; there is the minimum private well radius at the state level at 75 feet. I don't know
578 how to frame it. This may be at 100 feet sometimes. That's the only requirement.

579

580 Bob McDonald 43:49

581 My question and comment were to the community well drawing, yes. For the community. Well, it
582 was in one of those zones. There was already a community well in that zone,

583

584 Jen Rowden 44:03

585 any new community well, that was sunk would get its own Wellhead Protection area. And one of
586 the major components that DES looks at is how is that impacting neighboring wells?

587

588 Bob McDonald 44:19

589 So, they could if they could intersect? They absolutely, yes,

590

591

592

593

594 Jen Rowden 44:23

595 I'm going to go back up to this photo, you can sort of see how there are two wells here. They
596 happen to be for the same system, but there's sufficient volume that is certainly a component of
597 the SSI.

598

599 Bob McDonald 44:38

600 To get to the end, Jim's interpretation is that the hydrologist determines the boundary of the
601 aquifer. My interpretation is if the board decided to say we need a hydrologist third party to
602 determine the water volume.
603
604 Jen Rowden 44:57
605 So, it's a scope of work to hire a hydrogeologist
606
607 Bob McDonald 45:02
608 geologist to do yes, you can ask them to do both. Yep. Okay.
609
610 Jen Rowden 45:07
611 They kind of depends on the specifics of what
612
613 Bob McDonald 45:10
614 community wells as opposed to, you know, with a 12-unit subdivision unless it's in one of those
615 circles. Okay, thank you.
616
617 Mrs. Luszcz 45:26
618 Why does the impervious surface impact the groundwater so badly?
619
620 Jen Rowden 45:40
621 Well, the simple explanation is that stormwater, which is the negative of impervious surface, is
622 the biggest polluter of any groundwater or surface water doesn't matter what watershed where
623 you're located, it is the biggest polluting factor.
624
625 Mrs. Luszcz 46:02
626 Even if there's nothing on it,
627
628 Jen Rowden 46:04
629 Even if there is nothing on it, the other aspect with groundwater is quantity. So, the more
630 impervious surface you have a big parking lot. That water that if it was still a forest would sink
631 into the ground. Well, now it's washing off substantially right into streams, going downstream,
632 there is less chance for it to filter down into the ground. So, you get the natural cleaning of it.
633 Because it's being filtered through the ground, you're also losing the volume, you're also adding
634 heat. Heat is also true; you're adding heat into the surface water. So, there's multiple factors
635 going on. But that's the sort of simple explanation of it.
636
637 Mr. Reed 46:45
638 Never clean when we require that no more water runs off a piece of property after than before.
639 And I understand we don't have the large area that it's infiltrating. But when we make them

640 engineer this so that the water doesn't go tearing off and right down into the streams. What are
641 the downsides of the engineering that we're having done on these sites? To make sure that that
642 doesn't increase the pollution. I mean, that's what our regulations do. I mean, not in individual
643 homes, I understand. But all our all our industrial commercial sites, we require that nothing
644 more runs off and our engineers check all that. Is that not actually working? Is that what you're
645 telling us?

646

647 Jen Rowden 47:30

648 No, it is working. Adding the additional limitation just reduces that amount of stormwater that
649 has been produced in the first place. And there just to be there is a difference between the
650 amount of water that can be cleaned that is going into the ground or into surface water, from a
651 natural forest to lawn to gravel to pavement, there is a that is a whole ranking of how well that is
652 dealing and what you're getting from it,

653

654 Mr. Reed 48:01

655 when we have them put in a settling pond and a bio retention. So that's I mean, the whole idea
656 of that is that it filters it right?

657

658 Jen Rowden 48:09

659 That is true. It is filtering for in some cases, some of it, you get some of the heat for sediment,
660 it's filtering for nitrogen, phosphorus oil, grease is something that can't do though it cannot filter
661 for salt. It cannot filter for some of the other contaminants that cannot be taken up. Because the
662 cleaning of that is just cost prohibitive. So yes, it absolutely helps. I don't want to say your
663 regulations aren't doing that. But it's more of stopping the pollutants at its source, rather than
664 engineering the treatment because I'm sure you've experienced in Raymond, some of those
665 treatment systems that have not been maintained as well. So, it's honestly one more layer of
666 protection.

667

668 Bob McDonald 48:57

669 And the follow up and Brad's question, one of the developments is needed to do the large
670 collection. In your experience, if you have that ability to tell me is the water sitting in these
671 ponds? Do they evaporate more? Or are they going back into the groundwater itself?

672

673 Jen Rowden 49:18

674 They're typically requirements as to how quickly that water should be leaving that pond. One of
675 the things that gets engineered into a typical detention pond is an emergency relief. So, if we
676 got, I'm going to say 1000-year storm, no water system and remit is designed to deal with that
677 rather than the flooding, they're going to let the water go. It's designed your regulations don't
678 speak to that level of a storm. So, is it evaporating or not?

679

680 Bob McDonald 49:50
681 My question is over these over the circles in our aquifer, if we have all these great systems that
682 are collecting the water, so no one Water leaves then before the property is the water actually
683 being recharged into the ground or anymore, you actually will allow,
684
685 Jen Rowden 50:11
686 You want to encourage the recharge back into the ground, because you want to still have that
687 volume availability in your aquifers to be able to use in the future for drinking water and for
688 water.
689 This allows for settling basins. So, they're meant to have the water sit there for a long enough
690 time, right, the sand and the gravel and the grill out and then the water can move on and sink
691 into the ground. Okay. All right. Thank you.
692
693 Ms. Bridgeo 50:43
694 Can I ask you a question? Jim? Does the state have any plants that are rated for these storm
695 water retention, and then rated to be put in that does the state have any plants that they use,
696
697 Jen Rowden 50:55
698 There are certainly recommendations for what kind of vegetation can be put in a rain garden or
699 bio retention or gravel, wetlands. They almost all come with maintenance aspects of at a certain
700 point you have to pull the vegetation out. Most of the ones I've seen mainly come from UNH as
701 a stormwater center for recommendations.
702
703 Ms. Bridgeo 51:18
704 And does that center not treat their plants?
705
706 Jen Rowden 51:21
707 Like, are they spraying pesticides on the plants?
708
709 Ms. Bridgeo 51:24
710 Even the seeds are now treated in a lot of the country with neonicotinoids, which is sowing the
711 seeds if you were putting them in.
712
713 Jen Rowden 51:36
714 I can't speak to the seed part of that. But it would never be recommended to require spraying of
715 pesticides or herbicides on plants that are being designed for taking out contaminants.
716
717 Ms. Bridgeo 51:52

718 No, no, I understand that. I'm saying that I just didn't know if there was a place that you could
719 go to that the state's working on such a thing where the plants are being there are certain
720 species that they

721

722 Jen Rowden 52:02

723 certainly, species that are recommended for installation when you are doing stormwater
724 treatment that are using vegetation.

725

726 James McLeod 52:12

727 When the percentage of impervious surface comes up, the inevitable response that we get is
728 that we've engineered the stormwater. There's less water leaving this than there was before we
729 started. But you're saying that the quality of that infiltration of the water isn't the same from an
730 impervious surface?

731

732 Jen Rowden 52:36

733 Typically, it's not it's sort of it depends on what's occurring on those rooftops or on that
734 pavement. Certainly. I mean if it's a gas station versus you know, an average retail, it depends.

735

736 James McLeod 52:47

737 So, if we were to grant a variance and allow somebody to put in their stormwater retention
738 ponds and stuff in order to do that. How do we make up that difference? Is there a way that we
739 can?

740

741

742 Jen Rowden 53:04

743 Well, so your current stormwater regulations are the gold standard, and they are intended to go
744 beyond just capturing all the water on the site, as it naturally would have been? It actually does
745 have performance standards for how much nitrogen is removed, how much phosphorus, how
746 many suspended solids, it does deal with heat to a certain degree. So, there are certain design
747 requirements that you already have that deal with that. I can't promise you it is 100% pure
748 natural water. But the screen one second, but the water then being taken out of that system,
749 going through the engineered stormwater management is clean enough by that designation, to
750 then go into the ground where the ground is actually going to filter anything that is remaining.
751 That is the reason those performance standards are at the level they are.

752

753 Mr. Reed 54:09

754 Any questions from the public for Jen while she's here? Sir, please come forward. Tell us your
755 name. We need to get you a microphone.

756

757 Mark Grant 54:23

758 Thank you. Yep. My name is Mark Grant, 24 Washington drive. It does sound good that we're
759 on top of this, you know, trying to protect our groundwater. My question is, is because we're
760 facing huge developments, not a 25-unit cul de sac, as you were saying that could have several
761 wellheads or every house have their well, it would put a certain load on the aquifer. We're
762 talking about one development that's 250 units. Plus,

763

764 Mark Grant 55:05

765 But on a project that was 250 to 300 units, that would take a different type of a hydro geologic
766 study, wouldn't it? Because you would have to actually not only study if it would pollute the
767 water, that if there was enough water there for that use,

768

769 Jen Rowden 55:23

770 It would cover both of those things. I will say that, in general, this is very scalable. There are
771 many towns that and this is a tool in the toolbox of understanding whether you take these
772 amendments or not, it's a tool in your toolbox to understand the impacts any potential
773 development has on the resources in your town. Having better justification for this one, having
774 some stronger language and performance requirements, helps you to just better protect those
775 resources. It's not, it's not going to make or break whether a development can come into town
776 or not. It better protects and gives you more information about when you might make a decision
777 about a particular development.

778

779 Mark Grant 56:13

780 I've one other question. Is somebody keeping track of the groundwater to the level of the
781 groundwater so that yes, and so what is our depletion rate at this point?

782

783 Jen Rowden 56:25

784 I can't give you that answer. Are you? Yes, it does have a groundwater monitoring network
785 throughout the state. I'd have to go and look to see where the closest water Raymond is.
786 There's one over near Durham, they do a variety of different kinds of wells around the state, but
787 the state certainly does monitor it, it actually gets pulled into the state drought monitoring results
788 as well. So, is it being monitored? Yes. Is it on every individual site? No, just for capacity? How

789

790 Jen Rowden 56:58

791 you can go on to DES, you can just go onto the One Stop? Yep, you can go into one stop. You
792 can also go on to the New Hampshire Geological Surveys website for the groundwater ambient
793 monitoring network.

794

795 Ms. Bridgeo 57:13

796 They also did a webinar, and I can get the link and I'll try to get it up. They did a webinar two
797 days ago on it. And they put up a New Hampshire DES, did a drought conditions webinar and
798 state water for private wells, and they did a two-hour webinar and couldn't get the link up.
799

800 Mark Grant 57:32

801 As you were saying, their monitors are in different places in the state. Are there any of these
802 monitor locations located in Raymond?
803

804 Jen Rowden 57:40

805 To my knowledge, no.
806

807 Mark Grant 57:43

808 How do you ask for that to be established?
809

810 Jen Rowden 57:49

811 That would be a question for the New Hampshire Geological Survey. All right. I apologize. I
812 can't answer it more specifically.
813

814 Ms. Gott 57:55

815 That's okay. What is the USGS by Lamprey River?
816

816 Jen Rowden 58:00

817 That is a stream gauge, and you can also look up Lamprey River height and see the stream
818 gauge it has in real time. It's actually one of the best rivers for monitoring and the entire state
819 has gotten to the longest records.
820

821 Mr. Reed 58:16

822 Thank you.
823

823 Question, sir.
824

825 Mr. McCoy 58:23

826 Paul McCoy, 51 Long Hill Road. My question is if you have a kind of a conservation subdivision,
827 and you put let's say you have 50 acres of land and you put the houses closer together, does
828 that help with the soil? Yeah. It was better off to have smaller areas for homes.
829

830 Ms. Gott 58:54

831 More density,
832

833 Mr. McCoy 58:55

834 density, more density with more open space, like a conservation subdivision which we have
835

836 Jen Rowden 59:02
837 The very general answer to that is yes, absolutely. When you have less road, you have less
838 impervious surface when you have smaller lots just by the nature of all of your other setbacks.
839 The homes themselves end up having smaller footprints. You are also keeping things in a more
840 natural state that is always better for water resources, ground, and surface.
841
842
843 Mr. Reed 59:29
844 Thank you, sir.
845
846 Daniel Roy 59:32
847 You had another question. I had an interest in geothermal. I don't know if you're familiar with it,
848 but the limitations you can have towers you can have. Track areas where you disperse the
849 water. My understanding is that the net effect of geothermal has no effect on the groundwater.
850 Is that a fair statement?
851
852
853
854 Jen Rowden 59:54
855 That is my general understanding as well. DES did a study at least a couple of years ago where
856 they were looking at homes that were using geothermal heating and cooling. And then also
857 using the same well for the drinking water to see if there was any negative impact. There are
858 some geothermal wells that are closed looped and open looped. And if it's a closed loop, it's
859 just the same. It's not water, but it's another chemical that's being used for the heat transfer. If
860 it's an open loop, it is taking water from the well, heating or cooling and then going back into the
861 drinking water. Well, they weren't finding any contamination. And
862
863 Daniel Roy 1:00:29
864 I'm speaking specifically to the closed systems water protection ordinances. How does that
865 work?
866
867 Jen Rowden 1:00:43
868 I'll admit it would depend. So, you could do a closed loop system. I'm not familiar enough with
869 the chemicals that are used in the closed loop systems. I know sometimes it's saltwater, or it's
870 like a brine. But I'm not well versed enough to be able to speak to that. But DES, does have a
871 permitting process for when you're doing a hydro geologic, or I'm sorry, a geothermal well,
872 especially if you're going to connect it to your private drinking water well, but that doesn't mean
873 it's not allowed.
874
875 Daniel Roy 1:01:15

876 Relative to Raymond's Zoning Ordinance, do you see any inclusion definitions or prohibitions
877 against geotherm?
878
879 Jen Rowden 1:01:23
880 I do not know, especially not on a smaller residential scale. I suppose if you were going to have
881 a larger development, which was proposing a geothermal
882
883 Daniel Roy 1:01:35
884 I am thinking about a school about 100,000 square feet.
885
886 Jen Rowden 1:01:39
887 I would encourage you, if it's for the school, encouraging, have a hydro geologic report to see
888 what that potential thermal impact quite frankly might be, or any private site.
889
890 Daniel Roy 1:01:52
891 That would be something to the planning board would review and decide
892
893 Jen Rowden 1:01:57
894 if it's for the school. But if it was for a project that was under the planning board's jurisdiction,
895 okay, thank
896
897 Ms. Gott 1:02:03
898 you. Is that something we should be asking about how if they're planning geothermal thermal,
899 or I don't ever recall that they are planning it.
900
901 Jen Rowden 1:02:12
902 It should be indicated on their site plan if they're planning it.
903
904 Mrs. Luszcz 1:02:18
905 But don't really follow the state rules on that? We don't have any jurisdiction over that.
906
907 Jen Rowden 1:02:23
908 Yeah, currently, nothing that's inherent nothing in here prohibits it. Certainly, your ability to be
909 able to do a lot with it would be pretty limited. But you could always ask for the information
910 about how it might be impacting
911
912 Ms. Gott 1:02:36
913 And I understand what you're saying, but do we need to have something from the state talking
914 about that, that they've approved? Just like we have an AOT permit and all those kinds of
915 things?

916
917 Jen Rowden 1:02:47
918 It could be if you have a standard condition of any approval being that they get their state and
919 federal permits, it would be covered.

920 You can always ask for the permit to be noted on the plans as before supported. Okay.

921
922 Mr. Reed 1:03:04
923 Many having gone through this with us in great detail. And having Jen presented this is there
924 anything we should ask Jen or any section of this we should look at before she leaves?

925
926

927
928 Maddie Dilonno 1:03:17
929 I think she covered it. I did tell her about the Source Water Protection Plan comments we
930 received last time. So no, I don't think we've gone through it.

931
932 Mr. Reed 1:03:30
933 Quickly, anybody else? We've been an hour and people

934
935 Ms. Bridgeo 1:03:32
936 I don't want to take any more. I have questions. But I think Maddie can probably answer them.
937 I'll send one out quickly just to give you the nature of them. And Maddie can as you talked
938 about licensing here. But it doesn't. It switches terminology. And let's say 5. 2.4. It's just
939 terminology where it doesn't say it's a licensed person. It's the hydrogeologic study, which is
940 yeah, just terminology. And I don't want to keep you here with I know you've just come from one
941 and I think that we can defer questions to Maddie as far as those types of questions Maddie, so
942 I don't want to hold her up there. Sure. So, what's the question about where some of these
943 questions where it doesn't say for instance, licensed currently licensed, you know, says
944 qualified hydrocodone or some of them where it switches around what person it goes to.
945 Hydrologist or soil scientist or an engineer. I just think that it's that that terminology shouldn't be
946 interchangeable. A hydrologist is not a soil scientist and the being used interchangeably and
947 throughout the document any place where you ask for a special and I think that one they should
948 be licensed current in good standing and then they should be defined for whatever or section in
949 here. It shouldn't have multi.

950
951 Unknown Speaker 1:05:03
952 I don't know your ordinance well enough.

953
954 James McLeod 1:05:14

955 It's more of a technical question. I don't have my numbers down on this. But part of the 2009
956 report that we had. There was a sub report in there. And one of the things that they had
957 recommended is that we classify our aquifer to have a minimum transmissivity. Yeah, yes. I will
958 say I understand that so much. And maybe so

959
960 Jen Rowden 1:05:42
961 Transmissivity is the ability of the water to infiltrate water. The higher the transmissivity.
962 Typically, the sandier the soil, the water can just go through your current district, the way it's
963 defined by your 2009 source, water protection covers all of your stratified drift. So that was a
964 recommendation in your source water protection.

965
966 James McLeod 1:06:09
967 I think it was an early report, I think it was from like 2005. So, it was probably a bit higher.

968
969 Jen Rowden 1:06:14
970 My point is that you have covered that you, your current district, fully deals with the
971 transmissivity as defined by USGS and all of the studies they have done.

972
973 Mr. Reed 1:06:27
974 Thank you. Anybody else quickly? Thank you very much.

975
976 Jen Rowden 1:06:37
977 I do apologize. I think I'm here for one other very quick thing if you'll give me three minutes. All
978 right. Some of you may have heard that the state is having a lot of grants and funding available
979 to deal with housing in New Hampshire. So, under the state's invest in Hampshire program,
980 which is being funded effectively through COVID funds the state received, they have
981 designated \$2.5 million to be used for housing opportunity planning grants. These are available
982 to municipalities. I have talked with Christina and Ernie over the summer when this first came
983 out to get their initial thoughts to see if they thought Raymond might be a potential candidate for
984 this. I've talked with Maddie, and I don't think you guys have actually had this conversation. But
985 there are grants available to help municipalities start getting some planning efforts going to look
986 at housing stock, like what do you have to identify what your housing goals might be to identify
987 where you might have the ability to increase housing variety. There are three components to
988 the grants, I will say the big selling point, there is no match. So, it's kind of like free money. It's
989 tax money, but it's free money. There are three phases to it. We are encouraging all of our
990 municipalities to at least apply for this first one, which is doing master planning work. They are
991 willing to pay for you to do the public engagement and outreach and data collection work. And
992 then work at the municipality with the planning board to update your housing section of your
993 master plan and related section. So, if you talk about demographics that could fall under this,
994 we are strongly encouraging our towns to apply for these grant funds, and RPC is able to help

995 write those grant applications. For towns if you are interested, they are due at the end of
996 January, you can ask for up to \$25,000 worth of master planning work. Most towns don't need
997 that level. Most towns are in the 10 to 15 level depending on how much education and outreach
998 you need to do. But it coincides really nicely with the regional housing needs assessment RPC
999 is doing which looks at the data about what housing is in the region, and what housing will be
1000 needed in the future at a variety of income points. So that's my quick spiel on this. I've been
1001 working with Mattie to put together a potential draft outline for what a grant application would
1002 look like for you guys to consider. She'll be bringing that to you at a future meeting, and you
1003 have a lot of zoning to get through for your consideration. But I would strongly encourage you to
1004 apply for it. Can you give me just a second. And then the two other phases of it are doing an
1005 audit of your regulations to see where there are barriers and opportunities to allow for an
1006 increase in housing. And when I say barriers, I mean you might have barriers that are good,
1007 and you want to keep them like protecting water resources. That is a barrier to building housing.
1008 You have a reason why you might want to do that. So, RPC, we'll be doing an audit for a variety
1009 of our communities to help identify where you have regulations on the books that could be
1010 modified, changed, or you want to keep, and then making recommendations about how you
1011 could move forward if you wanted to with them. The third phase is actually doing that zoning
1012 Amendment work. Those have staggered dates; they also have funding available with them.
1013 We're focusing right now on the master plan components. So, I'm going to work with Maddie,
1014 for her to bring forward a proposal for you to consider if you're interested, we're happy to help
1015 the town of Raymond apply. If you're not, that's okay. There is no requirement to do it,

1016

1017 Daniel Roy 1:10:38

1018 Is the expectation that RPC would be the source for people to assist?

1019

1020 Jen Rowden 1:10:46

1021 The expectation, if we write the grant for you, is that we would be the consultant that you would
1022 work with when drafting your master plan. The town can also apply on its own, which is
1023 perfectly fine. If that's the sort of the way you want to go. Our early conversations with Ernie are
1024 that you guys have a lot going on. So, I could probably use the help. That was basically an
1025 extended conversation with Ernie.

1026

1027 Ms. Gott 1:11:15

1028 So, if we apply for the first deed analysis needs analysis, does that obligate us in any way to
1029 continue on with the other two?

1030

1031 Jen Rowden 1:11:23

1032 It absolutely does not. Okay. The other thing with the needs analysis and the master planning
1033 work it you have to put forth a good faith effort that you're going to look into housing in your
1034 community, it does not obligate you to adopt put forth amend any regulation, if you choose not

1035 to it have would have to go through the same vetting process. Any zoning or site plan already
1036 has to go through. So, there's no change to that the real string to this money is you have to
1037 consider it. Like you have to put a good faith effort that you'll consider potentially making
1038 changes. That's the string. That's why the money was put out.

1039

1040 Ms. Gott 1:12:04

1041 So, we're master planning could you know, okay,

1042

1043 Jen Rowden 1:12:08

1044 This could help supplement the master plan work. I believe that you've already been sort of
1045 starting conversations about considering doing so. It's a good way to get part of your master
1046 plan paid for without the town having to use its own funds.

1047

1048 Mrs. Luszcz 1:12:21

1049 How soon are the funds available?

1050

1051 Jen Rowden 1:12:25

1052 Within 30 days of applying is it's very fast.

1053

1054 Ms. Bridgeo 1:12:30

1055 I was trying to talk I didn't hear you could

1056

1057 James McLeod 1:12:33

1058 Do we get the underlying information with the proposals so that we can read through it?

1059

1060 Jen Rowden 1:12:40

1061 Absolutely. And I can put together a packet that has all the links and everything. But you
1062 certainly can go to the website right now. And I'll ask Maddie if she can forward that to the
1063 board. So, you can see all of the details.

1064

1065 James McLeod 1:12:51

1066 And you mentioned that you are currently working on housing assessment.

1067

1068 Unknown Speaker 1:12:58

1069 Yes, RPC all the planning commissioners around the state are doing a regional housing needs
1070 assessment, we're required to by state law. And that's wrapping up at the end of this month or
1071 early January for having that data out.

1072

1073

1074 James McLeod 1:13:09

1075 So, we'll be able to see the Planning Commission's
1076
1077 Jen Rowden 1:13:14
1078 The drafts of that have come out or that every community in New Hampshire is lacking. Units
1079 given the demand and the projected population for affordable housing. I mean, it looks at all
1080 housing. But that's one of the big messages that has come out.
1081
1082 Ms. Gott 1:13:36
1083 It doesn't look at the percentages of affordable housing each town has,
1084
1085 Jen Rowden 1:13:41
1086 it does at a 40,000-foot scale. One of the things the master plan works the needs analysis can
1087 do is look at it on a much more specific town scale where we can have the time to look at
1088 everybody's assessing to see what do you actually have that qualifies as affordable? What do
1089 you have that qualifies as maybe a little bit more than affordable but not you know, a million-
1090 dollar mansion. So, it lets us get more in depth with some of the needs
1091
1092 Ms. Gott 1:14:08
1093 Because my gut tells me that there's disparity.
1094
1095 Jen Rowden 1:14:12
1096 I suspect the number we have from the 40,000-foot level for Raymond and a lot of our towns. Is
1097 it telling the real complete story
1098
1099 Ms. Gott 1:14:20
1100 compared to other towns? Yes. Okay.
1101
1102 Jen Rowden 1:14:25
1103 All right. I promise I'm done. Thank you. Thank you very much for having me.
1104
1105 Mr. Reed 1:14:29
1106 Thank you for sure.
1107
1108 Maddie Dilonno 1:14:45
1109 I kind of wanted to get an idea of where we're at with the groundwater stuff. Do we want to table
1110 it for another meeting and review all the other ordinances?
1111 Ms. Bridgeo 1:14:54
1112 Can we do them in the order of the ones that are almost ready to go like the fire one? Can we
1113 go with the ones that have been through legal, get them done. And then move forward that way
1114 .

1115
1116 Mr. Reed 1:15:05
1117 I know if you want to attack this well, it's so fresh because you think there's still a lot to do in it.
1118
1119 Maddie Dilonno 1:15:12
1120 Yeah, I just wanted to gauge everyone's temperature before we leave it.
1121
1122 James McLeod 1:15:17
1123 So, from my perspective, it hasn't changed that much. I think there's a lot of good stuff in here.
1124 But there's a lot of stuff that
1125
1126 Mr. Reed 1:15:25
1127 All right, then can I ask you after having heard, Jim, and having this in your hand, while you're
1128 trying to take some time? And I know, there's a lot going on, too. I know, you'll laugh. But you
1129 know, if we're going to get this in this year, and this is an important one? Well, there is,
1130
1131 James McLeod 1:15:44
1132 you know, separate from this, there were the prohibited uses that we wanted to add back in.
1133 And I know that Maddie had included this in some form into hers. But this language was already
1134 presented before it's already been vetted. And this is something that we can get in there to help
1135 protect our groundwater. And then I think that we have to take this up when we have more time.
1136
1137 Mr. Reed 1:16:18
1138 That's fine. That's fine, then let's get they would you call them a little ones? Trish?
1139
1140 Ms. Bridgeo 1:16:24
1141 I can't answer them. Sorry. I know, I said the ones that we've already gone to legal, sprinklers
1142 we've talked about a couple of times. So, I thought that one seems ready.
1143
1144 Mr. Reed 1:16:35
1145 It was all marked up. No. So change to it.
1146
1147
1148 Ms. Bridgeo 1:16:40
1149 Well, there's only one change.
1150
1151 Ms. Gott 1:16:41
1152 Yeah, yeah, it's still a change. It's such a change. And it's going to change again.
1153
1154 Maddie Dilonno 1:16:46

1155 Yeah, so what you have in front of you for the sprinkler ordinance. I had sent it to the fire chief
1156 to verify that the language was correct. And we received some feedback from the Deputy Fire
1157 Chief for some suggested language, which is the red in there, although the multifamily the three
1158 or more units that's crossed out is actually staying, I misunderstood.

1159
1160 Mr. Reed 1:17:05
1161 So, the red is staying all of it. Yeah, yep. Yep. It's all staying because I overlooked with that
1162 said,

1163
1164 Maddie Dilonno 1:17:12
1165 How do I know I will do an email chain which I attach to your thing I misunderstood.

1166
1167 James McLeod 1:17:17
1168 It makes sense to move the comma till after units from dwellings to units. Okay.

1169
1170 Maddie Dilonno 1:17:25
1171 But I mean, if that's other than that, that is the language we discussed at the meeting last week.
1172 Well, it's more or less ready to go if the board feels

1173
1174 Mr. Reed 1:17:37
1175 A chance to look at this with this further clarification. So, it would be as Jim read last week to
1176 amend article 8. 3.3 of the Raymond zoning ordinance to clarify that sprinkler system shall be
1177 installed for all commercial and industrial construction of any type to include multifamily
1178 residential dwellings of three or more units, comma, lodging or rooming housing, residential
1179 board and care or group housing. Further, any new additions and this stays the same as it did
1180 last time from there on. Are we good with that now, for the 75?

1181
1182 James McLeod 1:18:13
1183 The reason that it was worded this way is that there's different types of residential. And the
1184 deputy chief didn't feel like it had been fully encompassed. And they're all on board with it now.

1185
1186 Maddie Dilonno 1:18:28
1187 Yes, and the correspondent is attached to that.

1188
1189 Mr. Reed 1:18:31
1190 I saw the correspondence. I just want to I thought that's somewhere in there, but

1191
1192 Maddie Dilonno 1:18:37
1193 He was on the thread. Yeah. So, I assume it's good to go. Okay.

1194

1195 James McLeod 1:18:42
1196 Motion:
1197 Mr. McLeod made a motion to move this to public hearing for adoption. Ms. Bridgeo seconded
1198 the motion.
1199
1200 Mr. Reed 1:18:50
1201 Okay. So, motion a second. Are we good with the language any more discussion? Okay, all
1202 those in favor? Roll call:
1203 Gretchen Gott - Yes.
1204 Bob McDonald - Yes.
1205 Dee Luszcz - Yes.
1206 Brad Reed - Yes.
1207 Scott Campbell - Yes
1208 Jim. McLeod - Yes
1209 Trisha Bridgeo- Yes
1210
1211 The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.
1212
1213 Maddie Dilonno 1:19:11
1214 And our suggested date is January 5 for the public. I think the next time we have time. So well,
1215 we'll note the town will notice this for January 5. Thank you.
1216
1217 James McLeod 1:19:23
1218 So, the date that we heard earlier, the 26th. That's the last day to propose it.
1219
1220
1221
1222
1223 Maddie Dilonno 1:19:30
1224 That is the absolute last day you can hold a public hearing on zoning amendments. To hold the
1225 public hearing.
1226
1227 Maddie Dilonno 1:19:49
1228 Because January 30. For the whole state is the last or not the last sc to town is the last day to
1229 waste to Raymond. It's January 26. Because that's our next
1230
1231 Mr. Reed 1:20:05
1232 Okay, what was the next one? We had the dead definition of a parking lot. I don't know what
1233 order these are. And I'm sorry.
1234

1235 Maddie Dilonno 1:20:16
1236 The last page in my packet was with this table on it. Okay, these are some of the simpler ones.
1237 Okay. Oh, yeah. Number two is this was proposed by the Conservation Commission, and this
1238 was adding parking lots to the special permit table for zone G. Does everyone see that? Does
1239 someone need mine? So, everything in red is proposed. So, remember, remember, I think it
1240 was either Kathy or Jan had proposed this.
1241
1242 James McLeod 1:20:51
1243 Okay. So, the only thing here obviously, was the handout that I had found a sort of a different
1244 definition for parking lot.
1245
1246 Maddie Dilonno 1:21:04
1247 Yes. Okay.
1248
1249 James McLeod 1:21:06
1250 The way that this is written provides temporary storage of Motor Vehicles doesn't picture a
1251 parking lot in my mind.
1252
1253 Maddie Dilonno 1:21:15
1254 Okay, I took this out of a planning site plan definition dictionary,
1255
1256 James McLeod 1:21:19
1257 there were a ton of them. There's a lot.
1258
1259
1260
1261
1262 Mr. Reed 1:21:36
1263 Okay, so it's the question then we're okay. All right. Let's start with Are we okay with dealing
1264 with what the Conservation Commission has asked and adding this parking lot under our
1265 permitted uses? Are we okay with that start with and then we just have to define what is a
1266 parking lot. So, it's just a matter of agreeing on the definition.
1267
1268 Maddie Dilonno 1:21:55
1269 So, this table just for clarification is within your zone G zoning ordinance section and these are
1270 all the uses that require that are either permitted within the zone G land you know, the wetland
1271 shoreline protection, steep slope or require a special permit?
1272
1273 Mr. Reed 1:22:10
1274 Okay, so we have this Conservation Commission definition, or is this one you pulled off?

1275
1276 Maddie Dilonno 1:22:17
1277 I pulled this definition of parking lot from a site plan. Subdivision.
1278
1279 Mr. Reed 1:22:22
1280 Okay, so we have an off street. So, we have a really simple one here: an off-street ground level,
1281 open area that provides temporary storage for more vehicles, or we have the one Jim gave us.
1282 Do you have that on another sheet of paper? Warrant to amend article 13 definitions, and I
1283 would say that we would also add it into this so that the definitions agree, wouldn't that be
1284 interesting?
1285
1286 James McLeod 1:22:44
1287 You can take the other language here and just move it a
1288
1289 Mr. Reed 1:22:47
1290 A parking lot is defined as a develop location of an open area other than a street or other public
1291 way that is designated to accommodate clients, customers, residents of multifamily dwellings,
1292 or the public for parking motor vehicles, whether developed with asphalt, concrete, gravel, or
1293 other material regardless of other fringe elements, or benefits, like fees or charging statements.
1294 Stations. Okay,
1295
1296
1297 Ms. Gott 1:23:13
1298 We just need to specify that it's not in a residential single family. So, B or A
1299
1300 Mr. Reed 1:23:23
1301 This would be this as proposed, this would be our article 13 definition of a parking lot. It does
1302 not say that some other area couldn't further restrict that.
1303
1304 Maddie Dilonno 1:23:34
1305 It's just in your general definition,
1306
1307 Mr. Reed 1:23:36
1308 just in general definitions, and it would be included in article 13.1 definitions, right, yes. Okay,
1309
1310 Ms. Gott 1:23:47
1311 this could apply to the single-family home.
1312
1313 Mr. Reed 1:23:51
1314 Well, if a single-family home has to have a parking lot,

1315
1316 Ms. Gott 1:23:56
1317 well, what's the difference between a large driveway with six vehicles? Like many homes have
1318
1319 Mrs. Luszcz 1:24:03
1320 Don't they apply for a driveway permit?
1321
1322 Mr. Reed 1:24:05
1323 Yeah, you have a driveway permit?
1324
1325 Mrs. Luszcz 1:24:08
1326 Is it specific? Yeah. Which isn't a parking lot. It's not a parking lot. I think they have to
1327
1328 James McLeod 1:24:13
1329 follow, I think they wanted a parking lot.
1330
1331 Ms. Gott 1:24:15
1332 I mean, compared to a driveway.
1333
1334 James McLeod 1:24:19
1335 Well, that's why they want to define it. So, we don't have to define a driveway. We just have to
1336 define a parking lot, right? driveways already defined here.
1337
1338 Mr. Reed 1:24:28
1339 So, do you want a minimum size on it? That's a minimum number of vehicles. Or we call it a
1340 parking lot. Right? I
1341
1342 James McLeod 1:24:36
1343 I mean, you can keep going and going.
1344
1345 Maddie Dilonno 1:24:39
1346 And there's a danger and getting too specific. Because then that makes there's more room to
1347 maneuver. You know what I mean?
1348
1349 Mr. Reed 1:24:50
1350 So, what's, what's your preference or do you have another definition?
1351
1352 James McLeod 1:24:54
1353 Oh, this is uncountable. I just had I think this is a simple definition. But I mean, it doesn't even
1354 mention parking in the definition. It says storage of motor vehicles. And that's, you know, I don't

1355 store my vehicle while I go into the store. I park it. So just terminology wise, I prefer the one that
1356 I put forward. I think
1357
1358 Mr. Reed 1:25:17
1359 they tried to define it without using the word is what they were doing.
1360
1361 Maddie Dilonno 1:25:20
1362 Your other regulations. I pulled from the same source that some of your other regulations. I
1363 don't remember.
1364
1365 James McLeod 1:25:28
1366 I tried to find it. I couldn't.
1367
1368 Maddie Dilonno 1:25:30
1369 It was a book. It's a big giant.
1370
1371 Mr. Reed 1:25:33
1372 Okay, so Alright, let's start with the zoning draft for the groundwater conservation overlay
1373 district allowed uses table for zone G.
1374
1375 Motion:
1376 Mr. Reed made a motion that we accept the proposed change to the table, the 4. 9.5 allowed
1377 uses table as proposed only item to just the table. McLeod seconded the motion.
1378
1379
1380 Daniel Roy 1:26:03
1381 I still have a general question. I thought zone G by definition was not available. What would a
1382 parking lot be doing in zone G?
1383
1384 Mr. Reed 1:26:16
1385 There are some things that are allowed by special permit, correct?
1386
1387 Maddie Dilonno 1:26:21
1388 Yep, there's a table of allowed uses within zone G. And that's in the ordinance. And some are
1389 permitted like agriculture. Others like utilities, actually, utilities are permitted. Buildings and
1390 permanent structures require a special permit, which is just another set of criteria that the
1391 applicant would need to demonstrate to the planning board. Similar to a conditional use,
1392
1393
1394 Mr. Reed 1:26:48

1395 This would still have to have all the setbacks and everything else that would still have to meet.
1396
1397 Daniel Roy 1:26:51
1398 So, we have all of these things that exist, and you guys decide on what is or is not allowed. By
1399 granting or not granting a permit?
1400
1401 Mr. Reed 1:27:02
1402 By Yes. By granting or not granting a special permit. That is true. Yes. It does require a special
1403 permit; it can't be done without a special permit.
1404
1405 Daniel Roy 1:27:11
1406 Okay, thank you.
1407
1408 Mrs. Luszczyk 1:27:13
1409 So, this would modify the special permit application?
1410
1411 Mr. Reed 1:27:17
1412 No.
1413
1414 Maddie Dillonno 1:27:18
1415 The criteria would stay the same as it is now.
1416
1417 James McLeod 1:27:24
1418 Their concern was that roads, driveways and right of ways all require a special permit parking
1419 lots weren't specifically called out and it must have come up at some point at some point.
1420
1421 Mr. Reed 1:27:34
1422 Yeah, right. In this way, it has to come before us.
1423
1424 Maddie Dillonno 1:27:40
1425 Anyone proposing to build a parking lot within zone G as defined in the ordinance so those are
1426 poorly drained, very poorly drained soils, the shoreline protection area or areas of steep slopes
1427 will be required to submit an application for a special permit to the planning board for
1428 consideration.
1429
1430 Mr. Reed 1:27:58
1431 That way, this now specifically puts it into the planning board purview.
1432
1433 Mrs. Luszczyk 1:28:06
1434 I have an off question. Can the ZBA eliminate the need for a special permit altogether?

1435
1436 Maddie Dilonno 1:28:16
1437 CZA. No.
1438
1439 Mrs. Luszcz 1:28:19
1440 We have a zoning ordinance.
1441
1442 Maddie Dilonno 1:28:23
1443 And the town's regulations say that special permits are within the purview of the planning board.
1444 Yeah, that's how I read it.
1445
1446 Mr. Reed 1:28:30
1447 Yeah, they can say you can go to the ZBA for relief from zoning regulations right okay can't say
1448 they've never nobody's ever gone there for no problem
1449
1450 Maddie Dilonno 1:28:45
1451 Are you saying could an applicant go to ZBA to get around having to apply for it? No, because
1452 the zoning states that make special permits are granted by the planning board.
1453
1454 Mr. Reed 1:28:55
1455 Okay, thank you. Okay, then we get all those in favor Roll call:
1456 Gretchen Gott - Yes.
1457 Bob McDonald - Yes.
1458 Dee Luszcz - Yes.
1459 Brad Reed - Yes.
1460 Scott Campbell - Yes
1461 Jim. McLeod - Yes
1462 Trisha Bridgeo- Yes
1463
1464 The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.
1465
1466
1467 Maddie Dilonno 1:29:10
1468 So, we'll put it on for January 5.
1469
1470 Mr. Reed 1:29:13
1471 Yes. Now we just need to get the definition down all right, what do we want to do for definition,
1472 or do you want to come back with 17 more?
1473
1474 James McLeod 1:29:22

1475 I'm absolutely happy with whatever the board decides I'm not going to fight this make a motion
1476
1477 Ms. Bridgeo 1:29:27
1478 Motion:
1479 Ms. Bridgeo made a motion that we use the definition that Brad read a parking lot is defined as
1480 a develop location of an opening. Mrs. Luszcz seconded the motion.
1481
1482 Mr. Reed 1:29:36
1483 No, that's on the one that says So we have that motion to have a second the second alright so
1484 let's read it again.
1485
1486 A Parking Lot is defined as the develop location have an open area the street or other public
1487 way that is designated to accommodate clients customers, residents of multifamily dwellings, or
1488 the public for parking motor vehicles when the weather developed with asphalt, concrete gravel,
1489 or other material in regardless of other infringements or benefits like fees or charging stations.
1490 So that would not prohibit having a charging station in the parking lot.
1491
1492 Any other questions about it? All right, then we'll call for the question. All those in favor.
1493 Roll call:
1494 Gretchen Gott - Yes.
1495 Bob McDonald - Yes.
1496 Dee Luszcz - Yes.
1497 Brad Reed - Yes.
1498 Scott Campbell - Yes
1499 Jim. McLeod - Yes
1500 Trisha Bridgeo- Yes
1501
1502 The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.
1503
1504 Okay, we put that one on Maddie. Yes. And you're going to, you're going to remove this
1505 definition here, right and replace it with this.
1506
1507
1508 Mr. Reed 1:30:45
1509 And that'll be January 5 also.
1510
1511 James McLeod 1:30:49
1512 Number four on here. I thought we decided to just clean up.
1513
1514 Maddie Dilonno 1:30:54

1515 I put it on here. I think there's enough of them. Where we might need a legal opinion, I would
1516 say.
1517
1518
1519 James McLeod 1:31:04
1520 I don't know, number four, on the same day about the sewer overlay district removing any
1521 mention of sewer overlay district from the articles that we found referenced
1522
1523 Maddie Dilonno 1:31:09
1524 Again, I will see if the town's attorney can give it if it's just clean up, it also doesn't hurt to put it
1525 as a word does.
1526
1527 James McLeod 1:31:30
1528 Also, some remarks about the amount of legal fees that the planning board is associated with.
1529 So, something like this, which is clerical, and it's just the cleanup. We've already voted in the
1530 sewer overlay district, we're just cleaning up the language, I don't think we need to pay a lawyer
1531 to tell us that we can clean it up.
1532
1533 Maddie Dilonno 1:31:53
1534 It was just my opinion that there were enough sections that are going to be amended that it
1535 would be safer to do as a warrant.
1536
1537 James McLeod 1:31:58
1538 It's not really being amended. We're just cleaning up the lines
1539
1540 Maddie Dilonno 1:32:01
1541 a couple of them are where we are changing the language, not the intent. But it's not just
1542 crossing out Sewer Overlay District.
1543
1544 But that was just my opinion.
1545
1546 James McLeod 1:32:15
1547 I wish we didn't start at five o'clock because I don't have any of my stuff to look anything up.
1548
1549 Mr. Reed 1:32:21
1550 okay. Well, let's hold that one. We've also got number one on hold the groundwater
1551 conservation overlay.
1552
1553
1554

1555
1556 Mrs. Luszcz 1:32:33
1557 I would think that we're obligated. Right and therefore not give anybody a say, I don't think any
1558 of us have a say. Right. It was voted out and it's in the actual amended version with the date.
1559 Redline.
1560
1561 Maddie Dilonno 1:32:48
1562 I'm not discrediting that I think you're right. I just I don't know the answer as to whether it needs
1563 to go to the ballot or not. Okay,
1564
1565 Ms. Gott 1:32:56
1566 so, if they turn that down, then we have a dilemma because a champion Yes,
1567
1568 Mrs. Luszcz 1:33:02
1569 yeah, that's already voted. Give them a choice, right?
1570
1571 Ms. Bridgeo 1:33:07
1572 Just taking out what was already
1573
1574 Maddie Dilonno 1:33:10
1575 might just be a legal question.
1576
1577 Ms. Gott 1:33:12
1578 But that's what
1579
1580 Maddie Dilonno 1:33:14
1581 that's what I'm saying. That's a lot of sections.
1582
1583 Ms. Gott 1:33:18
1584 For me. There's a lot of material there to be moved.
1585
1586 James McLeod 1:33:24
1587 Well, the reason that this isn't more detailed is because it was clerical. So, if we were going to
1588 go through this and now decide that it has to go to legal, then this would have been flushed out
1589 a lot more so that we showed this is what it said before. This is what we're removing. And the
1590 reason that that wasn't done is because this was there no question
1591
1592
1593 Ms. Bridgeo 1:33:52
1594 about it before we were told, just go find it, take it out,

1595
1596 James McLeod 1:33:55
1597 find it and take it out. So, this just needs to be removed.
1598
1599 Maddie Dilonno 1:33:59
1600 Again, you might Yeah. And you might be right.
1601
1602 Mrs. Luszcz 1:34:03
1603 We asked legal. We did. We did. Yes.
1604
1605 Ms. Gott 1:34:08
1606 We did.
1607
1608 Mrs. Luszcz 1:34:11
1609 It's clerical in nature. And like I said, I think because it was voted out.
1610
1611 Maddie Dilonno 1:34:24
1612 Was that just a conversation with Laura?
1613
1614 Ms. Bridgeo 1:34:27
1615 It was a Saturday you weren't here.
1616
1617 Mr. Reed 1:34:31
1618 Saturday conversation? Yes. All right,
1619
1620 Maddie Dilonno 1:34:33
1621 then that's fine that I wasn't aware of that conversation. All right.
1622
1623 Bob McDonald 1:34:36
1624 So, I have a question. Yes. What is the final date for the current zoning ordinance? I have one
1625 that's March 2022. There are several versions. And that's why I quickly went on my PDF here.
1626 up Google, I just searched. And one of these. I can't find anything that was sewer overly district
1627 7123. It says sanitary sewer. So, this is not right. If I'm looking at the right version
1628
1629
1630 James McLeod 1:35:20
1631 The sewer overlay district says the sewer overlay district also says SOD. And there's also other
1632 references to it that don't use that exact language.
1633
1634 Bob McDonald 1:35:31

1635 Now, when it's referencing this bill, actually, this administration's impact for your next capital,
1636 public capital facilities.
1637
1638 Ms. Bridgeo 1:35:46
1639 I don't know which one you're looking at. Is it the one online with the August date? Because I
1640 think August you need the August dated one.
1641
1642 Bob McDonald 1:35:58
1643 I'm not sure when your district would have anything to do with impact fee ordinance.
1644
1645 Ms. Bridgeo 1:36:03
1646 When that's why we went through and everywhere we did a search and Universal Search, and
1647 it taken out the
1648
1649 Mrs. Luszcz 1:36:10
1650 No, I see, the point he's making is actually on our page 54 of the August 22 edition of the
1651 zoning ordinances. 7123 is literally sanitary sewer. It doesn't say sewer overlay district on that
1652 particular number.
1653
1654 James McLeod 1:36:31
1655 We don't have a sanitary sewer.
1656
1657 Mr. Reed 1:36:33
1658 Well, that's not Yeah.
1659
1660 Ms. Gott 1:36:34
1661 It's why it's asking.
1662
1663 Bob McDonald 1:36:36
1664 That's why I brought it up. I just quickly.
1665
1666
1667 James McLeod 1:36:39
1668 That's that was the idea is that any reference to the sewer side of
1669
1670 Bob McDonald 1:36:45
1671 that make any sense? If the voters voted this particular sanitary sewer route? Therefore, we
1672 wouldn't get any. If we had impact fees for sanitary sewer, we couldn't because it would have
1673 been removed.
1674

1675 James McLeod 1:36:58
1676 Yeah. And we have other things that are tied to it like building heights.
1677
1678 Bob McDonald 1:37:04
1679 So, I agree with this is the first time I've been on the board. I agree. I don't think it's a legal
1680 issue. But I'm not an attorney. I think it's a graphical issue.
1681
1682 Ms. Bridgeo 1:37:18
1683 That's why when we had the meeting, when
1684
1685 Bob McDonald 1:37:19
1686 everything is removed from whatever, the zoning book is out there, there's official debts
1687 removed. I'm alright with that. Since then, it was voted on by.
1688
1689 Ms. Bridgeo 1:37:34
1690 And I'm going to be honest, I haven't even looked to see we sent all the changes in. I'll be
1691 honest, there's been so many things. I don't I haven't even looked to see if the changes that
1692 were sent in have been done on at least what's been sent in since we have the meeting.
1693
1694 Maddie Dilonno 1:37:51
1695 I'm not aware of your conversation with Laura about this to remove it. So, we'll just remove it. I
1696 was given a list of sections to amend. And that's why I put them here.
1697
1698 Bob McDonald 1:38:02
1699 Where you get all the things you want to check as well. Yeah,
1700
1701 Ms. Bridgeo 1:38:08
1702 I don't know if you've even gotten them yet to be honest that we sent them. So let us know if
1703 you don't have them. Because yeah, we've been working on him.
1704
1705 And just to let you know, Maddie, one of the problems was one of the versions we had had the
1706 same date. So, it shouldn't be the defining dated one that we finally worked off. Yep. Even
1707 though they both think it's August. I think maybe August 10 was the final one. So, it really has to
1708 be that specific.
1709
1710 Bob McDonald 1:38:45
1711 Is that the one that's online?
1712
1713 Maddie Dilonno 1:38:50
1714 Yes. The most up to date zoning ordinance is online.

1715
1716 Ms. Bridgeo 1:38:53
1717 I'm not answering.
1718
1719 Mr. Reed 1:38:57
1720 Okay, so we have a single page to amend five to 10 for printed uses in the groundwater
1721 conservation overlay district.
1722
1723 James McLeod 1:39:15
1724 That's the one that I sent to you before it with all the other ones. This is the original.
1725
1726 Maddie Dilonno 1:39:19
1727 Yeah. Which is in the groundwater amendments that we just reviewed.
1728
1729 James McLeod 1:39:23
1730 Exactly. So, if we were to adopt this now, then it would have to be removed from yours. It would
1731 have to be what, Jim? It would have to be removed from her as if we adopted this.
1732
1733 Maddie Dilonno 1:39:34
1734 Yes. Why didn't it have to be removed from?
1735
1736 Mrs. Luszcz 1:39:36
1737 Why can't it be inclusive? Oh, yeah, I suppose you would remove everything
1738
1739 Maddie Dilonno 1:39:40
1740 else from the groundwater amendments and leave that section.
1741
1742 James McLeod 1:39:48
1743 I'm sorry, you have to ask me again. What's the question?
1744
1745 Maddie Dilonno 1:39:50
1746 I don't think it matters, actually. But yeah, so I have this included in the groundwater
1747 amendments that we just have as long as they're all in there.
1748
1749
1750 Mrs. Luszcz 1:39:57
1751 In the packet you gave us two Yep,
1752
1753 Maddie Dilonno 1:40:00
1754 I have that. Yeah, the green and red. But Jim has it called out on a separate

1755
1756 James McLeod 1:40:07
1757 Yeah, this was the actual wording from the recommendation that we had gotten from the state
1758 back in 2008, when we changed the prohibited uses, and the siting or operation of gasoline
1759 stations didn't end up on the list. And I think everybody's in agreement that it needs to get back
1760 on the list. So, I don't know, we just want to read through this real quick or you got going and
1761 then we can No, go ahead. Alright, so
1762
1763 Motion:
1764 Mr. McLeod made a motion that we move this to a public hearing for adoption. This is a warrant
1765 to amend 5.2.10 Prohibited uses and the groundwater conservation overlay district to include
1766 the following and the appropriate reference be added to article 14 allowed uses table 5.2.10.7
1767 The siting or operation of a petroleum bulk plant or terminal 5.2.10.8 The siting or operation of
1768 gasoline stations by point 2.10.9. The storage of commercial fertilizers in such stores, unless
1769 such storage is within a structure designed to prevent the generation and escape of runoff or
1770 leach aid, is in compliance with the standards of Section 5. 2.7 5.2 .10. 10 The outdoor storage
1771 of road salt or other deicing chemicals in bulk. Ms. Bridgeo seconded the motion.
1772
1773
1774 Mr. Reed 1:41:48
1775 Discussion?
1776
1777
1778 Bob McDonald 1:42:35
1779 This is because I'm new to this. So, this is because this is presented to the Board on
1780 September right.
1781
1782 Maddie Dilonno 1:42:42
1783 Now, because I did a full rewrite of the entire section. And Jim just pulled out the prohibited use
1784 section as it exists in the ordinance now and use that number in
1785
1786 Mrs. Luszcz 1:42:53
1787 the existing ordinance as it stands now stops at 5.2.10.6. So then 789 and 10 be added, not
1788 knowing that Maddie had already done work in the same ordinance.
1789
1790 Bob McDonald 1:43:12
1791 So, I got to figure out where you got down here was a different number with
1792
1793 Mrs. Luszcz 1:43:19
1794 right so now with a packet from tonight on page six at the very bottom, it stops with 13.6.

1795
1796 Ms. Bridgeo 1:43:33
1797 No, she's 5.2.3.10 is where it ends now. For at line item 322. Right.
1798
1799 Mrs. Luszc 1:43:45
1800 Storage.
1801
1802 James McLeod 1:43:48
1803 The point that Maddie is making is that these are part of these are encompassed in her. Yes,
1804 they are.
1805
1806 Ms. Bridgeo 1:44:00
1807 Okay, so what this is, is if we don't make it through this, we have this back in where we were
1808 discussed for a year now. Yeah,
1809
1810 James McLeod 1:44:10
1811 I'm saying that this is simple, clear. We can Okay.
1812
1813
1814
1815 Ms. Bridgeo 1:44:16
1816 And, and if we go through here, it will wind up being a numbering change with the whole
1817 package, because that way I can say that. Okay, thank you.
1818
1819 Mr. Reed 1:44:28
1820 I believe that's accurate.
1821
1822 Mrs. Luszc 1:44:33
1823 But so, what are you proposing that we adopt what she's presented or rewrite it to what you
1824 have written?
1825
1826 James McLeod 1:44:41
1827 I'm proposing that we adopt this as written here, okay. And that the other thing about this is, is
1828 that these are things that people don't want on top of their water. So, the other things in this
1829 might turn people off and they could vote it down. And so, by separating these highly important
1830 ones, that we don't have to worry about the whole thing.
1831
1832 Bob McDonald 1:45:10
1833 Now, that makes clear. Because
1834

1835 Ms. Bridgeo 1:45:15
1836 Okay, thank you. Yep.
1837
1838 James McLeod 1:45:19
1839 Sorry, sometimes I miss that's why I see the tree.
1840
1841 Ms. Bridgeo 1:45:21
1842 That took me a while to. Alright.
1843
1844 James McLeod 1:45:26
1845 So that was the purpose. I wasn't trying to you sir. Okay,
1846
1847 Ms. Bridgeo 1:45:36
1848 these were added a second. Already seconded we
1849
1850
1851
1852 Mr. Reed 1:45:40
1853 have a motion and a second on the floor. Now everybody understands. Yeah, this would be if
1854 we get this all approved and ready to go forward. But this doesn't pass as this would give the
1855 gift for primary things that need to be in our groundwater protection. Very simply. More likely to
1856 get approved. Okay. All those in favor.
1857 Trisha Bridgeo - Aye
1858 Jim McLeod - Aye
1859 Scott Campbell - Aye
1860 Brad Reed - Aye
1861 Dee Luszcz - Aye
1862 Bob McDonald - Aye
1863 Gretchen Gott _aye
1864
1865 The motion passed unanimously with a vote of 7 in favor, 0 opposed, and 0 abstentions.
1866
1867
1868 James McLeod 1:48:27
1869 On page 36 workforce housing overlay district. All right. One, one thing that I want to come
1870 back to is the first of all, it has to be numbered. Proper numbering. I didn't want to just make it
1871 up.
1872
1873 Mr. Reed 1:48:42
1874 PAGE 36. There is nothing

1875
1876 James McLeod 1:48:44
1877 It's just listed on page 36. Here,
1878
1879
1880 James McLeod 1:48:56
1881 Yeah, so there is no ordinance that exists yet. So, I didn't want to just make one up, but that
1882 would need to be done. Okay. The comments that we got from legal at the time, and again, I
1883 want to come back to zone one of them was that one of the concerns that came up was in the
1884 percentage of workforce housing that we can limit. So, I had listed here in my wording that it
1885 shall not exceed the recommendation of the authority having jurisdiction but in no case shall not
1886 exceed 20% of the total number of dwelling units in existence in the community. yada yada.
1887 That was the stat 20% didn't come out of thin air. That's that 20% is what was applied to elderly
1888 housing and That's where I came up with that number. It was intimated that I just made it up.
1889 That's where that 20% came from. So, I think it is an appropriate
1890
1891 Ms. Gott 1:50:11
1892 when you specify this codified and early housing or elderly housing. Yeah, it's there.
1893
1894 James McLeod 1:50:17
1895 Yeah. Because it was a question of where did you come up with that number? Yeah.
1896
1897 Mr. Reed 1:50:22
1898 Okay, so you're basically saying that the percentage of workforce housing should match the
1899 percent allowed percentage of elderly housing, which was 20% as a maximum? Yeah. And
1900 that's your basis for it, but those to Hogan,
1901
1902 James McLeod 1:50:38
1903 and the underlying logic behind that is that workforce housing is because of the new HB 1661.
1904 Is adopting the benefits of the elderly? Seemed like that would be a good place to put a
1905 reasonable limit on the amount of force housing,
1906
1907 Mrs. Luszcz 1:51:01
1908 and this says 20% of the total number of dwelling units in existence in the community, right, not
1909 just for that development? Oh,
1910
1911 James McLeod 1:51:09
1912 yeah. That's correct. The percentage in the development itself is set by the RSA or by HB 1616.
1913
1914 Ms. Gott 1:51:19

1915 And that same page, just a comment, it's almost the last sentence in that big paragraph. It says
1916 the code official, it should be code enforcement officer, just to be consistent with our titles.
1917
1918 Mr. Reed 1:51:37
1919 Were the next the last line and talked about the percent?
1920
1921 James McLeod 1:51:43
1922 So, I'm sorry, what should it be code enforcement?
1923
1924
1925 Ms. Gott 1:51:46
1926 Officer, that's what's consistent with the title. Doesn't he have a different title, doesn't have three
1927 sector and code enforcement officers. He has what building inspector, code enforcement
1928 officer, and health officer. So, we're talking about code enforcement officer in this specific what
1929 they
1930
1931 Scott Campbell 1:52:03
1932 say that code enforcement and building inspector.
1933
1934 Ms. Bridgeo 1:52:07
1935 I'm just saying he has different titles. It's just the way the town has it.
1936
1937 Ms. Gott 1:52:11
1938 I think it should be killed. It does. It does. He's called a code enforcement officer. Mailhot was
1939 code enforcement officer know how it was building
1940
1941 Scott Campbell 1:52:21
1942 one or the other is what I'm saying, you know.
1943
1944 Ms. Gott 1:52:24
1945 He did check it out. I'm not going to argue the point, but I believe that's correct.
1946
1947 James McLeod 1:52:31
1948 On page 37, under a handicap compliant and convertible, sorry, it's handicap compliant,
1949 convertible, it's on page 37. So, it's just the next page. I had percentages on the last line. It says
1950 a minimum of 5% of all units in any workforce housing development shall be fully ADA
1951 compliant and a minimum of 2% shall be compliant for the hearing and visually impaired. I had
1952 higher numbers,
1953
1954 Ms. Gott 1:53:06

1955 I say I had another copy; I'd have higher numbers.
1956
1957 James McLeod 1:53:08
1958 And they said, why would you get that? And so, this 5%, and this 2% are from the Fair Housing
1959 Act. So that is,
1960
1961
1962
1963 Ms. Gott 1:53:22
1964 I don't think it's unreasonable to have the 10 and the 5. I think that's what you had before. And I
1965 think it's defensible?
1966
1967 James McLeod 1:53:28
1968 Well, I agree but our lawyer at the time did not.
1969
1970 Ms. Gott 1:53:34
1971 Given the aging population and the number of people who have disabilities, I think it's
1972 defensible.
1973
1974 James McLeod 1:53:40
1975 I think that we should be friendly to folks in that situation. I have had higher standards than the
1976 minimum. But our lawyer felt that that was not the case.
1977
1978 Ms. Gott 1:53:51
1979 We still have the right to make that, and I think it's I say it's defensible.
1980
1981 Ms. Bridgeo 1:53:57
1982 Can I ask your question because I don't want to go around too long. But if we were advised,
1983 and we're doing what we're advised, and I understand what you're saying, it's, it's defensible.
1984 But
1985
1986 Ms. Gott 1:54:15
1987 if you look at the population that we have in town
1988
1989 Ms. Bridgeo 1:54:22
1990 I'm sorry, Jim. Go ahead. No, I've just I understand, again, to stand in.
1991
1992 James McLeod 1:54:27
1993 They want to report how many people, where did you get the numbers from that sort of thing? I
1994 don't have that information.

1995
1996 Mr. Reed 1:54:35
1997 These numbers are from FHA.
1998
1999
2000 Ms. Gott 1:54:38
2001 The way they are right here? Yes.
2002
2003 James McLeod 1:54:40
2004 The 5% and the 2%. Well,
2005
2006 Mr. Reed 1:54:42
2007 That's defensible. Oh, absolutely. It's covered
2008
2009 James McLeod 1:54:45
2010 Under the Fair Housing Act that we already list here.
2011
2012 Ms. Gott 1:54:48
2013 But didn't our elderly housing ordinance have higher numbers also? Or did they not?
2014
2015 James McLeod 1:54:57
2016 The I don't know what was listed in the elderly housing,
2017
2018 Ms. Gott 1:55:01
2019 I thought it was the higher number, especially with 10%. Especially.
2020
2021
2022 James McLeod 1:55:11
2023 There was one other thing that they said we couldn't do. I just removed it. It's not on here. So, I
2024 can't tell you what it was. Oh, sorry, don't remember. But to go back to page one. Another
2025 concern that was brought up by legal was where workforce housing is allowed. So, the idea
2026 was that HB 1661 said that you have to make a reasonable accommodation, but that workforce
2027 housing must be allowed in the majority of your residential zones. And so, zone B is our largest
2028 residential zone. So, A is a little tiny one and C two is smaller. So, zone B is the largest
2029 landmass area. And then the question came up well, if you don't allow it, in C two, that's where
2030 you have all of your infrastructure, your town water and stuff like that, which would make it
2031 easier to build workforce housing. So, I guess where I'm going with this is that the type of
2032 workforce housing that is, from my position is, you know, single family homes on lots that are
2033 affordable for people to move in here with their families, and not, you know, trying to put
2034 families into little, tiny four-story apartment buildings. In commercial districts or in residential

2035 districts with single family homes. I thought zone V was the largest area, and it gives a better
2036 quality of life.

2037

2038 Ms. Bridgeo 1:57:35

2039 I'm going to use the word symbiotic to the residents of our town that this is how our town

2040

2041 Mr. Reed 1:57:41

2042 I'm okay with that. What else? Don't we have to allow it wherever we allow elderly housing?

2043

2044 James McLeod 1:57:46

2045 Yes, yes, we do. So, we'll get to that soon.

2046

2047 Ms. Gott 1:57:49

2048 Okay. Question. The only problem with that, and I understand what you're saying, but the fact
2049 is, then, so be it is a two-acre minimum. And that's a big increase in the cost of that housing,
2050 that is a challenge. So then the housing itself might be cheaper to accommodate the cost higher
2051 cost of land and, and I, I'm concerned about it, the large lots, I would rather see it and combined
2052 C two and a or places with smaller, lot sizes required than in Zone B, we have plenty of single
2053 family homes in a and that allows still for a single family home. I mean, it still allows that as long
2054 as there's water. I think that's a reasonable use the issue of less land.

2055

2056 James McLeod 1:58:51

2057 The issue with that is that if we allow it in Zone A, then you could end up with a four-story
2058 apartment building next to single family homes.

2059

2060 Ms. Gott 1:59:02

2061 Well, the same thing could happen in Zone B.

2062

2063 James McLeod 1:59:05

2064 True, but also in Zone A, you're not, you're not gaining any zone B covers us for the area that's
2065 needed. And Zone A only adds a very small amount of area. So, while you're right, they could
2066 do it in Zone B next to another house. I can't make Zone A and Zone C two, because those
2067 aren't big enough to cover the area. So, some B has to be included regardless because some
2068 B's included. You don't really have to include the other ones. If we can justify it, I feel like we
2069 can justify it.

2070

2071 Bob McDonald 1:59:49

2072 That was my concern because Gretchen's is my concern as well. So okay, if I understand what
2073 the guidance is from our attorneys, or the way the law is written under the new law at our state
2074 level, that says your largest residential group. So, it's two acres. And from the standpoint of

2075 making, it affordable, the best way to do it would be a conservation subdivision within zone B,
2076 and I'm just quickly looking for a subdivision. Is that allowed in zone B? So can we worry that it
2077 is way to focus people who want to do affordable housing, that it's advantageous to do
2078 conservation subdivisions. That way, I know, from what the current regulations are, when I've
2079 seen it come before the board, they have to do the yield plan under the current zoning. And
2080 then you see the conservation subdivision, which is going to cluster the houses, which also
2081 helps the groundwater issue of having more open space. I'm just concerned that something
2082 may happen where somebody gets in genius, and all of a sudden acquires a large parcel and
2083 turns it into a condominium development. Without the setbacks and everything. And that's my
2084 concern.

2085
2086 James McLeod 2:01:44
2087 It's a legitimate concern.

2088
2089 Bob McDonald 2:01:47
2090 That's my concern. So as to acres, I don't see affordable housing being built today. That's all
2091 just the cost of the land and the cost of materials to do it, you know, we're not going to build one
2092 or two affordable housing units.

2093
2094 James McLeod 2:02:07
2095 It should also be noted that, like every other thing, there's recourse also, people can ask for a
2096 waiver or variance, or that there is recourse to go around these, this is just the starting. But you
2097 know,

2098
2099 Bob McDonald 2:02:23
2100 Why? Why, why we need to do it. I clearly understand that. So, if we don't have something
2101 written down, it's forced on the town.

2102
2103 Mr. Reed 2:02:33
2104 This law, and I understand where you're going with this. But in order to do what you're saying,
2105 that brings us to page 29? Are you removing elderly housing from three of those districts?
2106 Correct. Okay.

2107
2108 James McLeod 2:02:44
2109 So that's the other part of this. And because, and this really relies on the fact that we can do
2110 waivers and variances, the tricky part of this is that workforce housing is allowed to use all the
2111 benefits of our senior housing. So smaller, lots smaller bedroom sizes, all kinds of benefits that
2112 we wanted there to be able to build senior housing. So, the recommendation was that we
2113 needed to make changes to these overlay districts in order to account for that new rule that's
2114 going to take place next year. And the only time that we can do that is right now. So, this is sort

2115 of our last chance to keep the wheels from coming off on this thing. And we've put a lot of time
2116 into doing this. But I also don't want it to fail. So that's why, you know, I want the input. And I
2117 want to make sure that everybody is clear why it's only allowed in Zone B. And the benefits
2118 from senior housing are coming out. And that doesn't mean that were hurting the seniors or
2119 anything like that. We can talk about that when we get to the senior overlay one. Because that
2120 isn't the intent at all, the intent is to put reasonable restrictions on roofs for workforce housing,
2121 that otherwise are going to happen automatically.

2122

2123 Bob McDonald 2:04:39

2124 We need to talk about it

2125

2126 Ms. Bridgeo 2:04:39

2127 and clearly understand, but I think people at home need to understand, right, our workforce
2128 housing, for instance, I've been to the RPC meetings, and they've talked about it numerous
2129 times workforce housing, and the gentleman sitting next to me at one point was from MRI. And
2130 he had laughed about the price of a workforce housing in MRI, over a million dollars, he said
2131 versus, you know, putting up a slide showing Raymond's main income. And I think that we, I
2132 objected to the term unit, you know, everybody keeps using this term unit workforce housing
2133 unit. In town, we have people who live here, we have families with, and we have elderly in
2134 developments, which is the community and to say, workforce housing unit, I think changes in
2135 that term is used.

2136 In house and home, it is very different. And I think that trying to find that balance where we want
2137 people to be in the community, and that's part of the planning of their homes, their houses, that
2138 affordable housing for them to go and work or force housing, sticking them in a unit. I don't find
2139 that to be an appealing thought to also keep the community thriving. I don't think that's a
2140 healthy, thriving environment. Back to what Bob brought up, though, is there a way that you can
2141 say that they should be done as conservation subdivisions? Is that an option

2142

2143 Bob McDonald 2:06:18

2144 or an option, because I'm just looking at multifamily, the only zone that multifamily is allowed
2145 currently is C two. So, I agree why we're doing it. I just like to put some language in there that
2146 says if someone comes to the town Arabian wants to build workforce housing, in Zone B, they
2147 either have the option of staying within the two-acre zone, or conservation subdivision.

2148

2149 James McLeod 2:06:57

2150 That is the sort of restriction that would have to go to legal. And I don't think we have time to
2151 modify it. I agree with you that those are good things. And it's also the sort of thing that they
2152 could bring up at trc when somebody comes in.

2153

2154 Daniel Roy 2:07:21

2155 Because I'm losing track of where all of you are going. Is workforce housing intended to
2156 promote or not promote families? What I suspect you would see from the discussions are a lot
2157 of two-bedroom apartments rather than homes. Am I missing?
2158
2159 Ms. Bridgeo 2:07:44
2160 Yeah. They're not trying to promote.
2161
2162 James McLeod 2:07:47
2163 Yeah, I'd say that's a philosophical question. The first part is philosophical. And the second part
2164 is, yes, you're going to see a lot of two-bedroom apartments coming in.
2165
2166 Ms. Bridgeo 2:07:57
2167 And just as an update for some of the size 400 square feet at some of the site, so it results in
2168 an apartment. Okay, so if people wanted to put that into perspective of 400 square feet, and
2169 that's why when we were looking at our ordinances, why we said, you know, that's going to
2170 make somebody's home pretty confined?
2171
2172 Daniel Roy 2:08:16
2173 Well, it also suggests that there's going to be multiple moves involved in that family's lifecycle.
2174 Over time. What does that mean? There's less
2175
2176 James McLeod 2:08:27
2177 two-bedroom apartment than there is in a single-family home.
2178
2179 Ms. Bridgeo 2:08:32
2180 So, do we not have time? So, if see two, nobody can probably answer this seat if suto was
2181 added as only that they did a conservation subdivision? We don't, we don't have any clue about
2182 if we could say that.
2183
2184 James McLeod 2:08:49
2185 I don't think that we can say that it's allowed in the zone and then restrict what we can do in the
2186 zone. Outside of the ordinance,
2187
2188 Mr. Reed 2:08:57
2189 we'd have to change a lot more to do that.
2190
2191 Ms. Bridgeo 2:08:59
2192 I can do that.
2193
2194 Mr. Reed 2:09:00

2195 Just reading through this quickly, it looks like you're punishing these people, because you're
2196 requiring them to have, you know, like, they have to be in Zone B. Okay, you know,

2197

2198 James McLeod 2:09:12
2199 without a variance or waiver.

2200

2201 Mr. Reed 2:09:16

2202 Yes, you and you know that they can't build one of these in zone A. They can't, they can't do it
2203 even where there's water unless they've got 200 feet frontage, or I forget what it was you
2204 changed it though. You upped it from what we require,

2205

2206 Mr. Reed 2:09:32

2207 But we don't have a lot of time. So, I kind of got to jump out here. You know, we get into these
2208 discussions, and we don't get it done. That's why I want to make sure that everybody has a
2209 chance to realize that by doing this, I understand why you're doing it, why you're trying to find a
2210 way to do this to control it. I understand

2211

2212 James McLeod 2:09:53

2213 just trying to put up some guardrails, I understand and it's not that workforce. How housing or
2214 elderly housing is only going to be in Zone B, it's going to be if it's appropriate to put it in Zone
2215 A, then we can give them a waiver, when we can design that for ourselves, rather than putting it
2216 on paper, and limiting our options.

2217

2218 Mr. Reed 2:10:16

2219 And that's how you're going to have to present this to the public, or it's never going to pass my
2220 opinion. I mean,

2221

2222 Ms. Gott 2:10:22

2223 I hesitate writing something and approving something that we already know will need perhaps a
2224 variance and I understand that variances are available to anything in the zoning ordinance. But
2225 I hesitate writing something and saying in the next breath that variances is a way to get around
2226 this, that that's not a healthy zoning ordinance. Does that make sense?

2227

2228 James McLeod 2:10:47

2229 A way to get around it, it's to allow it in other districts in other zones where it's appropriate.

2230

2231 Ms. Gott 2:10:54

2232 But I don't want to write relief into something already. I think that we should write it as we want
2233 it. And then if you know,

2234

2235 James McLeod 2:11:03

2236 releases how I want it.

2237

2238 Ms. Bridgeo 2:11:07

2239 Well, and I'm going to just not it isn't really we got to build dropped on us from our state. And
2240 again, people sitting at home need to realize we got a house bill, I understand dropped off.

2241 Well, you may understand people at home watching may not be this board and everyone else in
2242 the state got a house bill dropped on us, tying us up with a very small amount of time for towns
2243 to make adjustments, which is going to be critical, critical to what our towns are going to look
2244 like. We don't have many resources from what the state has done, the state dropped a bill late,
2245 we got an end of August, we started going, we hit the ground running. Nobody knew what to do
2246 with it. And I started to read the bill just to let everybody know home. It's way more. It's an
2247 omnibus bill. And there's more in it than with what we even are dealing. So, I don't even this is, I
2248 think right now we have to do something we have to march,

2249

2250 Ms. Gott 2:12:01

2251 every we need to do something I don't agree with this,

2252

2253 Scott Campbell 2:12:04

2254 I have to go pick up my daughter. But I'd like to speak upon this because I think it's the only
2255 way, you're going to control what's going on right now with what's been dumped in our lap. I
2256 started doing the numbers, and I was told that we're supposed to do an impact study. And I did
2257 want briefly just all one of the ones that's going on one and two, if you break that down into 172
2258 units, and we're going to charge \$5,000 here in taxes. Now use the number and I'm going to be
2259 nice here, we're going to use three people per structure. It's actually 1.5 children, but I'm going
2260 to use one, just the numbers I came up with. And we're only going to figure that we're charging
2261 \$5,000 for taxes. I'm not looking at road, police, fire ,do school nothing, we're almost a negative
2262 \$5 million on that project all by itself. So now, if you don't control things, when I looked at all the
2263 other ones they wanted to put in town, right there were negative \$15 million. But at this point,
2264 there's so many kids, you need a school system, I didn't even figure this in. And I want
2265 everybody to understand this out there. As I said this back in 2021, on Main Street, with what
2266 they're proposing, we'd be almost \$15 million. It's 14 something negative, then you got to start
2267 putting in the school, fire department, police department and DPW new trucks to plow the
2268 roads. I'm just touching on the tip of the iceberg with 15 million in the hole. Now you take that
2269 15 million and everybody's got to divvy up their taxes to foot the bill. So, if you don't start doing
2270 stuff like this, all the elderly people that I know that I grew up with in this town, you can buy toys
2271 easily and afford to live here. Bye Gretchen it is expensive. would affect you either go watch if
2272 you really would. And I'm saying this just to prove a point. With you. A lot of the people in town I
2273 grew up with right from when I was a little even understood what

2274

2275 Ms. Gott 2:14:11
2276 I understood
2277
2278 Scott Campbell 2:14:12
2279 The point being is you're going to have to leave there. We'll be able to stay here.
2280
2281 Ms. Bridgeo 2:14:15
2282 Okay, we got to get back on what we're going to. Do you have any thoughts of does anybody
2283 have any thoughts as to? I mean, if it's B, then then the only thing would be to say that they
2284 would have to come in before the board to discuss
2285
2286 Mr. Reed 2:14:31
2287 because we can always do that. I mean, Jim was right there. And if this is the only way legal,
2288 we can put I think you use the term guard rails on this to get started. I mean, it's a starting point.
2289 The question is, you know, can we agree that this is a fair starting point? Because that's what
2290 when you go to vote, that's how I approach it. Okay, is this fair to the rest of the town? So that's
2291 the question I asked when I went to vote. And when I see something's recommended by the
2292 Budget Committee, I try to look at the history of where they got it. Try to find out okay, is this fair
2293 for the town? That's how I approach voting. And, you know, so when we look at this, is this fair
2294 for the town? I know the downside of it, if we don't do something, it could be catastrophic for the
2295 town as Scott just shared.
2296
2297 James McLeod 2:15:27
2298 So, by doing this, I feel like we have more control to adjudicate those projects that would have
2299 that negative impact on the town, and, and help those projects that will benefit the town.
2300
2301 Mr. Reed 2:15:44
2302 Can I ask if all the stuff a thread line later on has gone through legal? They said that we could
2303 do that. So, I'll start with legal get with us?
2304
2305 James McLeod 2:15:54
2306 So, we're switching to the elderly housing one?
2307
2308 Mr. Reed 2:15:57
2309 Yes, yeah, we're rolling right along here.
2310
2311 James McLeod 2:15:59
2312 So, the thing about the elderly housing, as mentioned, was that all the benefits that are in here,
2313 will automatically apply to workforce housing, right. So, you can't have anything in the elderly
2314 housing overlay district. That is that that is different. That doesn't apply specifically to the lot

2315 sizes and stuff like that. So, age restrictions and stuff that's different. But as far as lot sizes,
2316 setbacks, front and any benefits.

2317

2318 Scott Campbell excused himself from the meeting at approximately 9:16 pm.

2319

2320 Mr. Reed 2:16:33

2321 we give them a relief from zoning, have to apply both,

2322

2323 James McLeod 2:16:38

2324 to both. And so that's why in, you know, the location of elderly housing district, it's all removed,
2325 except for zone B.

2326

2327 Mr. Reed 2:16:50

2328 And you're on page 29,

2329

2330 James McLeod 2:16:52

2331 page 29. Yes. And where, you know, you could have with a special exception, been able to, you
2332 know, build elderly housing in the groundwater conservation overlay district. Can't now because
2333 otherwise, we'll have workforce housing in our groundwater overlay district. So, the, the
2334 setbacks and lot sizes are all determined by zone B. So, it's not made up. That's just what zone
2335 B is. That's what they require. And the change that I did make on here, which it wasn't flagged
2336 by legal, or on 31. Now we're at 31 the unit size. So, the unit size for elderly housing for one
2337 bedroom, which I don't think applies to the workforce, but for one bedroom was 400 square feet
2338 for the dwelling. And for a two bedroom it was 600 square feet for a dwelling. And the average
2339 size for both of those is considerably higher. That's probably appropriate for elderly housing, but
2340 it's not appropriate for young families. So, I increased it by 50%. So, 400 went to 606 100 went
2341 to 900 square feet for two bedrooms and still not a very large place. And but I think it's
2342 reasonably defensible because an average two bedroom is much larger than 900 square feet

2343

2344 Mr. Reed 2:18:40

2345 Why did you remove the one on page 32 above the eight-bedroom breaker?

2346

2347 James McLeod 2:18:46

2348 The two bedrooms per acre was

2349

2350 Mr. Reed 2:18:49

2351 the other zones that could have been in

2352

2353 Bob McDonald 2:18:56

2354 The only other zone that I remember that was ever in was a sewer overlay district and all the
2355 I'm sorry, that was 16 an acres. The eight-bedroom acre was once in Zone C west and east.
2356
2357 James McLeod 2:19:14
2358 Yeah, I don't know mathematically that you would be able to get this anyway. Yeah, the way
2359 that we have it, but you know, eight bedrooms per acre in an elderly housing makes sense
2360 because you have you know, you're caring for people in a small area. Whereas, you know, with
2361 families, you don't want them all packed in together. You want to give them a little room to
2362 move
2363
2364 Ms. Bridgeo 2:19:40
2365 out of hanging neighbors listen to the screen
2366
2367 Bob McDonald 2:19:45
2368 because the other the other items that I just looked at the new stable is elderly housing overlay
2369 district is allowed in C three, West and C three
2370
2371 James McLeod 2:19:58
2372 until we adopt these, So I don't see that being removed.
2373
2374 Bob McDonald 2:20:01
2375 On the elderly side. I don't see C west and east being removed and elderly housing.
2376
2377 James McLeod 2:20:18
2378 Oh, I see what you're saying. It's not listed here at all
2379
2380 Bob McDonald 2:20:21
2381 right, but it's up, you can do it right now. The other item that,
2382
2383 James McLeod 2:20:26
2384 um, before we continue with zones are those again,
2385
2386 Bob McDonald 2:20:31
2387 C3 east and west and C three, West, you can only build residential beyond 500 feet from route
2388 102. The first 500 feet is commercial, but the whole district was supposed to be commercial.
2389 But the residential was limited to the first 500 feet.
2390
2391 James McLeod 2:20:53

2392 And so, this is an oversight on my part, we would want to add C three east and west to the
2393 prohibited zones. The only allowed zone in the sewer overlay would be zone B. Every other
2394 zone. One Sorry.

2395

2396 Ms. Bridgeo 2:21:11

2397 Sorry. He's tired. I don't think I didn't mean. So, what page did you say , 29?

2398

2399 James McLeod 2:21:22

2400 On page 29, we need to add under the prohibition, C three east and west. Thank you for
2401 pointing that out.

2402

2403 Ms. Bridgeo 2:21:30

2404 5.5.9 should include Zone C one, Zone C three.

2405

2406

2407

2408 Mr. Reed 2:21:36

2409 And under zoning where it says location of elderly housing, it doesn't list. The list you have is
2410 the list. That's right here. So where did you find that bar? Is

2411

2412 Bob McDonald 2:21:48

2413 It is on the table.

2414

2415 Mr. Reed 2:21:53

2416 They disagree? That's unbelievable. But

2417

2418 James McLeod 2:21:54

2419 yeah, shocking. But I'm glad that you caught it now because there's so many landmines and
2420 these things.

2421

2422 Bob McDonald 2:22:04

2423 Just it shouldn't be on unless you have a different page or a different version it should be on
2424 page 74 housing C2. permitted under right use table

2425

2426 Mr. Reed 2:22:18

2427 is permitted beyond 500 feet. So, C three East is not permitted.

2428

2429 Bob McDonald 2:22:32

2430 So, you have a different one that you're right, you're right, Brett, the only one that was really
2431 received three. The reason for that was C three West, its depth is much smaller than C three
2432 West as far as its size from 102. That's why it was limited.

2433
2434 Ms. Gott 2:22:51
2435 So, it's only C three east that it's not permitted than

2436
2437 Bob McDonald 2:22:54
2438 tellingly it's not permitted. Right. So

2439
2440 Mr. Reed 2:22:56
2441 we need to add that exclusion to C three West. Or it's permitted beyond 500 feet.

2442
2443
2444
2445 Mr. Reed 2:23:12
2446 C three west we need to exclude it if you if you're going to add it on your list I

2447
2448 Mr. Reed 2:23:21
2449 Well, mine's probably a different page. Like I said, I've got so many marks and paid you redone
2450 last year's initial one I did not

2451
2452 Bob McDonald 2:23:34
2453 I am reading from page 74. Thank you.

2454
2455 Mr. Reed 2:23:36
2456 And that's where I was reading from. So, it may be different,

2457
2458 Bob McDonald 2:23:41
2459 but I'll download the one off the website, the next meeting.

2460
2461 James McLeod 2:23:45
2462 So, C three east and west would be added to the I'd rather do C three, because it's listing all of
2463 the where it's around at or it's not allowed elderly

2464
2465 Mr. Reed 2:23:59
2466 housing is not allowed and C three, so I misspoke.

2467
2468 James McLeod 2:24:04

2469 It's also not allowed in these other ones, but they're listed here. So, we need to list them. And
2470 listen,
2471
2472 Mr. Reed 2:24:08
2473 That's fine. That's fine. We just need to make a change also to our chart.
2474
2475 James McLeod 2:24:13
2476 And then we'd have to note that associated tables and add
2477
2478 Bob McDonald 2:24:17
2479 add workforce housing to the use chart.
2480
2481
2482
2483 Mr. Reed 2:24:35
2484 Alright, so you've added that, actually, so did you add that to 5.5. 7.3 Or what did you add that
2485
2486 Ms. Gott 2:24:44
2487 5.5.9
2488
2489 Ms. Bridgeo 2:24:47
2490 Prohibited use is 5.5.9.
2491
2492 Ms. Gott 2:24:51
2493 So, then it would be 5.5.9.34.
2494
2495 James McLeod 2:24:54
2496 Well, the numbering will change because there's a lot of there's a lot of these that are being
2497 Move to prohibited so alphabetize, I guess,
2498
2499 Mr. Reed 2:25:04
2500 all right, so you're moving those other ones to prohibited.
2501
2502 James McLeod 2:25:07
2503 The only zone that can be allowed for senior housing is zone B, if we're going to limit workforce
2504 housing to zone B, because workforce housing is going to follow whatever senior housing is.
2505
2506 Ms. Gott 2:25:22
2507 The problem with that is, when we originally talked about having senior housing, part of the idea
2508 was to have it closer to services for the village so that people would not have to drive; they

2509 could make it more accessible to people. So that part of that meant zone A because that was
2510 water. And that was closer, smaller lots.

2511

2512 James McLeod 2:25:50

2513 We have to take it away before it gets taken away from us. And by taking it away in a controlled
2514 manner like this, then we do have some control over what happens. So, the no elderly housing,
2515 you know, they're not beating down our doors to build elderly housing here right now. But if
2516 somebody wanted to build elderly housing, it's going to fall into the same purview as workforce
2517 housing. I understand if it makes sense for the zone that they want to put it in that we can
2518 adjudicate that as a board.

2519

2520 Ms. Gott 2:26:27

2521 Again, we're already writing about adjudicating something. It doesn't make sense to me.

2522

2523 Mr. Reed 2:26:33

2524 Well, it's because it's been forced on us.

2525

2526 Ms. Bridgeo 2:26:37

2527 The other thing is, I think we also look back in time, Gretchen, I know we got to move along
2528 quickly. Elderly housing was thrust on us, too. If you look back at the history of all of this zoning
2529 that you see signs, I wondered why our sign, legislating all of our package for signage became
2530 so robust. It was started at the state, which then forced the people here to react. And that's how
2531 we have such a robust sign section. So, I think that it's been happening for a long time. This just
2532 happens to be a bill that is way. I think it's over Washington but go ahead. Let's finish this.

2533

2534 Mr. Reed 2:27:15

2535 So, we got left on it, because 35, right. Yeah. So, the only thing we did, is there is a statement
2536 in here that will also change all associated tables.

2537

2538 James McLeod 2:27:27

2539 There aren't now there needs to be.

2540

2541 Mr. Reed 2:27:30

2542 Maddy, could you add that to it? Oh,

2543

2544 Ms. Bridgeo 2:27:32

2545 the workforce?

2546

2547 Maddie Dilonno 2:27:33

2548 Yeah, I haven't. There's a lot of changes here.

2549
2550 James McLeod 2:27:38
2551 So, have you had these for quite a while?
2552
2553 Maddie Dilonno 2:27:41
2554 Yeah, I'm aware of that. Alright. I also would highly recommend that this be reviewed by legal
2555 again, to be the team to ensure that you're not violating the statute for workforce housing. I
2556 understand that they looked at it the first time and Laura had some concerns. I haven't seen a
2557 second review with your revisions.
2558
2559 Maddie Dilonno 2:28:09
2560 Maybe they do, I would just highly recommend that it be reviewed again, by an attorney.
2561
2562 Mr. Reed 2:28:13
2563 I suspect. There'll be a whole lot of comments on this in the hearing. Yeah. So that's why I'm
2564 trying to rush through this so that we can get this into a form that we can get it to the hearing, to
2565 the public hearing so we can get everybody out there that's watching. Tell all your friends about
2566 this. This is important stuff. And we want your input on January 5, on these items that we've
2567 talked about tonight, we haven't voted to put this there yet,
2568
2569 Ms. Bridgeo 2:28:40
2570 They could come in and tell us.
2571
2572 Maddie Dilonno 2:28:43
2573 I would recommend having a legal review before moving into public hearing.
2574
2575 Mr. Reed 2:28:46
2576 Before we even move it to it. Yes.
2577
2578 Ms. Gott 2:28:50
2579 So how do we do that? We don't we don't have legal,
2580
2581 Mr. Reed 2:28:53
2582 then we won't have
2583
2584 Maddie Dilonno 2:28:55
2585 a town attorney that reviews all the work or articles. But I don't know that
2586
2587 James McLeod 2:28:58
2588 for sure. The reality is this workforce housing is going to get challenged by developers.

2589
2590 Maddie Dilonno 2:29:04
2591 I understand. I just think it's in the planning board's best interest to have your zoning
2592 amendments reviewed for workforce housing to ensure that you're complying with state law.
2593
2594 Mr. Reed 2:29:16
2595 Okay, and do we have anybody that can do that right now?
2596
2597 Maddie Dilonno 2:29:21
2598 I'm not sure.
2599
2600 James McLeod 2:29:23
2601 Recommendation noted. The,
2602
2603 Bob McDonald 2:29:28
2604 I just have one simple question. So, none of that has been reviewed by legal yet. Yes, it is not
2605 correct. The only change that we were talking about is correcting the C three West and C three
2606 West.
2607
2608 James McLeod 2:29:46
2609 And the concern that the lawyer had about only having it in Zone B,
2610
2611 Bob McDonald 2:29:54
2612 okay, that I don't know about but that's consistent. That's the only chance Why
2613
2614 James McLeod 2:29:58
2615 I highlighted that in one or two. Get that out there so that we can, we can discuss that because
2616 a legitimate argument could be made by somebody that isn't reasonable. A last word, it's not a
2617 reasonable accommodation for workforce housing. So, we have to be on the same page that
2618 we agree that it is reasonable under our current conditions.
2619
2620 Mrs. Luszcz 2:30:28
2621 And if I may just again interject what House Bill 1661 did to virtually every town in the state. And
2622 the wording is short. And it's simple. It says it gives municipalities that offer increased density,
2623 reduced lot size, expedited approval, or other dimensional or procedural incentives to housing
2624 for older persons, i.e., elderly, a one-year period until July 1, 2023, but we have our town
2625 meetings in March. So that's a fictitious date, to make any adjustments to those incentives
2626 before they automatically apply to developments of workforce housing. It doesn't say we can't
2627 limit where they're put. So, if there was something very strict in here that says and don't put
2628 them in a, you know, to wake a lot or something like that, I think that that would have been part

2629 of that. We don't have time, this will be thrown, I'm telling you, the developers were behind this.
2630 And the developers are waiting in the wings for those March ballots to get counted. And if there
2631 isn't something in place, they're going to swarm. And they're not going to do it for the elderly.
2632 They're going to do it for workforce housing.

2633
2634 Mr. Reed 2:31:57
2635 Okay, I'm sorry, Dan going?

2636
2637 Daniel Roy 2:32:00
2638 Is there anything that will be addressed? Someone wishing to build a Residence Inn or a hotel,
2639 or a strip Hotel? Have one- and two-bedroom units? long strings of buildings?

2640
2641 Ms. Bridgeo 2:32:16
2642 We have written restrictions on it.

2643
2644 James McLeod 2:32:19
2645 Yeah, that wouldn't be income, you don't have

2646
2647 Daniel Roy 2:32:21
2648 to call it a hotel, we call it whatever this ordinance requires.

2649
2650 Ms. Gott 2:32:28
2651 Like rural houses, right.

2652
2653 Mr. Reed 2:32:32
2654 We don't have anything that really restricts style. So, all we do is density. And you know, so it'd
2655 be Density Types. That's all we restrict.

2656
2657 Daniel Roy 2:32:42
2658 I guess what I'm saying is that a resident said we'd be limited to the commercial zone now. And
2659 now it might be allowed in Zone B.

2660
2661 Mr. Reed 2:32:53
2662 Certain restrictions because everything else still applies in Zone B. Yeah. I mean, the way I
2663 read what Jim wrote here, everything else still applies. I mean, all it's doing is letting them put
2664 up a smaller house. Which if somebody wants to buy a two-acre lot, but a small house, we're
2665 good. That's all for simplification. But that's really just not a tiny house. oversimplified that, I
2666 mean,

2667
2668 Ms. Bridgeo 2:33:21

2669 no, but it's, it's more for our community. This to me is homes, people, families.
2670
2671 Mr. Reed 2:33:27
2672 The thing I think this could be challenged on is that we're not making any special allowance.
2673 You know, we're not giving them any breaks. Because we're giving them the same setbacks,
2674 everything.
2675
2676 Ms. Bridgeo 2:33:38
2677 But it doesn't say in the bill that you had to adjust. It just says in the bill, if you're going to have
2678 an elderly housing, older people say older people, older, elderly, that you have to give them the
2679 same incentives, but it doesn't go the other way and say is there any motions?
2680
2681 James McLeod 2:33:59
2682 No. One on the on the final page, it's so in the overly housing there was, you know, the
2683 statement the standards contained within this ordinance shall supersede any conflicting
2684 standards contained in other portions of the zoning ordinance that's removed, because we do
2685 not want this to supersede our other rules at this time. And the other thing is, is there a saving
2686 clause that we need to add on to this saving. Yeah, isn't it? It's called the saving clause.
2687
2688 Ms. Gott 2:34:33
2689 Yeah, if one part is eliminated, it doesn't negate the rest of it.
2690
2691 Mr. Reed 2:34:44
2692 I'm not familiar with that legally.
2693
2694 Ms. Gott 2:34:47
2695 So, with that said, I'm not familiar with what that was in a lot of contracts. It's in a lot of things.
2696 We have a savings clause, it's in our regulations, somewhere.
2697
2698 James McLeod 2:34:53
2699 All right. Seating clause,
2700
2701 Mr. Reed 2:35:02
2702 I still have no; I still have no motion on the floor. And it is 935.
2703
2704
2705 James McLeod 2:35:10
2706 Motion:
2707 Mr. McLeod made a motion that we really have to run together. So, yeah, overlay housing
2708 districts to public hearing on the fifth, as amended tonight. Ms. Bridgeo seconded the motion.

2709
2710 Ms. Bridgeo 2:35:32
2711 Second for discussion, and I'm going to read you the savings clause. We do have it, it's page
2712 67.
2713
2714 Ms. Gott 2:35:52
2715 have Section A is removed, section B through 40 is still valid.
2716
2717 Ms. Bridgeo 2:36:00
2718 It's article 11.1 Savings clause.
2719
2720 James McLeod 2:36:20
2721 Maddie, if it's helpful, I can make these changes, add the saving clause, and send it over to
2722 you.
2723
2724 Mr. Reed 2:36:30
2725 Invalidity of any provision of this ordinance shall not affect the validity of any other provision of
2726 this ordinance.
2727
2728 Mr. Reed 2:36:55
2729 Jim made a motion and Ms. Bridgeo made a second.
2730
2731 Maddie Dilonno 2:37:03
2732 Okay. Again, I would highly recommend this be vetted through legal again. The law states you
2733 must provide reasonable and realistic opportunities for workforce housing in the community.
2734 And I think by picking and choosing which zones it's allowed in is a slippery slope. So again,
2735 that's my recommendation for your consideration.
2736
2737 Mr. Reed 2:37:27
2738 We are first and second, if we choose to move this to legal first, how long would we have? What
2739 we want to be able to set the second we need another hearing? Because we won't get this back
2740 before next year? I would not find.
2741
2742 Maddie Dilonno 2:37:44
2743 See that two meeting, you have three possible meetings in January to hold public hearings for
2744 zoning amendments.
2745
2746 Ms. Bridgeo 2:37:51
2747 So, we have to have the public hearing if it has to go to legal.
2748

2749 Mr. Reed 2:37:53
2750 If we got changed again,
2751
2752 Ms. Bridgeo 2:37:57
2753 After the public hearing, which would be the final one. So, we have to bring it on the fifth in
2754 order to if we have changes then the right then that would go, we'd have that last shot, and then
2755 it would make it for the last hearing.
2756
2757 James McLeod 2:38:10
2758 So, it seems unlikely that this is going to move forward without more changes,
2759
2760 Ms. Bridgeo 2:38:13
2761 Can it have a holding date on our calendar as a temporary? Can they go January 5, and then
2762 we keep a slot?
2763
2764 Maddie Dilonno 2:38:22
2765 Schedule the public hearing, public hearing, we can at the same time and then at that review
2766 discuss all the changes at the public hearing. And then you would need to hold on to your public
2767 hearing for the final draft.
2768
2769 Mrs. Luszc 2:38:34
2770 So just so I'm looking at this calendar on Thursdays so the last day to hold a public first public
2771 hearing on a zoning amendment to twice a face second hearing is anticipated. This is Monday,
2772 January 16. Which we would go before that I would assume you know first not January ,
2773
2774 Maddie Dilonno 2:39:07
2775 January 12th which is your work session date.
2776
2777
2778
2779 Mrs. Luszc 2:39:09
2780 That would be January 12. Is the last day to post and publish notice for zoning amendments for
2781 the last hearing to be held on January 26.
2782
2783 Mr. Reed 2:39:30
2784 Correct. So, if we vote to move this to a hearing and we send it to legal now, we are allowed to
2785 discuss changes at the public hearing. Yes. And we could send it again. If we think it's a
2786 substantial change for a second legal opinion that we could then have on the 19th.
2787
2788 Maddie Dilonno 2:39:51

2789 Assuming that you get comments back and have dropped ready? Okay.
2790
2791 Mrs. Luszcz 2:39:54
2792 That's the absolute deadline.
2793
2794 Mr. Reed 2:39:55
2795 Yeah, no, that's why we're trying to push things here because we're running out of time. So
2796 that's where we're at everybody. I, I will state, I'm not happy that the town got pushed into this
2797 position that we feel like we have to do this. I'm not at all happy about this.
2798
2799 Ms. Bridgeo 2:40:19
2800 I think every board member here, I feel as anybody who sent we need to send things to our
2801 state legislators. I don't think that our state representatives and senators should be doing
2802 legislature and sending it down to us in this manner. I think it takes control away from the
2803 towns,
2804
2805 Mrs. Luszcz 2:40:40
2806 Not to mention they did it during COVID. Who was there to even talk to it from the towns.
2807
2808 Ms. Bridgeo 2:40:47
2809 So, we have first with second. Are we moving it to public hearing on January 5? Any more
2810 discussion with the hearing?
2811
2812 Mr. Reed 2:40:53
2813 No, we, if we vote in favor, this will go to that's what the motion is to move the state public
2814 hearing on January 5. It will also go to legal.
2815
2816
2817 Maddie Dilonno 2:41:06
2818 Yeah. Understand how it's written. It'll be in the notice. Yes.
2819
2820 Mr. Reed 2:41:11
2821 Yep. Okay. Okay, all those in favor?
2822 Gretchen Gott - No.
2823
2824 Ms. Gott 2:41:19
2825 I may say no because I don't agree with the identified zones.
2826
2827
2828 Bob McDonald- Yes

2829 Dee Luszcz - Yes
2830 Brad Reed - No, because I don't believe that we should have had to been forced into
2831 this. I understand why everybody's wanting Yes. Don't misunderstand me here.
2832 Jim McLeod - Yes.
2833 Trisha Bridgeo - Yes.
2834
2835 So, we have four to two. Okay. So, it goes to a public hearing. The motion passed with a vote
2836 of 4 in favor, 2 opposed, and 0 abstentions.
2837
2838 James McLeod 2:41:56
2839 I say this is the most distasteful thing that I've had to do on this. I'm not happy with this. I
2840 understand.
2841
2842 Bob McDonald 2:42:08
2843 Feel like what happens in Washington. But you don't have a choice. But you have to vote?
2844
2845 Mr. Reed 2:42:19
2846 Yeah, we have two things left. We have three things left. Before we get tied up in any more
2847 discussion. Jim handed out minutes, I want to make sure I recorded this goes on no longer.
2848
2849 James McLeod 2:42:36
2850 So, this was from a trade here. I need your copy. All right. I'm just Oh, okay. This was just from
2851 when we were working on warehouse and water committee stuff. We didn't realize at the time
2852 that even though it was just Scott Campbell and I that we were supposed to do minutes and
2853 make a public hearing and everything else it seemed very cumbersome. Yes. But it's in the
2854 past, but this is what happens. And these dates and times are as close as we can remember.
2855 But it's to repair a gap in the minute taking warehouse and water committee meeting minutes
2856 10 -1- 2022. The warehouse and water committee composed of Jim McLeod and Scott
2857 Campbell met on 10, one for about two hours at approximately one to 3pm to discuss growth
2858 management for warehouse size and water consumption. The discussion resulted in zoning
2859 amendment ordinances that were subsequently presented to the board and approved to
2860 forward to legal and public hearing. Both committees are disbanded. Thank you. And it should
2861 be noted that we backed off on both of those growth management ordinances. On advice of
2862 legal,
2863
2864 Mr. Reed 2:44:05
2865 Okay, everybody understands that when we got more involved in setting up subcommittees, if
2866 you will, we found out that we had recording requirements of which we were not aware.
2867 We found this out. So, this is the best we can do to repair that.
2868

2869 Ms. Bridgeo 2:44:26
2870 I sent mine in. I didn't realize I was supposed to read them here.
2871
2872 Mr. Reed 2:44:29
2873 That's okay. As long as they get in the record.
2874
2875 Ms. Bridgeo 2:44:31
2876 So, they should just show up. They're part of the public.
2877
2878 Mr. Reed 2:44:36
2879 Okay, as long as they get in there then okay, that was my concern was that I know if we read
2880 them here and there in our minutes and we accept them, that they're definitely going to be
2881 there.
2882
2883 Mr. Reed 2:44:50
2884 Motion:
2885 Mr. Reed made a motion to accept the minutes from the 10-1-2022 Warehousing and Water
2886 committees. Luszcz seconded the motion. Roll call vote:
2887 Gretchen Gott- Aye
2888 Bob McDonald - Aye
2889 Dee Luszcz - Aye
2890 Brad Reed - Aye
2891 Jim McLeod - Aye
2892 Trisha Bridgeo - Aye
2893
2894 The motion passed with a vote of 6 in favor, 0 opposed, and 0 abstentions.
2895
2896 Ms. Bridgeo 2:45:28
2897 There's a site walk one, we can do it all same time. Yep.
2898
2899 Mr. Reed 2:45:30
2900 Okay, thank you. We have just a few minutes left, we have groundwater conservation overlay,
2901 you guys are going to come back with comments on that. Or do you think we can get through
2902 this in 10 minutes? All right, the only other one we have was the EV. This was a very simple
2903 thing.
2904
2905 Ms. Bridgeo 2:45:51
2906 Maddie has done so much work on this and everything. So, my question to Maddie is do you
2907 want us? So, things like I brought up where it didn't say licensed and stuff like that. Is that
2908 helpful to you, if we are just, I don't know how you do your little thing off the side. But if we put it

2909 in another color things were such as where it didn't say licensed hydrologist and it said, like
2910 things like that, would that be a helpful way to put back and address in then put my initials next
2911 to it. So that then everybody here would no one it would be faster?
2912
2913 Maddie Dilonno 2:46:32
2914 Like send it to me over email?
2915
2916 Ms. Bridgeo 2:46:35
2917 Yeah. That way? No.
2918
2919 Mr. Reed 2:46:38
2920 See, the only two places I saw it mentioned in two different applications. I didn't find a problem
2921 with it.
2922
2923 Ms. Gott 2:46:44
2924 But it should be consistent. I understand what Trish is saying.
2925
2926
2927
2928 Mr. Reed 2:46:48
2929 I do understand what you're saying. But there was, you know, kind of a lesser application of it
2930 just finding that seasonal high-water table? Not doing a whole study in the first one, you know?
2931
2932 Ms. Bridgeo 2:47:00
2933 Well, the problem I have is though, that if one place says it's licensed hydrologist, one isn't, and
2934 I don't understand, firstly, even just sitting here, then there's technical details like that. Or like I
2935 said, the one I brought up was where they say you can have a soil scientist, you can have a
2936 hydrologist or you can have an engineer, they're all professionals. Those are very broad ranges
2937 and not necessarily a professional, what landscape architect, I just think that's things.
2938
2939 Mr. Reed 2:47:32
2940 again, it's a different application, they are just talking about the water table in the separation for
2941 feet. You know, that's the same thing you do for any septic system.
2942
2943 Ms. Bridgeo 2:47:41
2944 I, I agree when I read that, but then that would say to me, then maybe it was some that would
2945 be a soil scientist or the code enforcement officer like that's what I'm saying is saying though
2946
2947 Mr. Reed 2:47:51

2948 See other qualified professionals would be someone who has like a licensed septic person that
2949 comes in does that when they do a Perk test? Yes, they are a professional that's licensed to do
2950 that.

2951

2952 Ms. Bridgeo 2:48:07

2953 So, I'm going to throw a little sand in your sunscreen, because a licensed septic installer
2954 designer is not the same for if you have 2500 gallons or more, that has to be engineered so that
2955 would be a very specific knowledge. Do you?

2956

2957 Maddie Dilonno 2:48:30

2958 Do you have a lot of things like that?

2959

2960 Maddie Dilonno 2:48:35

2961 So, it seems like the best course of action would be for you to email me those items, and then
2962 we can compile that and bring it up at a future meeting to discuss. Right. So, my only concern is
2963 that we're running up against something significant enough that the board feels that they'd
2964 rather table this the next year, or work on it at the January 5 meeting, because there's still time
2965 at that point.

2966

2967 Ms. Bridgeo 2:49:01

2968 Okay. So that's what I'm going to do, and then you can set it here's my thing about the whole
2969 blind copy. Can she send them out to everybody? Well, I think okay, so if I send them to you,
2970 you can send them to them.

2971

2972 Ms. Bridgeo 2:49:16

2973 No, I'm saying can I just give them tomorrow?

2974

2975 Maddie Dilonno 2:49:18

2976 I'll just hold on to them and send them out in your pockets for our next meeting. Okay.

2977

2978 Mr. Reed 2:49:24

2979 we can talk about it. We can't talk about it outside.

2980

2981 Ms. Bridgeo 2:49:28

2982 I'm saying if right, yeah, if we

2983

2984 Mr. Reed 2:49:30

2985 comment on what we get sent a meeting,

2986

2987 Mrs. Luszcz 2:49:33

2988 yes. But I can do that. Okay, thank you. But we can at least quickly review them at the next
2989 meeting and agree to it and move it to January 5, right?
2990
2991 Maddie Dilonno 2:49:44
2992 The January 5 would be the next meeting when we could discuss this.
2993
2994 Ms. Bridgeo 2:49:48
2995 We're not going to have time; it would have to be the one you used the next day. You said
2996 January 5?
2997
2998 Mr. Reed 2:49:52
2999 Yeah, it would move it to the was the one you said
3000
3001 James McLeod 2:49:55
3002 schedule another meeting.
3003
3004 Ms. Bridgeo 2:49:57
3005 So yeah, Tuesday would be an extra.
3006
3007 Maddie Dilonno 2:50:00
3008 So next week we have application and then we don't have another meeting scheduled till
3009 January 5.
3010
3011 Mrs. Luszcz 2:50:06
3012 Right. So why couldn't we take it on to next week's if it was just a clerical?
3013
3014 Ms. Gott 2:50:11
3015 Because look at all the stuff that's there's a lot of things here. We don't have time. Okay,
3016
3017 Maddie Dilonno 2:50:17
3018 I could. I don't know if that's realistic.
3019
3020 Mrs. Luszcz 2:50:21
3021 Well, hey, one of these days, we had five applications. Can you put it on for next week?
3022
3023 Ms. Bridgeo 2:50:28
3024 No. Not like the fifth. Like, and like you said, for like a work. Yeah. If yes.
3025
3026 Ms. Gott 2:50:35
3027 If you wanted to at least have it there, just in case but I put it on. So, we have it there

3028
3029 Ms. Bridgeo 2:50:39
3030 for this week. For
3031
3032 Maddie Dilonno 2:50:41
3033 clarification, it wouldn't be up. It would be like a working session again.
3034
3035 Mrs. Luszcz 2:50:45
3036 Because another public hearing is all the ones Yeah, already. So, we're going to be talking with
3037 the public that day, and it's probably going to be lengthy.
3038
3039 Ms. Bridgeo 2:50:54
3040 So, I can do that. Okay,
3041
3042 Mr. Reed 2:50:59
3043 okay, though. Then the one other thing I want to make sure we do. Dan,
3044
3045 Well, hang on. We're going to get Dan Roy has been here for three meetings. So, we're going
3046 to vote on Dan Roy. Okay. Okay. So,
3047
3048 Daniel Roy 2:51:10
3049 I'm going to ask if you could hold off on that, okay. I'm not sure I can keep up with you guys.
3050
3051 Mr. Reed 2:51:15
3052 Okay. All right. Well, I appreciate your honesty. Thank you. All right, EV. Yeah, we're going to
3053 look at EV, we've got a couple of minutes.
3054
3055 James McLeod 2:51:25
3056 I just say you're not seeing us at our normal pace.
3057
3058 Mr. Reed 2:51:30
3059 There is no normal
3060
3061 James McLeod 2:51:34
3062 the learning curve is really too steep now, but I would encourage you to continue to come to the
3063 meetings before you make a final decision.
3064
3065 Daniel Roy 2:51:41
3066 Well, I want to think about it since
3067

3068 Ms. Gott 2:51:44
3069 January and see what might be the best time for sure. Thank you.

3070
3071 Mr. Reed 2:52:02
3072 There's nothing. I just picked the simplest EV warrant, I looked at like two dozen. I honestly
3073 picked the simplest thing I could find electric vehicle charging stations, you'll be permitted in any
3074 zoning district in the town of Raymond in any parking lot. That contains six or more parking
3075 spaces. Furthermore, spaces set aside for EV charging may be included in the total number of
3076 required parking spaces as specified elsewhere in these regulations. Okay. The only thing I
3077 thought that we should definitely add to this is that the EV charging stations will not preempt
3078 handicap parking spaces in any way. You know that there is no way that anybody can come in
3079 and drop an EV charging thing. Where's that? Yeah, you know, that's one thing as I've been
3080 thinking about this, there's a whole lot more about DC charging stations, fast chargers, all that
3081 that required a large transformers, large power lines and everything that your code enforcement
3082 guy isn't going to just go and say, hey, you can put this here, he's going to come to the board.
3083 Now. That doesn't mean we can't add that to the regulation to make sure that they do. And so,
3084 I'm just pointing that out.

3085
3086 Ms. Gott 2:53:17
3087 I guess my question about A/C, there's no reason that an average citizen could not have A/C at
3088 their home.

3089
3090 Mr. Reed 2:53:26
3091 That's quick. We talked about that. It's what you have got to also realize people travel. And you
3092 know what you're going to find in the future, you're going to have to make sure anybody who
3093 builds a home that they have an adequate electric service to charge their car, to have their
3094 whole house potentially electric in the future. I mean, there's stopping gas usage in some states
3095 already in new homes. So, you're going to have to consider that. So, in apartments, or
3096 multifamily homes, you're going to make sure they have a place to plug their vehicles into
3097 charge them. So, you're going to have to take that into consideration and regulations going
3098 forward. This is just scratching the surface. I mean,

3099
3100 Ms. Gott 2:54:04
3101 A/C is going to require a permit. At any rate,

3102
3103 Mr. Reed 2:54:08
3104 They should need a permit from the building inspector to do that. That's a good idea to help us
3105 because they're going to need and I mean, that was when I was talking about solar, the one
3106 permanent I needed by town code was an electrical permit, okay, because I'm involved in the
3107 electrical system. A D/C system is a fast charger system. And, you know, to get into D/C fast

3108 chargers, you need a transformer the size of what's outside school here, you know,
3109 approximately, so, you know, you're talking to a large, you're talking a large investment, you're
3110 talking and as you look at commercial sites, this is going to come up sooner or later. But, you
3111 know, like

3112

3113

3114 Ms. Bridgeo 2:54:51

3115 Can I ask a question? If, if we don't have something as an allowed use? It's prohibited, right?

3116 Yes. Well, it's up. It was not allowed, you know? Well, absence of asking,

3117

3118 Mr. Reed 2:55:06

3119 yeah, we'll get into this now. So, you have to be really careful when you say that you're saying
3120 allowed use, it could be a type of building or something. This is just an electrical device. So, if
3121 they go to the code enforcement guy, and they want to put in an electric box outside their
3122 house, and they do everything legally, why would he oppose that? What this does is gives
3123 people the right to do it in their neighborhoods, if they have a parking lot with six or more. And
3124 they say they're in a neighborhood cluster, ozone, you know, a concert conservation
3125 neighborhood, and they decided to put in six or eight parking spaces for visitors that come to
3126 visit their cluster. And this would allow them to have a place to put electric charging stations for
3127 them and not be penalized for doing it. That's that was the homeowner for friendly version that I
3128 could think of you know,

3129

3130 James McLeod 2:55:58

3131 The way that this is written is good. And I think it encapsulates the ideas that you're talking
3132 about. I think that we do need some guardrails on it because while this is good for some people,
3133 some people are going to take advantage of it being not comprehensive. Yeah.

3134

3135 Ms. Gott 2:56:20

3136 Number three talks about we have to do give this to the next time

3137

3138 James McLeod 2:56:25

3139 The 1,2,3 on here, just things that I added as things to discuss, they're not part of the warrant.

3140

3141 Mr. Reed 2:56:31

3142 Yeah. And I thought they were part of it. And again, my proposal here was to get something
3143 before you to show you, we've got to start somewhere. And you know, to discuss all these
3144 things. And the big one I saw again, was we had a small mall or something and they had their
3145 six mark, we'll throw this right here in front of the handicap. They don't use that very often. And
3146 so, we definitely want to make sure we protect that space.

3147

3148
3149 Ms. Bridgeo 2:56:55
3150 But I think there's a lot more than this. I mean, I know everybody wants to talk about electric
3151 and all that. But let's be honest about our rates in New Hampshire. I mean, a lot of us would be
3152 having heart attacks for anything we're trying to do electric, right now electricity is very
3153 expensive. So, I think that I think in somebody's home, if they have their electric car right now,
3154 and they're going to be putting in that I think that's great. But I think it's a totally different thing
3155 where we take it and expand it outside of homes. There are so many other things that we
3156 should be considering that we probably haven't thought about like handicapped parking, and
3157 where their placement even is in parking lots and stuff. There's a lot of other variables. I agree
3158 with that, it's probably going to be told to us, but I think that I'm in homes, we have some we
3159 need more for our businesses, what they're going to do and what their conditions would be.
3160
3161 Ms. Gott 2:57:53
3162 I think the points 1,2,3 could be added to the ordinance with no problem at all, it would explain
3163 what we need to do. I thought those were fine. And that covers a lot of
3164
3165 Mr. Reed 2:58:05
3166 right. I agree.
3167
3168 Ms. Bridgeo 2:58:07
3169 and then would add four because Brad just brought up handicapped.
3170
3171 Mr. Reed 2:58:10
3172 No EV space would preempt a handicapped space.
3173
3174 Ms. Gott 2:58:13
3175 Yep, that's all.
3176
3177 Mr. Reed 2:58:16
3178 And we can do this, add the four things to it and set it up for public airing to get the public's
3179 input. And that was the other reason for bringing this up to start getting the public involved.
3180 What are you folks thinking out there? And yeah, we're all getting squeezed by electric rates?
3181
3182 Mrs. Luszcz 2:58:31
3183 Time is limited. But should the fire department have a say as well for access, and
3184
3185 Mr. Reed 2:58:37

3186 if it's a parking lot, they're already going to have access is how I looked at it, you know, you
3187 know, and if it's something that's coming before you as a plan, like if it's a subdivision plan that's
3188 going to have a parking lot, and they're putting this in,
3189

3190 Mrs. Luszcz 2:58:49
3191 I'm talking about existing, like you said not to preempt the handicap, but now we say you
3192 needed we'll say they've met the bare minimum of a 20-space parking lot for their business.
3193 And they say they're, and they've got their access to the building. I mean, now putting a poll,
3194

3195 Ms. Bridgeo 2:59:10
3196 What if they're going to be charging at whatever rate they want to charge for it? No, I mean,
3197 that's a small, like, can they charge whatever they want? Surely?
3198

3199 Mrs. Luszcz 2:59:22
3200 I can't answer that question. When the fire department being somebody that want to look at this
3201 as well, they would.
3202

3203 Ms. Gott 2:59:29
3204 We could still move it to public hearing. I think that's appropriate.
3205

3206 James McLeod 2:59:32
3207 I would think that by adopting it with the best management practices from the state that that
3208 covers some of that stuff has already been encompassed in that I don't know because I haven't
3209 read it.
3210

3211 James McLeod 2:59:48
3212 exactly it's like they're they have best management practices; we can adopt them. And then if
3213 when they come to the board for DC, then you are Hopefully we'll have time to dig into it then
3214

3215 Ms. Gott 3:00:02
3216 Motion:
3217 Ms. Gott made a motion that we send to the public hearing the electric vehicle charging station
3218 paragraph with the next four points attached to that. Mr. McLeod seconded the motion.
3219

3220 No, Evie charging space will preempt any handicapped parking space. And if when you read
3221 that, and you're wide awake, not like we are right now you want to change that?
3222

3223 Ms. Bridgeo 3:00:50
3224 Because wouldn't they need special permits?
3225

3226 Mr. Reed 3:00:53
3227 No, we don't have to talk about that.
3228
3229
3230 All those in favor. Roll call vote:
3231 Gretchen Gott - Aye
3232 Bob McDonald - Aye
3233 Dee Luszcz - Aye
3234 Brad Reed - Aye
3235 Jim McLeod - Aye
3236 Trisha Bridgeo-No
3237 The motion passed with 5 in favor, 1 opposed and 0 abstentions.
3238 Okay. Thank you. Okay, Trisha, do you have motion?
3239
3240 Ms. Bridgeo 3:01:09
3241 Motion:
3242 Ms. Bridgeo made a motion to adjourn. Mrs. Luszcz seconded the motion.
3243
3244 Mr. Reed 3:01:12
3245 Second. All those in favor?
3246 Gretchen Gott - Aye
3247 Bob McDonald - Aye
3248 Dee Luszcz - Aye
3249 Brad Reed - Aye
3250 Jim McLeod - Aye
3251 Trisha Bridgeo-Aye
3252
3253 The motion passed with 6 in favor, 0 opposed and 0 abstentions.
3254
3255 The meeting adjourned at approximately 10:02 pm.
3256
3257 Respectfully submitted,
3258 Jill A. Vadeboncoeur

1 Planning Board Minutes
2 December 15, 2022
3 7:00 PM
4 Media Center Raymond High School
5

6 **Planning Board Members Present:**

7 Brad Reed (Chairman)
8 Patricia Bridgeo (Vice- Chairman)
9 Scott Campbell (Selectmen ex officio)
10 Kevin Woods (Secretary)
11 Jim McLeod
12 Gretchen Gott
13 Dee Luszcz
14 Bob McDonald (Alternate)
15 Don Roy (Alternate candidate)
16

17 **Planning Board Members Absent:**

18 None
19

20 **Staff Present:**

21 Madeleine Dilonno - Circuit Rider Planner, RPC
22

23 Pledge of Allegiance.

24 Mr. Reed 0:30

25 Good evening, everyone. I'd like to welcome you to the December 15 meeting of the Raymond
26 Planning Board. Would you stand with me for the Pledge of Allegiance?
27

28 Thank you all for coming tonight. We're going to begin our meeting tonight with a short non
29 meeting the planning board is going to leave. Hopefully for about 10 minutes we'll be in the
30 room right next door. The intent is that we will begin with application number 2022-013 with
31 Candia South Branch Brook, LLC. That is the intent when we come back. I hope it will not be
32 any longer than 10 minutes. Thank you, everybody. Please join me in the room next week.
33

34 Okay, thank you for your patience. I would ask any representatives from application number
35 2022 -013 an application for an earth excavation permit has been submitted by Candia South
36 Branch Brook, LLC. The applicant is proposing the permitting of an existing excavation
37 operation, the property is identified as Raymond tax map 38 lot 34, 263 New Hampshire route
38 27. And this is a continued application. Would you introduce yourself?
39

40
41 Ron Severino 22:07

42 Ron Severino here to represent Branch Brook holdings from the pit on route 27. We've been
43 here since 1998. This plan was approved. We've been operating the pit since then. And then
44 coming in for which now every five years to renew the permit. We did last time we were here.
45 We just decided to clean up the plans. And I think what's happened over the years is that every
46 time we've been here so long and come to so many meetings, they keep piling stuff onto the
47 plan because they want to see this and want to see that. I also started bringing an updated plan
48 but not my original plans. So, people were asking where's this and where's that, so we kept
49 piling everything onto one sheet. So, I resubmitted mainly to have the original plan, which is the
50 bottom four sheets showing the existing conditions. And the proposed excavation and
51 reclamation plans, especially the three sheets there. And the sheet number one here is to show
52 the interim conditions of what's changed. So that includes things like the abutters. Obviously,
53 we want to keep the abutters up to date. So, we've got the updated abutters list on here. And
54 the notes in the upper right-hand corner, those numbers correspond to the notes, the original
55 notes on the sheet next to it. But it's just those the only things that change those numbers that
56 our original plans had said 630, years ago it was decided that it was acceptable seven, we just
57 added it on here. So, it's a lot neater to see rather than have it crossed off on another sheet
58 showing our state specific permit and the condition you know where that's at this time. And then
59 we're also basically what we're showing is the black lines, the black contour lines here are the
60 same elevations that's on the second sheet where our proposed excavation is going to be and
61 in the green dotted line going around here is the top and the bottom of the existing tank that's
62 there. So, you can see where we are in a relationship at the end of the pit. So, I guess we'll see
63 if you have any questions. There were some questions from the last meeting. Mainly about on
64 sheet two. Let's take that back on sheet number three. Number one that we kept asking where
65 well number six is and if you keep if you read that sentence it's Not talking about Well, number
66 six on this property he's talking about Well, number six on this report 92 -5 stratified drift
67 aquifers that was done from my original application as well as it's not even on my property and I
68 have a I have part of that report here to show that I think a discrepancy in acreage was brought
69 up. But I wasn't sure where I thought that was, it does say the total area of my property is 22.37
70 acres. But in the note, it says area proposed exhibition 13.27 So in other words, that 13. 27
71 zoning areas were disturbing, and the rest of it remains untouched. And I don't see any other
72 referenced acreage if there's any other questions, I guess the best thing is from here see what
73 the board wants to do with this packet?

74

75 Mr. Reed 26:00

76 Okay, Thank you Ron.

77

78

79 Mr. Reed 26:07

80 So, starting with Gretchen you're on the right now. Would you introduce yourself?

81

82 Ms. Gott 26:19
83 Gretchen Gott, Planning Board.
84
85 Maddie Dilonno 26:23
86 Maddie Dilonno, Rockingham Planning Commission,
87
88 Kevin Woods 26:25
89 Kevin Woods, Planning Board
90
91 Thomas Quarles 26:28
92 Thomas Quarles, council to the planning board.
93
94 Dee Luszcz 26:29
95 Dee Luszcz, Planning Board.
96
97 Mr. Reed 26:31
98 Brad Reed, Planning Board
99
100 Scott Campbell 26:34
101 Scott Campbell, Board of Selectmen,
102
103 James McLeod 26:36
104 Jim McLeod, Planning board,
105
106 Trisha Bridgeo, Planning Board,
107
108 Bob McDonald 26:39
109 Bob McDonald, Planning Board alternate.
110
111 Mr. Reed 26:42
112 And we have a prospective alternate in the audience tonight. Dan Roy. Thank you. All right. So,
113 questions.
114
115 Ms. Bridgeo 26:56
116 One note, the actual abutters isn't correct.
117
118 Ron Severino 27:03
119 What's wrong?
120
121 Ms. Bridgeo 27:05

122 Fire Lake construction or corporation shifts should be clear so that your new drawing the list
123 should change to be clear, clear water, clean water, water estates, fire, water, fire water, you
124

125 Ron Severino 27:20

126 You guys provide us with the abutters list. Okay, this is right off your information.

127

128 Ms. Gott 27:26

129 This needs to go by Lake or whatever it is.

130

131 Ron Severino 27:33

132 Go on your tax map today, that's what you find. Also, it mentions a homeowner's association,
133 but there's no information. And it doesn't even give it, it's all blank. There's no address, there's
134 no name. It just says something about Association. And if you want to get into individual units,
135 well, now we're beyond where I am, but Fire Lake must still have something to do.

136

137 Ms. Gott 28:00

138 Sure. That's what I don't know.

139

140 James McLeod 28:04

141 I was able to find the homeowners association online. So, I emailed that to staff at the time.
142 There was a question about whether or not the officers of that HOA had been notified or not.

143

144 Ms. Gott 28:26

145 What I don't know is if the owners own just their units or the do they own

146

147 James McLeod 28:43

148 For the purposes of notification, it's the officers of the whole situation that need to be notified.

149

150 Ron Severino 29:01

151 It needs to get updated on your tax map. Because we're, that's the only way we have to get our

152

153

154

155 Ms. Bridgeo 29:14

156 So, the new drawing that we have, which I guess I would like to say is better than the old
157 drawing. But the new drawing that's proposed is missing pertinent information, such as the
158 high-water table is no longer here. It's not on your drawing. There are also other notes that are
159 present on the permit and on your performance guarantees such as, you know, hours of
160 operation, which are correct except for it says no Sundays, no holidays. So, there are notes that
161 didn't come across to the new drawing, and then some of the information on the elevations in

162 such isn't now on this new drawing. The other part of your drawing is that again, I don't know
163 how or what determination to do it when you go to the edge of the wetlands. Um, on the left-
164 hand side, your drawing shows a pond, but the new drawing doesn't show a pond. There's
165 delineation of the watershed, there's information in your performance agreements. And I'll go
166 through each piece but one of the things I just asked was your original performance agreement
167 which is 1998 Your first agreement is Severino trucking, sand, and gravel and on page
168

169 I apologize. Hold on. We have a lot, let me find the note.

170
171 Sorry, sir. We have a lot of papers and I tried to keep notes on them. So, it's your original title
172 Raymond Severino trucking, approval, Earth excavation approval. And the last note says the
173 Earth Excavation approval represented by this agreement shall not be transferable to other
174 individuals, corporations, or entities. Transfer of any parcel contained in this approval shall be
175 considered a material breach of this agreement. So, the corporation you have a subsidiary it's
176 no longer Severino trucking.

177
178 Ron Severino 32:32
179 Severino Trucking never owned the property. Severino Trucking, just the operator of the pit,
180 applied for the permit and we still operate the pit; the ownership of this permit has never
181 changed. The property originally in my name personally was moved over to the LLC Branch
182 Brook Holdings about the same time this was done. It's still me. So, we split hairs over that, but
183 it's still me .So Severino Trucking is the operator of the plant.

184
185 Ms. Bridgeo 33:24
186 Some of the performance agreements say that and some of them don't, they say Candia South
187 Branch LLC. And then they say Severino, I'm asking just for clarification for the permitting.

188
189 Ron Severino 33:37
190 I submitted a plan with this name on it, we're still going that way. Every time I get those
191 performance agreements they are worded differently, I can't control that, but it's out of me to
192 do that. It's still the same person who has been here since 1998.

193
194 Ms. Bridgeo 33:58
195 Okay, so then if I go back to that same one, page four, we'll go from the first one and this is
196 your first Earth excavation approval. And this goes to the monitor you shall monitor the
197 groundwater through the existing monitoring wells in the seasonal high water table elevation
198 shall be determined to be the highest groundwater elevation actually recorded in any of the
199 wells, or by experience viewed in the test pits. That's number five on the agreement. They also
200 have agreement number eight, where once every two weeks, the code enforcement officer shall
201 perform a stop by inspection, a written report and we did get a lot of paperwork but there are no

202 reports with this. There's also a request for an NOI. I don't have that. And again, it may be
203 available, but we didn't receive the NOI

204

205 Ron Severino 35:00

206 Okay. Let me catch up on something. So, the monitoring wells, the main point of monitoring
207 wells is when you're setting up the pit to tell how far we can go down. We did get a lot of that
208 early on, those wells are still in the back of the pit, but the water table has fluctuated, it is in an
209 aquifer zone, but we're way above the water table.

210

211 James McLeod 35:29

212 How do you know that it hasn't changed if you're not monitoring the wells?

213

214 Ron Severino 35:33

215 Well, it's after 10 years of it not moving, we've probably stopped doing it, you know, the town
216 would come in and never ask for anything anymore. Which goes to the next thing you talk
217 about. biweekly, or BI monthly, whatever it is, I mean, that's I don't just staff comes out, they
218 have done that quite a bit over the years I made a couple from I don't schedule that they do. If
219 they don't come out, that's not on me. That's on them. So, there's not much I can do about it.
220 But I do know, but we've always had our annual review. And we've really never had any issues.
221 We've never had an arbiter here, we've, you know, it's been going very smoothly. As far as the
222 NOI, we did file for an NOI back when we got our permit. And NOI is the original notification.
223 When we break ground, we've had I mean, I could start digging through here. We've had
224 people out on it, we the main thing with the NOI is what you're doing with your discharge your
225 water, we had a site walk, we walked that property, we do not discharge any water from this
226 property. And we don't have that much undisturbed area. Because once you when you cut trees
227 and pull stumps and you have topsoil and throw it in a road, it's a very important thing. But once
228 you stabilize that site, which can mean long, you know, seeding vegetation, or gravel surface.
229 And we have a lot of areas vegetated back in and we have a lot of area to gravel surface. It's all
230 graded into the middle of the pit, where it goes back into the ground, so we don't discharge any
231 water. So, in the past, we've had people that we used to do this, especially reports for
232 stormwater and turning them into the town back then there was no need to need to file another
233 analyte. Now

234

235 Ms. Bridgeo 37:32

236 This NOI agreement was 2012, not when it's in the original, it's in 2012. And it follows through
237 your performance agreements. And that's why if you have a copy of it, we didn't receive any
238 copies of any reports.

239

240 The notice of decision for your initial application that they voted to grant, the gravel removal
241 operations on the operation was for provision of gravel for the State Route, one on one highway

242 project and it will undergo site plan review by the planning board. And then it goes down to the
243 next one. They vote unanimously and the special exception, it was agreed that the evidence of
244 compliance with strict regulations or requirements for operation and reclamation will be
245 delivered within two-week period to the code enforcement officer RICHARD MAILHOT and ops
246 operations subsequent to that currently proposed for the provision of gravel for the State Route
247 101, highway project. All of these performance agreements that state anything with the highway
248 have dates that they will expire, and they say four years from so that's where I'm also.
249

250 Ron Severino 39:00

251 Okay, well, you're going so far back now. That's just kind of a moot point. Before 9098 9096.
252 Somewhere in there, we were doing the mapping project. I want one, that's when we started
253 that pit, and we used the state with the 155 E to open that pit up when we came to the town to
254 get a special exception. We got the right to operate the pit. Once the hybrid that's all I could use
255 that for was the highway job. So, we were there for two years. Once that was done. We came
256 right in and applied for a gravel permit. So, once we got the gravel permit, everything rolled onto
257 that. So that's, that's gone by that has nothing to do with what we're talking about here.
258

259 Ms. Bridgeo 39:49

260 You're 11 Again, this started at the beginning though, where it talks about the acreage that was
261 in a tributary to the North Branch of the Lamprey River. And it talks about and that's what I'm
262 saying there's specific performance agreements. And it follows through all of these that they
263 want to know what the testing is for these. And it started with the first one. And again, you may
264 have this, but we didn't get any reports. And I can't answer whether or not they're there,
265 because we didn't get any
266

267
268

269 Ron Severino 40:24

270 Part of the biggest test in 25 years. If that was quite an issue with this board, many times we've
271 come up with it, if I can look back and see what I have, you knocked it out. And we could, I
272 could tell you what the level is. So, I'm going to tell you what the level of the wells is now. Not
273 really sure what the point is, at this point, it's more of an enforcement issue that we're supposed
274 to be doing throughout the year.
275

276

277 Ms. Bridgeo 40:56

278 I need to change for one minute, I'll go back to the watershed area. But the application which
279 says, Zone C1 yard drawing says C1 and B. So we are in agreeance, that the excavation is in
280 C1.
281

282

283 Ron Severino 41:14

282 It's in whatever this plan says, I don't even know why I'm filling out an application because I
283 already have an approved plan. So, it's a very confusing process that you operate here. You,
284 we come in and we apply for a plan that doesn't really go away, we have to come in my original
285 agreement that you're referring to just says I have to come in, whether it's yearly or BI yearly to
286 get the permit renewed. But I'm not reapplying to have a pit all the time. I'm applying to keep my
287 permit active. So, we kind of get lost. So now we're looking to accept a new application, which I
288 haven't done since the first one in 98. And yeah, if I filled it out and forgot the right to the other
289 zone there, I guess that's it, I could add that into the application. But my plan shows what my
290 original plan didn't even have though I don't know. I've been trying to find a zoning map for 98. I
291 can't find one. I don't know if this is in two different zones. 98 Because I've been all through the
292 town and no one can find me a map. But we did add the new zone line because that's what it
293 exists today. That's what we show on there.

294

295

296 Ms. Gott 42:26

297 I just wanted to say first of all, there's online on this, this plan that shows B and C1 .

298

299 Ron Severino 42:35

300 That's the one we've done. Okay, that was the one that I submitted before it because that was
301 just a compilation of 15 years of adding onto a plan, it was getting pretty messy. So, and some
302 things that weren't on the original plan, the board wanted to see, you know, well, you want a
303 few that've been here since the beginning of this. So. So we tried to clarify this so that
304 everything is on my original plan and needed to be here for my original application and approval
305 is here. And anything that's pertinent to the property we feel we should add, which is mainly
306 where we are today. Contours are the biggest thing. As far as well. elevations, I can give you
307 that in a report, I can't really state that on the plan here. And we've made a few changes on the
308 notes. Zone line. It wasn't on my original plan. I don't really know why. Or what doesn't even
309 talk about what zone the property was. But that tower was approved back in 98. Maybe it wasn't
310 that big of an issue

311

312 Ms. Gott 43:37

313 I just want to respond to why you're having to do this again. Do it again, this process of
314 reapplying. Okay, you're having to do that because your permit expired. The permits are
315 renewed for five years. Yeah, your permit expired, like others expired. Now, I'm not even going
316 to go into all the reasons why that might have happened, and all allow will allow. But it has
317 expired. And it's been expired since at least June. If not before. Okay, so we need to go through
318 this process. The other thing is we are a different board. You're right. I'm old, and I've been
319 around for a while. But other people don't know all the things. And we need to explain that, and
320 it needs to be on a plan. And it needs to be clear to everyone. So that's what we're asking for.

321

322 Ron Severino 44:26
323 Well, I guess the point is, I know we have this permit process, but that doesn't take away the
324 fact that I'm grandfathered having a pit here in this time all these years.
325
326 Ms. Gott 44:40
327 you're absolutely right.
328
329 Ron Severino 44:41
330 I don't. It's not like if my permit expires, I don't ever get my pit back. I just put in the permit
331 process. The way I understand is just to do what we're doing to make sure I'm complying, and I
332 keep moving and if I had some major violations here, then you could not issue me a permit. But
333 everything I'm hearing from you is all administrative? It's not. It's not like, oh my god, there's
334 water rushing into the wetlands, you've dug 10 feet lower, and you're supposed to go, you're
335 not digging in the right area. I mean, there's some major things that go along with gravel pits.
336 Hearing is, is stuff that has to do with the staff or the administration of the town here of how I
337 clicked on the permit. I can't add, as you guys add layers and layers of regulations like you, did
338 you change in 2010? Did you change in 2012? I'm not, I don't comply with that. I'm complying to
339 what was around in 1998.
340
341 Ms. Gott 45:33
342 You have to comply with that?
343
344
345 Ron Severino 45:35
346 I don't because I'm grandfathered. Sure, to this plan. I'm pretty sure. Anyway, Unless I'm
347 breaking the law.
348
349 Ms. Gott 45:43
350 That's a legal question that we need to answer. But one of the things is that there are some
351 substantive things, not just administrative, and I was waiting for some of these other things to
352 be resolved. Before I bring up a couple of things that I do have a concern about? Yeah. So, I'll,
353 I'll back off for now and let people continue.
354
355 James McLeod 45:58
356 Well, just note that the reason that we're going back to agreements that are from 1997/ 98, is
357 for the very reason that you just stated that you're saying that you're grandfathered in on this.
358 And so, it seems like only grandfathered for the things that are, it's not grandfathered for
359 everything. So that's, that's why we're going back so far so that we can address the concerns
360 that are contemporary that we have now. But because it's grandfathered, as you say, we have
361 to start from the beginning, basically. So, I'm sorry that that's going to be a little bit of a process

362 because you've been there for so long. But I also agree with Gretchen on one thing, your permit
363 has expired. And so, in the reapplication of your permit, you're going to have to come up to
364 what our current standards are for an excavation.

365
366 Ron Severino 46:58
367 That I can't agree to. So, you can listen. But it's not. It's just not the way you can write things in
368 there. You also have your own regulations. it says I don't need to comply with all the
369 regulations. If I was there before. I think it said 2008, or there was a date and one of them.

370
371 James McLeod 47:21
372 We'll have to parse that out, I think.

373
374 Ron Severino 47:25
375 So, you know, what I've been doing since I left here is trying to read all through the regulations
376 through the different years to find out where this is going. But we all keep coming back to the
377 same things as I don't have the right zone on my application. I don't think that's the point. I have
378 this hearing to make sure I'm operating a safe and benefit this not hurting the environment. And
379 we're talking about typos on an application. And then we'll never get through that we get
380 through that we can get into stuff that I really need to get done.

381
382
383 James McLeod 48:00
384 Sure. I would just say that identifying the zones in which you're operating is important to the
385 board. It's not just typographical. There are two different zones here. And the two zones have
386 different. Required.

387
388 Ron Severino 48:14
389 I mean, I have one here that says such application will conform with the regulations in place at
390 the time of the new permit application, except excavations in existence as of May 28, 2010.
391 Need not fully comply with current regulations. And you know, this thing I believe that goes on
392 from there, though, so there's, and then you might find something that conflicts that a couple of
393 years later. So that's why it's hard to change the rules.

394
395 Mr. Reed 48:41
396 Then I'm sorry, we have a potential alternate that wanted to ask a question, Dan, we got to get
397 to a mic. I need to get a mic get to mic just

398
399 Daniel Roy 48:52
400 My name is Dan Roy, add some clarity to the zone B, Zone C distinction on the maps. I was a
401 member of the planning board in the 90s. And I remember distinctly that there was a big effort

402 back then, to develop a commercial sub west of town. One of the town meeting warrant articles
403 was to allow commercial development 200 feet on either side of 27, west of the town. And if you
404 look at your map, the line almost follows the contours of route 27. I believe that's where all of
405 that is coming from. If that has any clarity to the discussion.

406
407 Mr. Reed 49:49
408 Again, we used to just renew permits. He used to come in for review, and we just try no we're
409 told the last cycle which was five years ago now that we had to have a new application, a new
410 permit, which we're allowed to, we're allowed to put into force for five years. Now, during the
411 five years, it changed from us reviewing your site to staff reviewing your site, with COVID, and
412 everything else, some things fell apart, including noticing you when your permit was to expire.
413 So those all go, those things all have to do, again, with some administrative things, which you
414 refer to,

415
416 Ron Severino 50:34
417 We did and just so we did have three years serving. It was the first three years that the staff
418 was out. And we actually met on the site and did all that. If there's any corrective action you
419 take, we did it. And then obviously, the two years of COVID we didn't meet, and then somehow
420 it all out we didn't notification kind of fell apart. But anyway, we do understand that we were
421 supposed to be here back in June.

422
423 Mr. Reed 50:58
424 If you look at the most recent performance agreements, for Candia South Branch Brook LLC
425 prepared for Severino Trucking. So as Ron explained to us, He is the owner in the form of the
426 LLC, and this is how those agreements and decisions were awarded the last time we came
427 before, both zoning and planning board. So, this is not something that just happened in the last
428 few months, this has been going on for years as the prints give evidence to. So, it's not nothing,
429 nothing has gone on. That's unusual. We would like to see better administrative things. And
430 that's a lot of that is on us. That's reality here, we have had an operating pit since the 90s. And
431 he is here today. Because he's been asked to apply for a new permit to renew his permit. He
432 has been continuously operating. This has not stopped operating. And I think it would do us
433 justice to look at that in the eyes of the way this has been perceived. If you're going to change
434 all the rules and come up with a new way to handle all your excavation permits, we need to
435 change our regulations. So, anybody who has an excavating site in the town of Raymond needs
436 to be fully aware of it. Because you know, we're spending a lot of time on some very, very
437 simple things here. Now, the things we should be concerned with is, is he taking care of any
438 runoff that isn't on the site, is there you know, is the silt fence in good condition as we take good
439 care of the site so that we're not polluting our wetlands? Those are the things we should be
440 concerned with on a renewable permanent like this. This is my opinion. I'm not saying you're
441 not entitled to your opinion of scratch, and you wanted to ask questions to that end

442
443 Ms. Gott 52:57
444 Okay. Fortunately, or unfortunately, I drive by there all the time. Okay. When we're on the
445 sidewalk, whatever date it was, what, three weeks ago, whenever we'd lucked out, it was a
446 nice day, right? If someone had, excuse me, done a lot of work on the pit and made it look
447 really good. Okay, it was graded. And, you know, there were piles. One of the things is that it
448 was all organized, it's not always looking that way. One of the first big things that we noticed
449 was the silt fencing. And that was a problem 10 years ago when we're out there walking, right?
450 But you got to keep that up. It's not, it's not been maintained properly for a number of years.
451 And that's a concern for me. I can only speak for me; I can't speak for the rest of the board.
452 That is a great concern. You're right next to the wetlands, and you're right across the street for
453 a road from the Lamprey River. So, Ron, I, what can I do? How can you assure us that that is
454 going to

455
456
457
458
459 Ron Severino 54:05
460 Hey, you were there, and we walked that site, you notice. And as some of the Conservation
461 Commission mentioned, we use more stump grindings now that we get something, there was
462 all new stump grindings around the back, you could probably put a little on the side, the area
463 where the sill fence is starting to get older. It's all grown in. And we've talked about this over the
464 years, we have a bomb around most of the property, which says on the plan, and one area was
465 getting kind of close with Utah on the left side, but there's still a berm there but it's all vegetated.
466 And beyond the vegetation, it runs back in the other direction. So, it's we look at is very safe.
467 You know, everybody talks about silt fence silt fence silt fence, I got to put it in, but you got to
468 put it in where it works. And if you don't put it in, right, it's not going to work.

469
470 Ms. Gott 54:50
471 I'm okay with that. I want something there that's effective,

472
473 Ron Severino 54:53
474 No water has ever breached our sight into the wetlands.

475
476 I agree on the left side, and I said, we left there? Well, we're going to put some more grindings
477 in there. And we'll keep that maintained. But there's an area in the back. I mean, you got the
478 pine trees are growing up 10 feet tall, 2030 feet away from the silt fence, it was basically grown
479 back in, you know, and then after that there was no excavation near that. So, you know, there's
480 a point where,
481

482 Ms. Gott 55:25
483 how far between the excavation and I can't remember now, in the back, right between the
484 excavation there, and the wetlands behind that nice growth of pine trees. How far is that?

485
486 Ron Severino 55:37
487 Oh, it's not that far. The cellphone shows on the plan. If you look on the back side, it does say
488 the edge of the wet is that dotted line, the line with the circles, okay, is our sill fence. So, I think
489 there's a legend on here somewhere. She leaves a 50 scale. So, it's probably roughly 50 feet
490 away.

491
492 Ms. Gott 55:56
493 From me, that means that there's still some need for silt fencing, effective self-fencing. I've
494 never seen the vegetative pine buffering type thing that you had there before. I'd never seen
495 that before. So, I have no way to judge how effective that is. It was interesting to hear about.
496 So, silt fencing is an issue. Another concern is back when again, because I'm old and I was
497 around, you said that it was only going to be an occasional bit of material other than sand and
498 gravel. It wasn't going to be there was not going to be. I never heard anything about the grant. I
499 didn't hear the asphalt was only going to be occasional. And now we're hearing that this
500 happens on a regular basis. It's a drop-down place. That wasn't before. So, we need to make
501 sure that that's okay and that it's being done properly. That was it's been you know how that
502 how

503
504 Ron Severino 56:53
505 That was part of the variance that was granted in 2018 was to be able to do two things. One,
506 we've never met a process. And so, every bit you use the screening point, you screen out your
507 topsoil, you screen out you sometimes you have to screen out sand, so it is the right size, we
508 never were able to do that. So, we always had to take it somewhere else to do it. And so, this is
509 ridiculous. Every other pit we only get the screen there. So, we did get but it was due to the
510 zoning. So, we came in and got a variance. And also, it's very customary to bring material back
511 to the pit because you want to haul in two directions. And we have topsoil if we're filling in a
512 site, there's always excess topsoil, we bring it back, we can screen it out, and resell it. So that's
513 what we're bringing in. Also, we process gravel by recycling asphalt and concrete. The only
514 thing that I say short term is we agreed, and our parents were only going to crush, I think it was
515 maybe two weeks out of the year. And that's all we do. We are the crushers. And as I said, the
516 pile builds up throughout the year, there might be a load of the day coming in and maybe five
517 loads a day. And then after a year, we come in, and we set up the crushing plant and we crush
518 that we make gravel and then the gravel gets hauled out. So that's an ongoing thing. But years
519 ago, this is new since our last permit when we were here five years ago. We weren't doing that.
520 No, you weren't. No, we weren't. All the stuff they use in all these piles have come since then.

521 And you know, some of them are depressing, but they all get crushed up and put to that
522 Crusher and sent back out again.
523
524 Ms. Gott 58:26
525 And what I'm asking for is acknowledgement of all of that. So, we can talk about it and know
526 what if we're handling it correctly, because this is all different than what you were doing before
527 and what your permit allows you to do.
528
529 Ron Severino 58:38
530 Alright, well, not sure what I'm supposed to do to acknowledge it, but it's, well, it's their plan. I'll
531 go
532
533 James McLeod 58:45
534 ahead. So, in the original, it did say any importation of materials for reprocessing, or sale on the
535 site is prohibited without applicable site plan, review, and approval. And then if we go to the
536 2018 variants that you've already seen, this is for relief from section 6.6.3.3 In which processing
537 is not permitted in Zone C1. This doesn't say anything about allowing importation of material.
538
539 Mr. Reed 59:34
540 It should have been from the planning board.
541
542 James McLeod 59:35
543 Yeah. Okay. So.
544
545 So, this is a special exception. This is really the same wording
546
547 James McLeod 59:56
548 They're not the same. Same decision. But it's Yeah, but this is written differently.
549
550 Ron Severino 1:00:07
551 Yeah, we were heard the same night, we had two hearings in the same night, one was because
552 they said the importation of the materials, and the processing was two different things. One was
553 allowed by variance; one was allowed by special exception.
554
555 Mr. Reed 1:00:28
556 Well, again, this is how our staff worded it. This came before the board. And this the variance to
557 do the crashing, had to pass first, and it came back to the planning board to get the special
558 exception.
559
560 So, they could do it.

561
562 James McLeod 1:00:46
563 I guess. My thing is, and we can go back to this wording in our site plan regulations, for clarity
564 on the justification for having to conform to the regulations that are current is, this is article 14 of
565 the town of Raymond, Earth excavation regulations. And it says if at the end of the permit term,
566 which has expired, the project is not completed, the applicant may submit a new permit
567 application in accordance with the requirements of article 13 of these regulations. Such
568 application will conform to the regulations in place at the time of the new permit application. It
569 does go on to tell us does go on to say, except that excavations in existence as of May 20
570 2010, need not fully complied with the current regulations, unless and until they submit a new
571 permit application in 2012. Meaning that after 2012, this caveat about 2010 was only good until
572 2012. It no longer applies.
573
574 Ron Severino 1:02:06
575 And in 2012, we are good at that point. I can't I can't change my operation. When you start to
576 bring in new regulations.
577
578 James McLeod 1:02:18
579 What would you need to do to conform to the current operations according to this.
580
581 Ron Severino 1:02:25
582 So, what if the regulations say what if a good Mike, I get a 20-acre pit approved and you put a
583 regulation in it says all gravel pits must be at least 50 acres or more. You know,
584 That's where we fall into this problem. When somebody invests money in a property to do an
585 operation and you get it approved, and then the rules keep changing. That's what
586 grandfathering is about, you have to be somewhat protected. So that we can keep operating.
587 You know, again, the things that matter, like Gretchen's talking about and we also as far as
588 pollution is very important.
589
590 James McLeod 1:03:02
591 well, it's because that's my next point, which is, which is the reasoning here, I'm not trying to
592 stop your operation, what I'm trying to do is make sure that you're complying with the
593 regulations that we have now to protect things like our groundwater. So that's why it needs to
594 come up. So, I appreciate that you have every right to, you know, make money in your business
595 and stuff. But from our perspective, we need to make sure that we're following the regulations.
596 And this, to me, reads that you will have to comply with the current regulations. And the reason
597 that I want that is to make that clear, is because some of our new regulations allow us to require
598 certain testing to make sure that what is happening over there isn't affecting our groundwater.
599 Because when I went there, I thought we were going to a gravel pit and what I saw was piles of

600 rubble, and asphalt and asphalt dust and stuff like that. And then I saw on this on the older
601 maps, it didn't make it onto the new one, that there is a concrete rubble refuse fill area.

602

603 Ron Severino 1:04:16

604 That was on the old original plan, right?

605

606 James McLeod 1:04:20

607 And this is the sort of thing that, you know, it may have been fine in 1997 to have something like
608 this and just bury it and forget it, but now we need to make sure that there's nothing that's
609 contaminated, that's leaching out of these areas.

610

611

612 Ron Severino 1:04:39

613 We don't have concrete, we don't, we don't use a concrete refuge area. When we bought the
614 property, I think that was there. People were dumping stuff. Old concrete pipe and stuff
615 because it was a drop off here. So, it was there, and we bought the property. It showed up and
616 it is legal to bury concrete. You know, we do it all the time on State Street jobs as it's not illegal,
617 as long as it's nothing contaminated. And so, at that time, we covered that over, but we put the
618 note on the pit, so somebody knows it's there. But we don't do that. That's way off on the other
619 side of the road.

620 James McLeod 1:05:21

621 It's a refuse fill area that's on your property that's never been tested, as far as we know. And it
622 says it's in the aquifer protection zone.

623

624 Ms. Gott 1:05:35

625 That goes with my concern about the change that I have seen as we've gone over the years.

626

627 James McLeod 1:05:41

628 It doesn't appear that there's a lot of excavating going on. Now it looks like there's a lot of
629 recycling, reprocessing.

630

631 Ron Severino 1:05:51

632 But the changes, we came back in 2012, was a good year to talk about this, because he came
633 in 2012 was back then I think we're doing every two years. And those new regulations came
634 out. And there was so much stuff in there that had nothing to do with us. And because they
635 were you guys at the time someone was proposing a blasting operation. So, I think everybody's
636 hurrying up, oh, we got to, which is fine, we got to make sure we're protected. So, I come in
637 from my permit that I've done many times before, all of a sudden, I've got a list of 50 things, I
638 get a note back, I got to put on my plant. Where am I going to store my dynamite? I got to pull it,

639 how am I going to post one we're going to blast, nothing to do with my operation. So, I had to
640 ask for about 25 waivers.
641 And rightly so. But because you put things in there that don't pertain to me. So, I have to ask for
642 a waiver. But then the board doesn't want to do that. So that's why we're very careful to say I
643 can't just comply with everything you say you're going to put in new regulations. If there's things
644 in there that are making us potent, that's against the law anyway, you don't need a regulation
645 for that. There are enough laws to protect what I'm doing over there and keep the water and
646 everything else safe. You don't need to go through this process. To do that. All you got to do is
647 send a code enforcement officer over and that takes care of that. But I can't sit here and say
648 that if you change your regulations, and five years from now, oh, yeah, I'll have to do whatever
649 you want. You might say, oh, well, you can only operate three days a week. Now. I'm never
650 going to stand here and say that, because I already have a plan that says I can do this? Well, I
651 think the renewal of the permit is just to make sure that I'm doing what I said I was going to do.
652

653 Bob McDonald 1:07:49

654 I'm new to the board. This was my first excavation permit. And what I'm hearing is, do you do
655 any more excavation of the existing rock?
656

657 Ron Severino 1:08:01

658 There's no rock.
659

660 Bob McDonald 1:08:03

661 I'm confused. Why are you here for an excavation permit?
662

663 Ron Severino 1:08:08

664 Well, because of sand and gravel is considered excavation, but excavation from were. We're
665 digging sand out. So that's considered maybe an excavation permit.
666

667 Bob McDonald 1:08:18

668 What is your prognosis? Or how many more years?
669

670 Ron Severino 1:08:28

671 So, we can only go down so far. 80 feet above the high-water table. And we have this there's a
672 limit on this plant here. If you go back to you know, on the third page, there's a note there that
673 talks about? It roughly mentions 200,000 yards of excavation.
674

675 Bob McDonald 1:08:52

676 So, you mentioned on C2 estimated seasonal high-water table at elevation 168 feet, right? So,
677 you said you have to be 60 feet above that.
678

679 Ron Severino 1:09:04
680 16, on my 14 or 16 or so around 214. So, if I go back well above the high water.
681
682 Bob McDonald 1:09:17
683 No, no, no, no. I'm just again. You have to. I'm learning here. Sorry to waste your time.
684
685 Ron Severino 1:09:24
686 If you go down there and I'm down to excavation for 170 Yeah, something's going to be done
687 and I'm in trouble, right? That's one of the issues you guys need to be looking for.
688 Bob McDonald 1:09:41
689 What's more profitable for you today taking the sand out or bringing in stuff to process?
690
691 Ron Severino 1:09:48
692 Well, Bob, we're taking sand out right. Sand is non-existent anymore. So, we're not erasable.
693 How long are you going to be there? I don't know. We're not looking. We're after we open this
694 pit. We took quite a bit out of First, we opened up a pit in Dover, most of our work was out that
695 way. So, we operate out of the Dover pit for 20 years. And we were maybe 1000 yards a year
696 we took out here, which is fine. If we get a job locally, we're going to use this. And if we got a
697 job, anything east of here, we're going to use the Dover pit, which we still do that.
698
699 Bob McDonald 1:10:17
700 So, in the future, I have not read the excavation guidelines. So, is it 16 feet or 13 feet?
701
702 Mr. Reed 1:10:28
703 So, it's 13 feet on the print.
704
705 Bob McDonald 1:10:47
706 And you've had waivers for that special exception. Because I saw the 2018 performance
707 agreement on page 2. On page two of your performance agreement? For 2018? Beginning
708 page two, which says the approval is subject to the following waivers.
709
710 Ron Severino 1:11:29
711 At the top page one?
712
713 Bob McDonald 1:11:38
714 I just want to see if I'm interpreting that right. On the bottom of the page. Yeah, those are the
715 waivers referred to and it goes with the next page.
716
717 Maddie Dilonno 1:12:49
718 It does say in the excavation regulations that the board can waive.

719
720 Bob McDonald 1:12:55
721 It's just interesting that one of the waivers that they gave was requiring noise control study. But
722 then other conditions are imposed, that put back in noise control. Which is interesting.
723
724
725
726 Ron Severino 1:13:11
727 Because there's different areas of the regulation, some there's noise control to do with, okay.
728 And lastly, operation, okay. might say, when you blast, you can't exceed this noise level. So
729 that's at a certain section. Again, that doesn't apply to me. It talks about noise to do with trucks
730 and loaders that does apply. So, you know,
731
732 Bob McDonald 1:13:30
733 I just find it interesting.
734
735 Mr. Reed 1:13:42
736 Any questions on the applicant?
737
738 Ron Severino 1:13:54
739 I mean, luckily, I think everybody's familiar now. But we all were on route 27. It's a commercial
740 area, there's houses very, very far away. That's why even in the back with his own Beeline is I
741 mean, it's probably miles before he comes to anything, it just goes into nowhere. And the
742 closest thing to me is with your village, which is quite a ways off, always off to the east, but
743 we've never had a complaint of noise, complaint with noises when people except people go on
744 their shooting, which we didn't allow that we put a stop to. That's when I was here.
745
746 Bob McDonald 1:14:39
747 I just have one other question. In the notice of decisions, the two variances you've had, there's
748 a note that says they were only good for four years. So, you're going to have to go before that.
749
750 Ron Severino 1:14:49
751 It's not working very well. Variances are good in the life of the property. And it was something
752 else for years. If I don't, if you get a variance and you Don't act on it for four years, then you
753 need it. It's either you either come in and ask for an extension or it's gone. We've acted on the
754 variance.
755
756 Ms. Gott 1:15:18
757 Back to the specific site questions 155E talks about no excavation shall be permitted, blah,
758 blah, blah, within. For any naturally occurring standing body of water, less than 10 acres of

759 prime wetland is designated. And I don't know if this is designated as a prime wetland. I bet I
760 can't remember. But you're getting off close to that with the excavation over on that left hand
761 side. And that's a concern again, for maybe, you know, between the silt fencing problems and
762 the proximity to that wetland. And because you have stuff piled over there, you've got the hill,
763 the berm built on it.

764

765 Ron Severino 1:16:04

766 It is pretty well protected. But and we need to keep an eye on there's no doubt about it.

767

768 Ms. Gott 1:16:08

769 You go up the hill, and then it goes back down the other side into the wetland. The other
770 concern is somewhere, and I read it know I can't find it again. You have that big hole is go in
771 the pit. It's over on the right-hand side, there's a big hole. And that's supposed to be standing
772 water out of sight. And there is water in there.

773

774 Ron Severino 1:16:32

775 Well, there's quite a bit of rain.

776

777 Ms. Gott 1:16:35

778 Are you telling me that there's lots of times that it's not? Wet?

779

780 Ron Severino 1:16:39

781 Yeah, it's usually not wet. Okay, there's a bit of sand under there.

782

783 Ms. Gott 1:16:43

784 You're not down to the water table?

785

786 Ron Severino 1:16:47

787 It's Sandy now. But any, any fines that are on your property are going to wash into that spot.
788 And we're just going to hold water back. So, it's going to go back into the ground slowly, which
789 is actually a pretty good indication. So, everything, everything collects, and hooks back into the
790 ground, which is what we're told to do.

791

792 Ms. Gott 1:17:08

793 The gate is often open, not always locked and closed, I know needs to happen. Because then
794 anybody can go in and drop stuff off whether you know it or not.

795

796 I'm concerned now about this thing about the waivers needing to be redone. I'm not familiar with
797 them. How do we do that?

798

799 Maddie Dilonno 1:17:34
800 The regulations state that they can be submitted in writing.
801
802 Ms. Gott 1:17:37
803 Okay, and then do we bring it back? And look at that, then
804
805 Maddie Dilonno 1:17:41
806 That's an option. Yep. Okay. Or we can just have a discussion as well.
807
808 James McLeod 1:17:53
809 Well, I would like to circle back on one thing: notice of decisions from the ZBA. This reads to me
810 that it is four years. It does say that if the time period is to lapse, with substantial completion of
811 any stuff that you're doing there hasn't been completed, then the applicant may seek to extend
812 this time period.
813
814 Ron Severino 1:18:17
815 We waste a lot of time on this. I think most people know; variances don't expire as long as I
816 acted on it within four years. If it was worded wrong in the decision that that's not my doing. But
817 the truth is, nobody agrees with you on that.
818
819 Mr. Reed 1:18:33
820 If a variance is granted, as long as the applicant acts on it within the timeframe, the variance is
821 good for perpetuity.
822
823 James McLeod 1:18:41
824 So why would they bother putting this note in here at all?
825
826 Ms. Gott 1:18:50
827 Could we ask the attorney for an opinion, please. We can, while he's here, we may as well use
828 him.
829
830 Doug Quarles 1:18:57
831 I need to see the document, but the applicant is correct and more importantly the chairman is
832 correct. A variance if it is a variance. It does have perpetual life as long as apparently
833 construction or substantial completion was begun within that four-year period, according to that
834 particular ruling. But the general principle is a variance runs with the land. Okay, thank you, we
835 have a special exception.
836
837 Ms. Bridgeo 1:19:29

838 Two separate things are a special exception, the same. Like one is a special exception. One is
839 a variance.

840

841 Doug Quarles 1:19:37

842 I'd have to look at the language of the special exception and I'd have to look at your documents.
843 So, I'm not prepared to give you an off the cuff decision on that one.

844

845 Ron Severino 1:19:53

846 But we acted on both immediately. Yes. And substantial completion that word doesn't really
847 apply. Okay, so some variances that have to do with building, you want to get it completed
848 within a certain amount of time. This isn't a, this is an ongoing process. So, it was just worded.
849 Wasn't worded as clear as it should be. basics are, if I didn't do anything for four years, never
850 moved a crusher in there, never hauled a load in there. You're exactly right, I would have to
851 come in and do it all over again and ask for an extension. Okay, that's not what happened.

852

853 James McLeod 1:20:28

854 I understand Thank you.

855

856 Ms. Gott 1:20:44

857 If we get to the point that we're looking at conditions of approval, I would very much like to have
858 an outline specifically, what's coming on to the site? What's happening on the site in terms of
859 the mixture of materials? And what's going off the site in what format? Does that make sense?

860

861 James McLeod 1:21:07

862 I think we need an environmental evaluation of the offsite product that's coming into the site,
863 how it's being stored, how it's being processed. And if there's any deleterious effect on the
864 groundwater or anything like that. Because I don't know, like I said, I didn't expect to see, you
865 know, piles of asphalt, and

866

867 Ms. Gott 1:21:33

868 It's very different from what we've seen before. I'm sorry, it's very different from what we saw
869 before and what we approved before.

870

871 James McLeod 1:21:42

872 So, I'm just concerned about the offsite stuff that's being brought in for processing/reprocessing.

873

874 Mr. Reed 1:21:58

875 What's your pleasure? Do you want to give him a list of things that you want to see on the
876 application? Or do you want to talk about approving it with a list of conditions?

877

878 James McLeod 1:22:12

879 That is a great question.

880

881 Mr. Reed 1:22:15

882 We're spending a lot of time here going around the circle. Well,

883

884 James McLeod 1:22:19

885 My thing is, I want to make sure that the operation that is currently happening, and whatever
886 operation that continues to happen, isn't going to have an effect on the groundwater safety of
887 the town in any way. So, I think that needs to be looked at by a professional. Now if we can get
888 to that point by either of those two paths.

889

890 Ms. Gott 1:22:44

891 And if we can start with listing the specific things, what you're bringing in, what you're going to
892 mix, what's going to sit there, what's going to be exported, all of those specific specificities can't
893 say the word right?

894

895 Ron Severino 1:23:00

896 I agree. If you monitor, you get some conditions, yes, on that. Let's keep going back to an
897 application and trying to come back with the thing where we'll be doing this forever. You're
898 never getting well, but I'm trying to if I don't meet the conditions, and I can't get,

899

900 Ms. Gott 1:23:15

901 That's what I'm trying to do. Right. I'm trying to move it because, again, I keep saying it, but I'm
902 sorry, it is different. So now let's get the specifics of what you're doing.

903

904 Mr. Reed 1:23:39

905 I realized the permit expired at the end of June, we had a new application in September, it was
906 less than four months. Okay.

907 And the differences we saw in the pit this time were because the variances had been granted
908 for him to do things he was not allowed to do. That's what he's doing now was not allowed, right
909 prior, and our last site visit was before he started doing this.

910

911 Ms. Gott 1:24:49

912 I mean, I'm not the only one on the board. So other people need to put in what they're asking
913 for Jim, you've got once we get that list, you're looking for this

914

915

916 James McLeod 1:24:56

917 He's going to read the letter,

918
919 Maddie Dilonno 1:24:58
920 a letter from the Conservation Commission
921
922 Ms. Gott 1:25:06
923 Thank you. On November 15, 2022 to Raymond Planning Department regarding application for
924 2022-013 Severino excavation permit, one Conservation Commission member joined the
925 planning board site walk on 11/18/22. For the above application, the full Conservation
926 Commission reviewed the photos notes and planning board minutes on 12/15/22. Yesterday,
927 the Conservation Commission recommended that the erosion controls be installed or fixed
928 bordering the wetlands using natural or manmade materials. Thank you, Raymond
929 Conservation Commission.
930
931 Ron Severino 1:25:52
932 And we discussed this at the site. And we saw we had already put some in and we're going to
933 need to do one more section with that. I totally agree.
934
935 Mr. Reed 1:26:04
936 Okay, so let's quickly list you want you want Mr. Severino to provide a list of materials that are
937 being hauled in.
938
939 Ms. Gott 1:26:14
940 Imported and exported and handled, mixed or how they're handled, import assessed, whatever
941 you want to use the term
942
943 Mr. Reed 1:26:22
944 And exported materials.
945
946 Ms. Gott 1:26:25
947 And, Jim, you're saying an environmental examination of those materials? Is that what I heard
948 you say,
949
950 James McLeod 1:26:32
951 An environmental assessment of the site? Okay, because of the materials that are being
952 brought on there, and the historical refuse area. And also, the property abuts a, what's listed is
953 a
954
955 Ron Severino 1:26:53
956 You are going a little too far because your wording, you say environmental assessment of the
957 entire site, result we're talking about here that could be? Well, you could throw me into a

958 \$100,000 assessment here. What we need to do is I need to have materials that I'm hauling
959 into that pit tested and make sure that they're not contaminated, which I which not
960 unreasonable.

961 Or the existing piles they've already hauled in? We will have them tested.

962

963 Mr. Reed 1:27:25

964 Can we have you test the materials that you haul in? And have you do a water test from the
965 wells?

966

967 Scott Campbell 1:27:40

968 One thing to add to that for everyone to ask you. Do you keep a log of where the materials that
969 you're bringing on to that site come from? I know in the back of my head; I know where I'm
970 working. So, the only reason asking is because a project was shut down. And it was passed
971 out. Because they brought in a whole bunch of material. And they test the materials littered with
972 P fab. The truck it all back out. And it was just a fluke, someone said I want the material tested.
973 And then it came back so high that like you can't have this here. And I think that's probably a
974 general concern. That's why I'm asking if you keep logs, I will tell you something happens. We
975 know exactly when it comes in at the end of the day, or even if someone on your side said, hey,
976 that that site we're doing we don't want that material being brought to Raymond.

977

978 Ron Severino 1:28:24

979 Because if there is an issue, we want to try to try to track exactly where it comes from.

980

981

982 Ms. Gott 1:28:33

983 So that's something that the code enforcement officer could check on occasionally. That log.

984

985 Scott Campbell 1:28:38

986 Yeah,

987

988 Ron Severino 1:28:39

989 I mean if there's a lot of stuff in and out there. So, it's a very lengthy thing.

990

991

992

993

994 but we could work on separating that stuff. But I agree we need to test that idea to test what
995 comes in there. Not every load. But we're hauling from a specific site that needs to be tested.

996

997 Mr. Reed 1:29:10

998 Are the wells still available so they can get a cost out of?
999
1000 Ron Severino 1:29:13
1001 Yeah, they're still in the area that's been excavated.
1002
1003 Mrs. Luszcz 1:29:17
1004 So, we don't have any standard testing when we take substance from another location and
1005 bring it to Raymond is just not anonymous.
1006
1007 Ron Severino 1:29:28
1008 We're testing all the time. It's not, it's not done here. Every job, we work on their testing
1009 materials. It's in today's environment, we just don't dig stuff up and dump it everywhere. So,
1010 there's a lot of control on that, you know, that we, again, if we're on a site that's never been
1011 worked on before, and we're going to take some home out and bring it to the pit, you know,
1012 we're not going to test it. But if we're going to tear down a building somewhere, and we're going
1013 to start hauling material off that yeah, we're going to test it. So, there's a lot of common sense
1014 here. But you can. You know, we can get carried away just to make it sound like, oh, we're
1015 going to do the best we can. But it's got to the point where he just can't do it on point, it's hard
1016 to get people to do it. But, you know, we do it where it needs to be done.
1017
1018 Mr. Reed 1:30:14
1019 Okay, so we have a list of importing and exporting materials, and how it's going to be
1020 processed,
1021
1022 Ms. Gott 1:30:20
1023 How long it's been on the site. In between importation and exportation. That's a seasonal thing,
1024 but you can put that's, you know, is it may or is it December? Or is it whatever,
1025
1026 Mr. Reed 1:30:31
1027 okay, and then we have a material testing of material being hauled in and testing of your wells.
1028 To, you know, depending on what you receive for tests, assuming they're clear, would be just
1029 like an annual test to verify that, yeah, we'll get to that. If, if there's, if there's contaminants, then
1030 we're going to want you to establish a track on it. So, I know.
1031
1032 Ms. Gott 1:30:59
1033 The applicant is saying that he's testing important onboarding. Testing, let me formulate my
1034 sentence. He's testing materials when they're imported from a new site. Yes. That's what you
1035 said, every time you get something. That's what I'd like added, the materials from new sites are
1036 tested. Well,
1037

1038 Mrs. Luszc 1:31:23
1039 He said nonbuilding site, you don't test? If it was untouched Earth in, you? I thought that's what
1040 you said to my first question.
1041
1042 Ron Severino 1:31:35
1043 So, we don't but if it's a condition, yeah, it is.
1044
1045 Mrs. Luszc 1:31:40
1046 I mean, I don't want to throw undue financial burden on a business here, if it's not done as a
1047 regulation. I mean, if he's acting in good faith and testing when he should, but
1048
1049 Ron Severino 1:31:55
1050 We have the same situation, our dollar pit is right, where other wells are, we've been there for
1051 25 years. And that's a condition every year we import a lot of material there. And we have to
1052 test when it comes to certain sites. If I do a house lot and haul 10 loads off of a virgin site,
1053 everybody knows, well, I guess we don't really need to test that. So, you know, we wear things
1054 in these agreements. And then somewhere along the line, you take it to the letter of the law,
1055 and then it gets to be very cumbersome. So, you're trying to do something to protect yourself.
1056 But it gets abused. And that's why we hold back. You know, I agree with what everything is
1057 saying as far as making sure the material in there isn't contaminated. But if you word it wrong,
1058 the next board is going to walk in here and say, oh, my God, we want a full-time person on that
1059 site. Every time you haul in there, it just gets carried away. But I think we need worse; we can
1060 move in that direction. I think the problem is with that.
1061
1062 Mr. Reed 1:32:53
1063 All right. Anything else on this list?
1064
1065 James McLeod 1:32:55
1066 So, it was my hope, initially, that we would get the observation wells tested. So that's great. So,
1067 we want to test it for pee fast. And I guess we'll have to determine what other contaminants that
1068 we want to test for. And I don't know if there's like I think there's like eight common ones.
1069
1070 Mr. Reed 1:33:21
1071 Yeah, there's a list. I know, the company that we use,
1072
1073 James McLeod 1:33:26
1074 I just don't want to end up in a position where we're testing for one.
1075
1076 Ron Severino 1:33:35

1077 We're not testing the wells because they do that because of the water supply. So, that for which
1078 do they test? We are only we're only testing materials, we bring stuff that we take a sample of
1079 the lab, and I can't tell exactly, because
1080
1081 Bob McDonald 1:33:48
1082 I'm just trying to get it to a list.
1083
1084 Ron Severino 1:33:51
1085 Again, yeah, I don't know where that list goes. But obviously, if there's anything that's
1086 contaminating, and that's going to come out
1087
1088 Mrs. Luszcz 1:33:59
1089 to be a list recommended by our water engineer,
1090
1091 Mr. Reed 1:34:03
1092 We can get that list.
1093
1094 Ron Severino 1:34:04
1095 We can get the list. Yeah, if you have a list of thoughts, I'll check to see what we're doing over
1096 there. But a lot of water samples, yeah, you can do a whole range of water samples, but I mean
1097 even the most I mean, it's not a big deal. It's either a \$20 sample or 100 sample so testing
1098 waters is not a big deal. You want to do the best one you can get.
1099
1100 Mr. Reed 1:34:25
1101 Okay, anything else we want to add to this list of things.
1102
1103 Ms. Gott 1:34:27
1104 You have to reclaim you can only have five acres open unreclaimed.
1105
1106
1107 Ron Severino 1:34:54
1108 Yeah, but it's just a lot of just gravel surface.
1109
1110 Ms. Gott 1:35:04
1111 I understand that I just want to make sure we clean properly up above, perhaps this is a place
1112 to start. The other thing is broken record silt fencing properly maintained all the way around the
1113 whole pit. The other thing is you come in that bank to the right. Is that greater than a two to one
1114 slope? It is, isn't it?
1115
1116 Ron Severino 1:35:39

1117 That's about what it is. I don't know if it's greater than that.
1118
1119 Ms. Gott 1:35:43
1120 It's supposed to be two to one.
1121
1122 Ron Severino 1:35:45
1123 So, we can knock that down.
1124
1125 Ms. Gott 1:35:48
1126 Yeah, just check. And then the question about abutters is still. It drives me crazy that we can't
1127 do HOAs in individuals, I hear what you're saying. Do we even know if the HOA was noticed
1128 properly?
1129
1130 Mrs. Luszcz 1:36:09
1131 That comes off of our system. Yeah. Do the abutter's come from our system?
1132
1133 Ron Severino 1:36:19
1134 You know, they're even though I mean, the houses are so far away. They're not that close. But
1135 even if they own part of the common land, I think what is 200 feet, I think is close to the list of
1136 abutters. That right away, it's 150 feet wide. So, we're, we're barely an abutter to them. But I
1137 would love it if someone could provide me with who I should notify? We would add it here.
1138
1139 Mr. Reed 1:36:48
1140 Again, that's not your problem. That's not really your problem, right? I know what you're
1141 supposed to do, you did the best you could do with information.
1142
1143 Mrs. Luszcz 1:36:59
1144 I can't fault the applicant.
1145
1146 Ron Severino 1:37:00
1147 I'm assuming 75 Patriots Way is even though it's not Fire Lake, there's something there, there's
1148 something there that should be addressed with the Association.
1149
1150 Scott Campbell 1:37:11
1151 This should be an HOA packet in the town hall should be one on file,
1152
1153 Mr. Reed 1:37:15
1154 There should be one on file. But I know it's frustrating because I go on when I check these
1155 things. And you click on the lot. And you ask the abutters list that rattles it off. I look at that list.
1156 That's the list.

1157
1158 Mrs. Luszcz 1:37:34
1159 I just want to reference something that Jim brought up about that little burial site of cement and
1160 whatever. It's been on the land forever, some concrete or whatever you said it was on the
1161 original plan, but it's not on the new one. I think that should stay with the site, because
1162
1163 Ron Severino 1:37:53
1164 That's where we start making the new plan. Every time this is what's happened over the years,
1165 we keep repeating the notes. This is the new plan. I have a record of the original plan which
1166 shows us stuff.
1167
1168 Ms. Gott 1:38:28
1169 And you mentioned the high-water table?
1170
1171 Ms. Bridgeo 1:38:32
1172 While the drawing is now missing the seasonal high-water table is not added there anymore.
1173 So, some notes were removed that have stayed and the drawing went from very complicated to
1174 very minimal.
1175
1176 Ron Severino 1:38:51
1177 But if you go to the third sheet, it says the estimated seasonal high-water table is under 90.
1178
1179 James McLeod 1:39:13
1180 I understand that. But that was the last. You know, that's from an estimate and it's from 1998.
1181 Right.
1182
1183
1184
1185 So that's, again, I guess we need to make sure that we're getting the groundwater high level
1186 reports from the level
1187
1188 Mr. Reed 1:39:40
1189 You want a condition of approval that we get a minimum of an annual report of spring, high
1190 water level spring.
1191
1192 Ron Severino 1:39:56
1193 The most current can be we have the current copy of that will add it in.
1194 We're not open to the public. I don't want to; I could put a sign that says something. But we had
1195 a sign here one time and I got my phone rings off the hook, I really want to buy gravel and we're
1196 not in the gravel, we're not in that business to sell gravel. So, I'm not sure what the sign is.

1197
1198 Ms. Gott 1:41:10
1199 On the side, no retail sales.
1200
1201 Mrs. Luszcz 1:41:27
1202 We then as a group agree to each and every condition, I just want to make sure I just heard his
1203 response to the silt fence not being feasible in some of the areas so
1204
1205 Mr. Reed 1:41:39
1206 well, he was using the most natural, most material. And several areas on the site walk, the
1207 Conservation Commission was happy with that.
1208
1209 Mrs. Luszcz 1:41:52
1210 I wasn't able to go on the sidewalks. So, I don't feel too competent talking about this. But I do
1211 want to base the two different opinions
1212
1213 Mr. Reed 1:42:01
1214 while we're asking him to bring back a list to us. So, we can vote on each one of these things.
1215 When we get to the final vote, we're giving him a list of things we want. And we're going to want
1216 that list of materials, we're going to want the environmental assessment, we're going to want a
1217 water test to make sure that we're not dealing with polluted site here, before we give him
1218 approval, because if it is polluted, we're going to want to set some more conditions on this.
1219 Okay. I mean, it's reasonable,
1220
1221 Mrs. Luszcz 1:42:29
1222 that when we approve with a set of conditions, they don't come back.
1223
1224 Mr. Reed 1:42:33
1225 Well, we don't have the list yet. So, we're not approving this yet. You know, until we get the list
1226 from him, we're not. We're going to ask him for some more information here. So, is there
1227 anything else we're asking him for? So, can we get this done?
1228
1229 Ms. Bridgeo 1:42:48
1230 Ron, you may be able to answer this better than, so you have a real reclaimed area already on
1231 the drawing. And I presume that you had reclaimed it and that's why it says that you reclaimed
1232 the front.
1233
1234 Ron Severino 1:43:03
1235 It was reclaimed and growing.
1236

1237 Ms. Bridgeo 1:43:09
1238 Can you add that back that you reclaimed it because you took it off? You have that you did it.
1239 But now you took it off your new drawing? Can you put it back on that you reclaimed it?
1240 Like it says you did it. And that was part of your agreement.
1241
1242 Mr. Reed 1:43:38
1243 Anything else we want him to come back with for information?
1244 If we continue this, how long would you like to do this?
1245
1246 Ron Severino 1:44:03
1247 Well, as long as I get people out there for testing, that's going to be the biggest thing. So, I
1248 mean, it's not. I mean, other than we need to get it done. I mean, we're coming into the pits
1249 going to be pretty inactive now for the next couple of months. So, I can jam, you're probably
1250 going to have to push it into February, something like that. Until when? February maybe.
1251
1252 Mr. Reed 1:44:21
1253 Okay. Let's look at our dates in February
1254
1255 Mr. Reed 1:44:29
1256 16 of February. Can we continue that long? Maddie
1257
1258
1259
1260 Maddie Dilonno 1:44:38
1261 I think let me double check your regulations.
1262
1263 Ms. Gott 1:44:43
1264 It's going to say are you willing to sign if we were up against the 65-day clock?
1265
1266 Mr. Reed 1:44:48
1267 Yeah. As long as he agrees to it, that's
1268
1269 Ron Severino 1:44:53
1270 I'm fine with the clock. Yeah.
1271
1272 Mr. Reed 1:45:00
1273 Motion:
1274 Mr. Reed made a motion that we continue application number 2022-013 until February 16 at
1275 7pm at the Raymond High School Media Center. Mr. McLeod seconded the motion. Roll call
1276 vote.

1277 Ms. Bridgeo - Yes
1278 Mr. McLeod - Yes
1279 Mr. Campbell - Yes
1280 Mr. Reed - Yes
1281 Mrs. Luszcz - Yes
1282 Mr. Woods - Yes
1283 Ms. Gott - Yes

1284

1285 The motion passed unanimously with a vote of 7 in favor, 0 opposed, and 0 abstentions.

1286

1287

1288 Mr. Reed 1:46:14

1289 The next application this evening is application number 2022-009A Site after plan application
1290 has been submitted by Greg DiBona of Bohler engineers on behalf of Jewett Construction.
1291 They are proposing to construct a 200,000 square foot industrial warehouse with applicable
1292 access parking, loading landscaping, lighting, stormwater management utilities and erosion
1293 mitigation property located on Route 27 and is identified as Raymond tax map 28. Lots 9,10,
1294 and 11. Welcome gentlemen, would you introduce yourselves please?

1295

1296

1297 Justin Pasay 1:46:58

1298 Good evening, Mr. Chairman. My name is Justin Pasay. I am a lawyer with DTC lawyers in
1299 Portsmouth. I'm joined tonight by Austin Turner, of Bohler Engineering and members of the dual
1300 construction team, Doug Raymore. And Dan Ray is here tonight. It's the first order of business
1301 I'd ask about. I want to obey the etiquette in Raymond? Is it okay if we sit down or should we
1302 say stand?

1303

1304 Ms. Gott 1:47:26

1305 We're not formal here. Okay.

1306

1307 Mr. Reed 1:47:30

1308 Maddie, is this application complete?

1309

1310 Maddie Dilonno

1311 Yes.

1312

1313 Mr. Reed

1314 Okay, this is a continuation. So, we don't need to go through all the abutters. Is that correct?

1315

1316 Maddie Dilonno 1:47:46

1317 I don't remember if we did it.
1318
1319 Mr. Reed 1:47:50
1320 I thought we did. But you can take a minute and do it. Go ahead and do it.
1321
1322 Maddie Dilonno 1:48:01
1323 Okay, I'm just going to read the abutters. If I say your name, please indicate that you're here.
1324
1325 Gibbs Oil Company Limited.
1326 Robert B. Gove
1327 John and Marie Longo.
1328 ML Wallace Properties LLC.
1329 Kenneth and Tara Swist
1330 Gary Titus for Bohler Engineering,
1331 Jewett Construction.
1332 The NASS and Associates
1333 Larry Major Ready-Mix companies.
1334
1335 That's all I have.
1336
1337 Mr. Reed 1:48:45
1338 Okay, if you have anything specific to inform us about this claim? No at the moment. All right, is
1339 the plan complete for our review?
1340
1341 Maddie Dilonno 1:48:54
1342 My opinion is it is complete for the purposes of review.
1343
1344 Mr. Reed 1:48:57
1345 Motion:
1346 Mr. Reed made a motion that we accept application 2022 -009 as complete for jurisdiction. Mr.
1347 McLeod seconded for discussion.
1348
1349 Mr. Reed 1:49:09
1350 Okay, discussion on the motion.
1351
1352 James McLeod 1:49:13
1353 So, the only thing that's changed on this application that I got in my packet was the letter from
1354 DTC.
1355
1356 James McLeod 1:49:40

1357 So, from my perspective, since there have been no changes to the application or the
1358 paperwork, this still remains incomplete in my eyes.
1359
1360 Mr. Reed 1:49:53
1361 Okay. And what is missing sir?
1362
1363 James McLeod 1:49:59
1364 Should say incomplete and scattered, pardon me, incomplete and scattered, scattered. So,
1365 because we've got Well, I mean, we can go through the list, this is the list that went through last
1366 time, we can go through it again. And this time, we can go individually through the items.
1367
1368 Mr. Reed 1:50:25
1369 My question is, did they submit? What are we? What are regulations required today to submit
1370 the documents that our regulations require? Matter? You believe they did?
1371
1372 Maddie Dilonno 1:50:40
1373 Yes. Based on the site plan, review checklist that's provided in the application package, I
1374 believe all the information that's required to be submitted has been submitted.
1375
1376 Ms. Bridgeo 1:50:53
1377 As many questions Sure. Do you have a copy on our site plan review application of the
1378 notarized letter for permission from Greg DiBona for us to proceed with this application? Is
1379 there? Do you have that notarized?
1380
1381 Maddie Dilonno 1:51:05
1382 I don't? Can you repeat that? I don't have this; I do have the original application form. You're
1383 saying this isn't signed, I don't remember.
1384
1385 Ms. Bridgeo 1:51:36
1386 we don't have copies; you have a copy.
1387
1388 Mr. Reed 1:51:43
1389 So, you're saying that the application was not notarized by the owner?
1390
1391 Ms. Bridgeo 1:51:47
1392 I think the agent must be the agent. And
1393
1394 Mr. Reed 1:51:59
1395 Sir, can you respond to that?
1396

1397 Justin Pasay 1:52:04

1398 Yeah, I'm happy to. In my review of the record online for the originally scheduled October
1399 hearing, which was ultimately postponed to the November hearing, there is indeed an
1400 authorization for Bohler to represent Jewett Construction, I have an authorization that I brought
1401 with me and myself from Jewett Construction to represent them as the applicant.

1402

1403 Mr. Reed 1:52:27

1404 And who's the owner of the land?

1405

1406 Justin Pasay 1:52:29

1407 It's Ready Mix, I believe

1408

1409

1410

1411 Austin Turner 1:52:33

1412 May ask a question on the board you're going. So, we were here last time, about a month ago
1413 in November. And I remember we had a very long discussion as to why the board felt certain
1414 ways about certain things. And there were differing opinions from a number of the members.
1415 And I distinctly remember respectfully making a request of the board and the team here in town,
1416 to provide us with a list of things that the town felt were administrative items necessary for
1417 acceptance of the application. Respectfully, you know, your planner says the application is
1418 complete, free to take jurisdiction over it such that we can engage you. That's all we really want
1419 to do tonight. If unfortunately, in the month after our meeting, we have received zero
1420 correspondence from the town as to what administrative items you wanted further clarity on
1421 beyond asking for, you know, if there were any updates, we provided you with written
1422 correspondence as to why we believe the application is complete and meet the standards to
1423 which the town has held us to for engagement here. We're not asking for approval tonight;
1424 we're just asking him to talk about the application with you. And the first part of that is
1425 acceptance. To meet

1426

1427 Mr. Reed 1:53:52

1428 I personally agree with your assessment of that situation.

1429

1430 Justin Pasay 1:53:58

1431 Mr. Chair, this is I mean, I wasn't here for November, I did watch the meeting on the video, I did
1432 read the meeting minutes. And I think it's important. The first thing that we should do is
1433 acknowledge that we appreciate the perspective of the board and specific members of the
1434 board you make that this is a put together application that we're doing this right. We have a
1435 record on which construction wants to do this, right. And that's what we're here to do. But there
1436 seems to be a disconnect when it comes to the very preliminary threshold standard of

1437 determining whether or not an application is complete to start the review process. And there
1438 seems to be a conflation between that standard and whether or not a plan is ready to be
1439 approved by the planning board. So, we don't want to regurgitate the letter that we submitted on
1440 behalf of Jewett construction. But there's just no question that there were two conservation
1441 committee hearings with an endorsement to TRC meetings with an endorsement. Prolonged
1442 technical review by a third party which is close to being closed out where the plan is so rare.
1443 that it has gone through advanced peer review, it is absolutely ripe to be accepted by the
1444 planning board to start the conversation. And we just, that's what we're here to do. We want to
1445 start the conversation, we know that there's a lot of business in town right now, we know that
1446 there are applications behind us, we want to start the conversation, we want to do a summary
1447 overview of the project, we would like to have the board do the DRI determination, which is part
1448 of the regulation, the development of regional impact, thank you. And then we would like to
1449 schedule a site walk the next hearing. And that's a reasonable, very reasonable request, in light
1450 of the mature nature of this application. As I stated in my letter, if Bohler or the guys from Jewett
1451 need to go and help rearrange some of the filings or make sure that things are dated, happy to
1452 do that. But that is not the type of substance that prevents applications from being accepted.

1453

1454 Mr. Reed 1:55:47

1455 And I agree that was a reason for my motion. Okay, just so you're clear, I agree with your
1456 assessment of that. And we're never going to have a perfect ready for approval application,
1457 especially of this size, presented to you folks. I've been here six years; you're never going to
1458 see that happen. But they've presented a very reasonable case. And there are going to be a lot
1459 of questions, a lot of things they're going to have to answer. But we need to accept it and do our
1460 regional impact, and then schedule a sidewalk because I know there is no way you're going to
1461 prove this thing without a sidewalk. So, until we accept it, we can't do a site walk. So, this is the
1462 first real step in this process, as far as our involvement goes. And that's what I'm asking for you
1463 to do. And then you can give them whatever unless you can ask them all the questions. It does
1464 not in any way, impugn or impede any authority you have in this matter. That's, that's from my
1465 perspective, sitting here with you guys, I just want you to know that we just want to start the
1466 conversation.

1467

1468

1469 James McLeod 1:56:49

1470 So, from my perspective, I don't want to be obstructionist here. But in order for me to be able to
1471 agree to this. I need, I believe, legal guidance.

1472

1473 Mr. Reed 1:57:07

1474 So, we're not trusting our planner to tell us that this is a complete application. And with the time
1475 to look over it.

1476

1477 James McLeod 1:57:15

1478 Our planner is not a lawyer

1479

1480 Mr. Reed

1481 But we're not talking about a legal issue here.

1482

1483 Bob McDonald 1:57:23

1484 I'm new with the board. One of the reasons that I decided to come on the board is to, the packet
1485 that was given to the planning board back on whenever it was, it was in such disarray. I couldn't
1486 make any sense of it. And we're all volunteers. And so, when we get a checklist. And we're
1487 seeing what's in the packet. And it's missing. Well, that's why Jim brought it up. Well, I did find,
1488 by hard work, the authorization. But it's not in the packet.

1489

1490 Here's what I don't know if I spoke to you out in the hallway, this before I became an alternate is
1491 to check the packet online before you come to the meeting. But make sure what you gave to
1492 the staff ends up being in the packet. That's all. No, that's all, we just save you a lot of time. So,
1493 to answer your question

1494

1495 Austin Turner 1:58:36

1496 We found out last time. All right. Like Justin had said, we've been in front of you for a long time
1497 at various levels, right? The plans that we were talking about that were in that you have some of
1498 those weren't even the current versions of the plans which we had distributed. And so, there
1499 was some administrative thing happening here. And I'm happy to come in here and facilitate all
1500 that I'm happy to do. Because something got mixed up between when we dropped off. It's a lot
1501 of material, admittedly, right? Every application has a lot of material versus something
1502 happened when we dropped it off when it got distributed, whatever. I'm happy to support your
1503 team because I know that's a lot of work. And I'm happy to help that out. I want to be able to
1504 have that conversation and everything right. I think all we're asking him to engage in, I
1505 understand that there's some concern about it. It is a personnel thing, it's a legal issue.

1506

1507 Justin Pasay 1:59:24

1508 But it doesn't have to procedurally the olive branch that we're offering this, what the tenor of my
1509 letter was all about. We appreciate that this is a board composed of volunteers. We appreciate
1510 that there are many significant projects in town right now. And we appreciate that those projects
1511 each have very voluminous files that you all have to get through. But that's why I think
1512 Raymond uses the circuit writer and Mrs. Dilonno And, on some level, I think that we need to
1513 establish some trust. The planner has made a recommendation. All the issues we're talking
1514 about are administrative in nature, as I said in the letter, happy to supplement and help the town
1515 in any way that we can. But that issue is really to separate apart from the issue of application
1516 acceptance, and as the Chair noted, if we get through acceptance, I think, any and all questions

1517 that are that are addressed to us about technicalities of what about this? What about that we're
1518 happy to take a look at and go back to when and if we get to a point where at the 65-day clock,
1519 you're going to find somebody in Jewett construction, that's going to collaborate with the board
1520 to say, Okay, let's do a waiver. I mean, we want to do this, right, we want to get through it, but
1521 months are going by the next public hearings until February and there are real implications to
1522 that. And the plant acceptance process is a threshold preliminary determination, it is not, is this
1523 plant ready for signature by the planning chair. That is not what the process is envisioned for.
1524 And it is very ordinary for there to be outstanding issues, technical issues, plan changes,
1525 technical review to be happening long after acceptance ever takes place, especially on a
1526 project like this, that's of a large scale. So, we'd just ask that the board just vote tonight to
1527 accept the plan and the application. And then we'll do a quick summary overview of the project.
1528 We're not intending to get into the weeds, there are applications behind us. And we'd like to do
1529 the DRI and set a sidewalk and make our way

1530

1531 Ms. Bridgeo 2:01:07

1532 Can I ask the question? And a much more simplistic, you have two lawyers who are sitting
1533 here, if I was going to go in and buy a home, and I walked in, and my documents are supposed
1534 to be signed and notarized. And I went in to purchase my home. And the first part of my
1535 application, I didn't do that. And it wasn't notarized. They would potentially be legal implications
1536 for the fact that we have hundreds and hundreds of pages of documentation to go through in
1537 the first item that is notarized legally and isn't done. That's the first part, the very first thing on
1538 that document. And then we are supposed to then pick it up and go through all of this
1539 documentation. But the very first page, it's not signed, and it's not notarized. Now, from our
1540 legal perspective, I would think that that would be concerning. These are huge projects; they're
1541 going to be impactful for yourselves along with the town. And we get a package that we're told.
1542 It's complete, you know, take it as it goes. So that's what and it was brought up. I think at the
1543 last moment you just need to have the correct it needs to be notarized. These are important
1544 documents. If you were buying a home, would you go into a bank and say, I'm just going to sign
1545 and walk out legal papers leaving blank. Because that's also part of the problem with the
1546 application. It's a blank check. Because it's not signed and notarized. And I brought that up
1547 because I think that's very important. This is a huge project. You, you put in your letter to us
1548 that also that you said that you have the applicant has provided the town, a site plan review
1549 application, that's what I'm saying isn't signed notarize. The conditional use permit, special
1550 permit in all applicable applications. And one of the things on that site plan says it is the AOT
1551 and again, we have to get into the weeds because there's discrepancies in that. So, we will
1552 have to but your letter, that what you're saying doesn't correlate to what we have as a package
1553 is what I'm saying. And these packages are immense.

1554

1555 Justin Pasay 2:03:29

1556 I appreciate the response and the comments, a couple of things. My understanding is that
1557 there is a note there is an authorization in the packet from the owner of the property authorizing
1558 Bohler to represent.

1559

1560 Ms. Bridgeo 2:03:41

1561 That it would be Ready Mix I think you're referring to.

1562

1563

1564 Austin Turner 2:03:46

1565 I'm Austin Turner. I'm sorry.

1566

1567 Ms. Bridgeo 2:03:48

1568 It should be Greg.

1569

1570 Austin Turner 2:03:51

1571 So, Greg, I work with Greg.

1572

1573 Ms. Bridgeo 2:03:52

1574 Greg DiBona is the person who's on this who is supposed to have signed and have that
1575 notarized. It says that on it. I don't. Is he here?

1576

1577 Austin Turner 2:04:01

1578 No, Greg is not here. Okay. I've worked with Greg and I'm representing the applicant this
1579 evening.

1580

1581 Ms. Bridgeo 2:04:06

1582 He's the one that's on that saying that he is the agent on so I'm saying that's what's on the
1583 documentation. That's what was supposed to start in. I thought you were so

1584

1585 Austin Turner 2:04:16

1586 Okay. We as Bohler, as the organization have written consent to represent the applicant and
1587 owner.

1588

1589 Justin Pasay 2:04:26

1590 So I think the larger point, though, is that this is it's a well taken point, we will, to the extent that
1591 there are issues with the signature, we will take care of that issue where no one's making any
1592 decisions tonight, and particularly to the point on state permits AOT, dredge and fill, those
1593 permits the state statutes contemplates for reviews taking place without those permits being in
1594 hand and even approvals conditional approvals, which the state statute specifically
1595 contemplates approval of a project subject to a condition that the applicant ultimately obtained.

1596 The State Dredge and Fill in the AOT, so to have that a requirement of, of even accepting the
1597 application in the first place is putting the cart before the horse. How is it? How is a project
1598 approved? We need to go through the approval project, just to see, hey, dredging, what is
1599 AOT? It's about disturbance. What to dredge and fill, it's about fill, we're proposing to fill a very
1600 minor field for this project, we have to go through the local review process to understand
1601 whether or not there are going to be changes to that aspect of the project, because that's going
1602 to influence the state permit.

1603

1604 Ms. Bridgeo 2:05:27

1605 And that's I guess, what I find the most disconcerting is those are very complicated areas that
1606 we will be going through. But the very first thing we have is a legal document. Right? Would you
1607 agree that it is a legal document?

1608

1609 Justin Pasay 2:05:39

1610 I have not reviewed, I've saw that I saw the authorization and,

1611

1612 Ms. Bridgeo 2:05:42

1613 And we are being asked as a board to accept it as a legal documentation to represent this
1614 package. And I'm saying that that's the first thing that we're seeing. So, to me, that would be
1615 very important that the first thing we do is, if this gentleman isn't the agent, that's not who is
1616 listed on there as the one who's signing,

1617

1618 Austin Turner 2:06:03

1619 I have an authorization in writing for the record. Second, and this is why I'm going to apologize
1620 in advance. But I'm frustrated, because I've been through this conversation a couple of times,
1621 right? And I know the board doesn't want to sit here and listen to me explain this. And I don't
1622 want to have this conversation three times. We asked respectfully, last time, if there were
1623 anything from an administrative standpoint that was needed of the applicant, to come back so
1624 that this application can be deemed complete. Two, please send that through your planning
1625 staff to us directly, so that we could address it here and not have this conversation. Again, I
1626 don't want to come back here and hear. Well, I thought about this last night. And this is the
1627 other thing, and we're just kicking this thing down the road. Because everybody knows what is
1628 going on in the world right now. Every month that goes by the interest rate goes up every million
1629 dollars cost an extra \$200,000. We're spending a lot of time here talking about the
1630 completeness of an application, if the only thing you guys need is a notarized letter, I will go get
1631 that tonight. And I'll bring it back to you tomorrow. It's going to be horribly unfortunate. If we
1632 have to come back here on February 16. For a notarized letter, if that's what you need, I will do
1633 it. What I intend to do in the time between now and February 16 is completely finish a peer
1634 review, and get all of that done, because we're minutes to midnight, in that regard. And when I
1635 come back, my expectations are very, very close to completing this review, because we've

1636 spent a lot of time doing it. And I don't mean completing the review in terms of acceptance, I
1637 mean, completing the review in terms of I want your feedback, I want to get it done and I want
1638 to move on. Because I need to get to the state, I need to do this stuff. And the process is
1639 becoming very, very boggy. I can appreciate it. We want to handle it administratively properly.
1640 But I need to know all the things so I can do that. Because I feel like we're complete. I want to
1641 ask for stuff a month ago, please send it to me. And nobody sends it to me, it's really hard for
1642 me to come back here and address any of the concerns.

1643

1644 James McLeod 2:07:59

1645 If I could say something

1646

1647 Mr. Reed 2:08:01

1648 Go ahead Jim.

1649

1650 James McLeod 2:08:05

1651 I think that there's definitely some frustration being felt. And you have recorded the, the
1652 applicant has representation here, we have representation here, I would like to I would like if the
1653 board would avail itself of the representation that we have now and discuss this and see if we
1654 can come back. And we can do exactly what the applicant wants us to do. I'm not prepared to
1655 do it without some legal counsel.

1656

1657 Ms. Bridgeo 2:08:41

1658 Do you need a motion? We have a motion, we need a motion to go, what I'm asking. That's
1659 what he just said,

1660

1661 Ms. Gott 2:08:46

1662 We need to have a motion to go into a non-meeting,

1663

1664 Maddie Dilonno 2:08:49

1665 You have a first motion on the floor to invoke jurisdiction.

1666

1667 Mr. Reed 2:08:53

1668 We have a motion to invoke jurisdiction. And I mean, I got to be honest with you, I'm totally
1669 frustrated. We have not been able to get an application rolling with this group in a reasonable
1670 length of time for months. And I live in this town too. And I have the same kinds of concerns you
1671 guys are. But invoking jurisdiction here doesn't take away any legal ability or anything you can
1672 do later. We've done this. Every other application within the last year. We've always been able
1673 to do that. We've never had a problem with getting things straightened out or having an
1674 applicant supply what we ask them to supply. I do not understand why we can't do what we've
1675 been tasked to do by our own procedures. We have a substantially complete application. And

1676 yes, there are things missing. I can't ever remember coming here when an AOT was completed
1677 on a project I do not remember that ever being done. I don't think we're asking for we're not
1678 asking well, that's not what you're asking but you're asking for a whole lot of legal little things
1679 that we can have them provide later. With the money they spent the time they spent I do Not for
1680 a minute believe that they're not authorized to do this. I think that's absurd to think that at this
1681 point, and we're obviously not going to approve a plan without that legal evidence. But, you
1682 know, I think I think we're just you're drawing straws here. And you're really holding up a
1683 reasonable request here. I and I made that motion based on that feeling. And it's already 910.

1684

1685 James McLeod 2:10:24

1686 I appreciate where you're coming from. But he has another ongoing project at exit 4 where
1687 there are issues with the paperwork. And so, people are trying to get information on it. And the
1688 paperwork is scattered, because there's different dates, and there's different application
1689 numbers. And this is a huge project. And starting off, this isn't about one thing, this the list that I
1690 went through,

1691

1692 Ms. Bridgeo 2:10:57

1693 We need to finish the motion and then decide whether we're going to

1694

1695 James McLeod 2:11:02

1696 It's a preponderance of things. It's not one thing, there's I had a list of 50 things that were wrong
1697 with this. And it's not because I'm trying to be obstructionist. When somebody looks at this plan
1698 years from now, they're not going to know what we were thinking at this moment in time, it has
1699 to be reflected accurately in the paperwork.

1700

1701 Mr. Reed 2:11:22

1702 And it will be before we approve it. That's what I'm saying. Just taking jurisdiction of it does not
1703 change your right. And your ability to do all those things. Jim, that's what I'm saying.

1704

1705 Austin Turner 2:11:35

1706 It's things we talked about last time, too, that are on that list are largely embedded in the peer
1707 review letter, which we're going to address throughout the technical variety. And I think I want to
1708 make sure that we just distinguish between administrative and technical for acceptance of
1709 completeness. And that's it's an important distinction, because if you want me to go and
1710 address all those things before, we're accepted, I like I said before, my expectation when I
1711 come back, there'll be no further comment that on the technical stuff, because we would have
1712 addressed all those items in the plan at that point is approvable.

1713

1714

1715 Scott Campbell 2:12:02

1716 Who did you talk to last time that you requested to get a list from this board?

1717

1718 Mr. Reed 2:12:08

1719 And we asked everyone, if you had a list based on the things including the list that you had to
1720 forward them to Maddie, and she would forward them to the applicant?

1721

1722 Justin Pasay 2:12:19

1723 I really think Mr. Chair, I mean, everyone's found you their job here. I would on the app, the app
1724 can respectfully request that the board actually go talk. Attorney Quarles is here. Go talk to the
1725 board. I think there's a reading quote from last time. And Mr. McLeod, you said that this doesn't
1726 have anything to do with the content of the application. This has to do with the state of the
1727 application, which I understand and then you referenced a preponderance of circumstances
1728 because in your words scattered? Those are administrative concerns, which are not legally
1729 related to the subject matter of the threshold question you're asking, which is, is this application
1730 ready to start the review process? That's the question. It's not, is it perfect? Is it ready to be
1731 recorded? Certainly, it's not. A lot of changes are going to happen between now and when and
1732 if we get to an approval, but I just think there's a fundamental misunderstanding about what the
1733 question is that's being asked. And it is not whether the plan is perfect. I think Ms. Dilonno says
1734 something along the lines of there's a difference between a complete package and a correct
1735 package. There are things that need to be changed, but that is not the question. The question
1736 is, is the package ready to start reviewing? So, I think respectfully, that it would be if I think it'd
1737 be important it would be helpful if the board was able to talk to Attorney Quarles while he was
1738 here about this, this question of application acceptance.

1739

1740 Mr. Reed 2:13:35

1741 And I will withdraw my motion if you withdraw your second, we can go talk to our attorney
1742 Quarles but if this stays off the rails

1743

1744 James McLeod 2:13:45

1745 I will withdraw my second.

1746

1747 Mr. Reed 2:13:50

1748 All right, then we will move to the other room. I apologize to everyone who was waiting, and
1749 we'll try to keep this brief. For a non-meeting.

1750

1751 The meeting resumed at approximately 9:31pm.

1752

1753 Mr. Reed 2:31:27

1754 Motion:

1755 Mr. Reed made a motion to accept application number 2022-009 as complete for jurisdiction.
1756 Mrs. Luszcz seconded the motion. A roll call vote was taken.

1757 Trisha Bridgeo- Aye
1758 Jim McLeod - Aye
1759 Scott Campbell- Aye
1760 Brad Reed - Aye
1761 Dee Luszcz - Aye
1762 Kevin Woods- Aye
1763 Gretchen Gott - Aye

1764
1765 The motion passed unanimously with a vote of 7 in favor, 0 opposed, and 0 abstentions.
1766

1767 Justin Pasay 2:31:58
1768 Very minor point as Austin gets ready. In the package for the November meeting, there is
1769 indeed a Ready-Mix authorization that is notarized, authorizing Jewett Construction and all of its
1770 agents to make any presentations on its behalf to any land use board at the local and on the
1771 state level. Jewett Construction is here, we have actual authorization from Jewett, for Bohler
1772 and for myself. So hopefully that satisfies but as to any other technical requirements, as we
1773 requested last time, happy to entertain any request or supplement the file as necessary and
1774 very happy to be moving forward.

1775
1776 Doug Quarles 2:32:43
1777 The very first page of the site plan application is lacking a notarized signature from Bohler.
1778 That's what we need to satisfy the concern earlier. We have the dual letter, but there's, you
1779 have the Ready Mix. I'm sorry, I misspoke. I have the Ready-Mix letter. We have it authorizing
1780 Jewett, the site plan application, says the applicant is Jewett through Bohler , the borrower
1781 signature line authorized us rather notarized is missing. That's what we'd like to have it to tie up,
1782 ASAP.

1783
1784 Justin Pasay 2:33:22
1785 Got it. Thank you. Okay.

1786
1787 Austin Turner 2:33:35
1788 I will be exceedingly efficient. I'm not going to intentionally skip over, or I will intentionally tonight
1789 skip over some of the really granular engineering stuff. I'll give you the three-minute version.
1790 Now we're going to discuss it right. So, the project that we're proposing here is a 200,000
1791 square foot warehouse building, located right on route 27. And we are proposing if you can see
1792 my cursor, a single intersection in a single full access non signalized driveway. The driveway
1793 has been the subject of much discussion then is to T we've had scoping meetings with them.
1794 Everything we've submitted to them, including the traffic documents have been widely

1795 accepted. We're in the process of the driveway permit. We've gotten great feedback from DOD;
1796 they see no reason why this application can't move forward. The driveway is currently
1797 configured; this driveway kind of winds its way through a couple of existing natural resource
1798 areas which have been the subject of much review with the Conservation Commission. And
1799 frankly, this project was kind of put together through consultation with your 10-year
1800 Conservation Commission and a lot of feedback over approximately a single year. It comes up
1801 into a part of the loading facility. And on the back of this building is another loading facility. We
1802 have 38 Total loading bays 218 Total parking spaces. The project that we have before you are
1803 dimensionally come Client with your zoning regulations, we're not looking for any relief in that
1804 regard. It is in that if you want to refer to it in this case, it's a buy right application, essentially,
1805 where we're not looking for any relief, or to change any of the dimensional requirements to
1806 support the project.

1807

1808 Ms. Bridgeo 2:35:12

1809 Can I ask him a question?

1810

1811 Mr. Reed 2:35:16

1812 I'm sorry, don't keep going. Okay. All right.

1813

1814 Austin Turner 2:35:20

1815 In terms of what we've done here for visibility, and grading and earthwork, the earthwork and
1816 the grading were set up specifically to respect all the natural resource areas, which are located
1817 there on the perimeter, the project, those were the primary influencing factors to have the
1818 elevations got set up. And we were very, very cognizant of respecting hydrology, limiting
1819 grading, and everything else like that, to maintain as much of the natural open space as
1820 possible. As you can see on this project, there is a substantial amount of vegetation that's being
1821 maintained to support the project, the stormwater has been designed in accordance with the
1822 state standards, as well as your standards. And frankly, exceeds those standards. We have a
1823 very long, thick direct report, which is supplied to you, it's already gone through a substantial
1824 peer review. And we feel very, very good about where we are on the technical components of
1825 that. And we're in the process of completing that here shortly. And I expect and hope that at our
1826 next meeting will be very, very close, if not complete the technical part of the peer review. In
1827 terms of utilities, we are going to have a private on-site sanitary disposal system septic system.
1828 We're working actively with your team here for the public water supply, which we are working
1829 with the consultants and Jewett construction consultants as well as DPW, on a small extension
1830 of the public water supply system. And that process is actively ongoing. And it's been very
1831 productive thus far. In terms of lighting we have on site lighting, which is going to be shielded,
1832 cut off, and adequate for the project, but not necessarily where it's going to have big up glows
1833 or a vast kind of Halo rounded, if you will. You've been very, very careful and strategic in how
1834 the lighting has been designed. And generally speaking, we've set up this project to be very,

1835 very respectful of the property, when we came in here almost a year ago for conceptual review,
1836 this product was being doubled in size. And through working with you and your team here.
1837 We've kind of thread the proverbial needle in terms of finding a program that makes sense, but
1838 is also very respectful of, of the property itself, and natural resource areas which were located
1839 there. Now, that was probably the most abridged version of a presentation that I've ever given. I
1840 know we're late in the night, I'm going to get into a lot more detail. I suspect that we will have
1841 further discussions. If there are any immediate high-level questions, I'd be happy to answer
1842 them. I suspect we'll be able to talk about a lot of this in site walks and forthcoming hearings. I
1843 want to be respectful of the applicant behind us that waited about 10 hours. So, with that, I'll
1844 answer any questions from the board.

1845

1846 Mr. Reed 2:37:55

1847 Do you feel that your project has regional impact?

1848

1849 Austin Turner

1850 I personally. No.

1851

1852 Mr. Reed 2:38:13

1853 We're not going to get into a bunch of questions tonight, because we need to determine
1854 regional impact. And we need to see if we can schedule a site walk.

1855

1856 Doug Quarles 2:38:22

1857 But I think the applicant needs to be heard on that issue. They want to be heard.

1858

1859 Justin Pasay 2:38:27

1860 I know I appreciate it very quickly, Mr. Chairman, I mean, so the statute on development of
1861 regional impact it orients the planning board to make that determination based on certain
1862 criteria. The criteria that they talked about are things like excessive dwelling units, proximity to
1863 town borders, impact transportation networks, emissions, noise, light smoke and odors,
1864 because of the high level of review that Austin just did, because of the location of the property
1865 visa vie the borders of the town, because in the traffic study, as it says the project, the project
1866 related traffic increases are not expected to result in any notable impact to mainline traffic
1867 volumes. I appreciate that that impact study is still undergoing peer review. But on the base
1868 level information that's been provided to the town thus far on the nature of 107 and 27. Already,
1869 our position would be that this is not a project of development, not development of regional
1870 impact.

1871

1872 Mr. Reed 2:39:14

1873 I understand your position.

1874

1875 Ms. Gott 2:39:17
1876 My position is that it would be based purely on the transportation, you've had to involve the
1877 DOT and we will be talking about light warrants and things, and I know your traffic study says
1878 not so right now. But that is something that has great potential and I think needs to be
1879 considered and as well, later on a community impact statement but that's not for regional
1880 impact right now. Yes, regional impact is definitely.
1881
1882 Mr. Reed 2:39:45
1883 We need to go down the list. Maddie, can you since we don't all have copies of it with us. I
1884 apologize.
1885
1886 Mr. Reed 2:39:59
1887 One more time for us and let's take them one by one.
1888
1889 Maddie Dilonno 2:40:02
1890 All right, number one school impacts. Does the development create a significant new student
1891 population affecting a regional school district? region?
1892
1893 Ms. Gott 2:40:16
1894 It does not.
1895
1896 Kevin Woods
1897 No.
1898
1899 Dee Luszc
1900 No,
1901
1902 Brad Reed
1903 No.
1904
1905 Scott Campbell
1906 No
1907
1908 Jim McLeod
1909 No.
1910
1911 Tisha Bridgeo
1912 No.
1913
1914 Mr. Reed 2:40:27

1915 No schools impact
1916
1917 Maddie Dilonno 2:40:30
1918 Traffic generation will the project generate more than 500 vehicle trips per day.
1919
1920 James McLeod 2:40:36
1921 That's not how it's written on mine.
1922
1923 James McLeod 2:40:39
1924 It says, Will the project generate traffic that will create an impact on surrounding municipalities?
1925
1926 Ms. Gott 2:40:45
1927 Is that the only transportation impact transportation network?
1928
1929 Mr. Reed 2:40:52
1930 What is this? What is your projected traffic impact with the study?
1931
1932 Justin Pasay 2:40:58
1933 342 vehicle trips on average during the weekday? 342.
1934
1935 Maddie Dilonno 2:41:05
1936 Okay, so the town has a different have there's two different checklists, but they're relatively the
1937 same.
1938
1939 Bob McDonald 2:41:15
1940 On page nine of the traffic report, the third paragraph of the project expected to generate 584
1941 vehicle trips on average weekday.
1942
1943 Mr. Reed 2:41:29
1944 That's from their traffic. Page nine.
1945
1946 Justin Pasay 2:41:34
1947 I am reading from page 15 under the conclusions.
1948
1949 Bob McDonald
1950 Can you go to page nine? The third paragraph.
1951
1952 Mr. Reed 2:41:57
1953 So, the one we have they will affect other traffic
1954

1955 Maddie Dilonno 2:41:59
1956 That will create other traffic that will create an impact on the surrounding municipalities.
1957
1958 Ms. Gott 2:42:04
1959 Which is Yes. Correct? I believe yes.
1960
1961 Kevin Woods
1962 Yes.
1963
1964 Dee Luszcz
1965 Yes.
1966
1967 Brad Reed
1968 Yes,
1969
1970 Scott Campbell
1971 Yes.
1972
1973 Jim McLeod
1974 Yes
1975
1976 Trisha Bridgeo
1977 Yes.
1978
1979
1980
1981 Mr. Reed 2:42:18
1982 . So, we have a traffic impact. Now, once we've determined that we have one of these items
1983 that means it has regional impact.
1984
1985
1986 Maddie Dilonno 2:42:34
1987 According to your worksheet. Yes.
1988
1989 Mr. Reed 2:42:37
1990 All right. So according to our worksheet for this gentleman, your project will have a regional
1991 impact because of the traffic impact. So, can we set a date to continue for a site walk?
1992
1993 Ms. Bridgeo 2:42:55
1994 Should we finish all of them? Because we're not done?

1995
1996 Maddie Dilonno 2:42:58
1997 Do you need to state the municipalities you believe will be affected by the proposal.
1998
1999 Mr. Reed 2:43:03
2000 So that's all we need to do is state the municipalities. I mean, we can go with just the immediate
2001 surrounding municipalities.
2002
2003 Kevin Woods 2:43:13
2004 Especially because one of them involves mutual aid. Right?
2005
2006 Mr. Reed 2:43:23
2007 We have Candia. Chester, we have Epping, Nottingham. And we have Deerfield. They also
2008 provide mutual aid. And they also supply mutual aid to Raymond. So those would be the
2009 municipalities that need to be notified.
2010
2011 Ms. Bridgeo 2:43:42
2012 But even from past experience from Walmart, Derry was also notified because of the traffic
2013 coming down on 102 with tractor trailers. The lamprey watershed should be notified because
2014 they're in the lamprey watershed. So, there are other people who should be entities that should
2015 be added on to this. If we went through the whole list, we would have all of those entities.
2016
2017 Mr. Reed 2:44:09
2018 The watershed
2019
2020
2021 Mr. Reed 2:44:13
2022 We've only ever dealt with municipalities.
2023
2024 James McLeod 2:44:17
2025 So, municipalities downstream in the watershed,
2026
2027 Ms. Bridgeo 2:44:22
2028 That would be all of them.
2029
2030 James McLeod 2:44:25
2031 That's anybody from here to Portsmouth.
2032
2033 Mr. Reed 2:44:31
2034 Maddie, what's your experience with the need to do that?

2035
2036 Maddie Dilonno 2:44:35
2037 In my experience, it's been just the surrounding communities but that's up to the board.
2038
2039 Mr. Reed 2:44:40
2040 And that's what my experience has been.
2041
2042 Maddie Dilonno 2:44:43
2043 If you're basing it on traffic, if it's something else,
2044
2045 Mr. Reed 2:44:46
2046 this is what we're basing it on is traffic,
2047
2048 Ms. Gott 2:44:48
2049 Traffic and mutual aid.
2050
2051 Mr. Reed 2:44:55
2052 If you go and mutual aid in the state of New Hampshire, you could name almost everything
2053 within 50 miles. The traffic is. I believe we've done what we need to do. So, we've identified the
2054 towns immediately surrounding us. That would be effective. Okay, yes. All right. And we already
2055 voted. So, the vote is done. We've done that. Can we set a date for a site walk?
2056
2057 Ms. Bridgeo 2:45:32
2058 We didn't vote a motion to accept this.
2059
2060 Ms. Gott 2:45:33
2061 To accept Sunday, then? No, Sunday's are tough for some of you.
2062
2063 Mr. Reed 2:45:39
2064 We've also worked so what month are you in direction?
2065
2066 Ms. Gott 2:45:44
2067 Sorry, I lied. Sunday the 18th. Hopefully, we're not getting much snow. Like this coming
2068 Sunday, four days from now. Yes, ma'am. Don't mark it down yet. Wait. Sunday is not good for
2069 some people. I know that. Is there another time? Is it Monday afternoon the 19th then?
2070
2071 Mr. Reed 2:46:04
2072 I could do Monday; the 19th is the last day I could do this year.
2073
2074 James McLeod 2:46:12

2075 Just so you're aware, I am not going to be able to make it during daylight on the 19th.
2076
2077 Mr. Reed 2:46:21
2078 There is daylight, we'd have to be there at three o'clock. And that won't give you any time to
2079 walk on this site. I know, this is where I used to romp as a kid.
2080
2081 So, who would be available Monday at three o'clock? Monday the 19th. When I would be
2082 available. Kevin won't be available this coming Monday. If they could do it. Yeah, this coming
2083 Monday the 19th. Before we got two feet of snow, we're only supposed to get rain. Are you
2084 guys available? I can do it. You could do it. Alright, so let's take a vote.
2085 Ms. Gott 2:46:58
2086 And I know. The other fair question is are more people available on Sunday the 18th?
2087
2088 Mr. Reed 2:47:09
2089 Nope. You guys, you guys will?
2090
2091 James McLeod 2:47:14
2092 Technically Yeah, I'm available.
2093
2094
2095 Mr. Reed 2:47:16
2096 For sure. All right. So now all right. So, we did have less people available. Alright, so Monday,
2097 the 19th is the best thing we've got in the near term.
2098
2099 Justin Pasay 2:47:29
2100 Are you going to have a quorum?
2101
2102 Mr. Reed 2:47:31
2103 We would have 1,2,3,4.
2104
2105 Bob McDonald 2:47:36
2106 I'm going to be a little bit late. But it should arrive by three o'clock. Okay.
2107
2108 Mr. Reed 2:47:48
2109 Okay, so we do have a quorum.
2110
2111 Justin Pasay 2:47:50
2112 Mr. Chairman, if the board could entertain continuing the public hearing to a date certain.
2113
2114 Mr. Reed 2:47:56

2115 This is just stage one. Okay. So, Monday at 3pm. 12-19, 3pm, 12-19, at 3pm at the sight.
2116 263 route 27.
2117
2118 Justin Pasay 2:48:11
2119 There's a big gravel pull off.
2120
2121 Mr. Reed 2:48:13
2122 Okay, then continuation. And we already have a hearing scheduled for the fifth correct Maddie?
2123
2124 Maddie Dilonno 2:48:23
2125 Yes, and the 19th.
2126
2127 Mr. Reed 2:48:28
2128 If we have to continue or move our hearings for warrant articles, because they'll have to pump
2129 out two weeks, right?
2130
2131 Trisha Bridgeo
2132 They can't.
2133
2134
2135
2136 Maddie Dilonno 2:48:38
2137 You could continue to continue the war articles to the 12th. So, your work session should be
2138 done at the January 5 meeting. All right. Because that's what they're being noticed.
2139
2140 Mr. Reed 2:48:48
2141 That's why I'm asking because I didn't know if we had to schedule these guys for the 12th of the
2142 19th available for the hearing if we had to give two weeks on it.
2143
2144 Maddie Dilonno 2:48:57
2145 Oh, schedule them for the work session. You could do that.
2146
2147 Ms. Gott 2:49:01
2148 So can we just say the 26th and
2149 Motion:
2150 Ms. Gott made a motion that we have this on January 26, 2023 at 7pm at Raymond High
2151 School.
2152
2153 Maddie Dilonno 2:49:18
2154 oh, an extra meeting.

2155
2156 Ms. Gott 2:49:20
2157 Okay. Because we have, we don't want to take a chance of messing up the public hearings for
2158 cases of snow or something. I think we need to go to the 26th. That's my
2159
2160 Justin Pasay 2:49:29
2161 January Correct. Just for the record, January?
2162
2163 Ms. Gott
2164 Yeah.
2165
2166 Ms. Bridgeo 2:49:32
2167 What do they need for notification from the regional impact? How long do they need for
2168 notification?
2169
2170
2171 Ms. Gott 2:49:37
2172 It's more than a month.
2173
2174 Ms. Bridgeo 2:49:41
2175 They need they need to be notified first before we sorted within was, they need to be
2176
2177 Justin Pasay 2:49:46
2178 Within five days this board reports to the Regional Planning Commission into all affected
2179 municipalities and then at least 14 days before the next meeting that this will be heard. So, 10
2180 days for 26 January. They have to get so that sounds like plenty of time.
2181
2182 James McLeod 2:50:01
2183 Do the other municipalities have to get noticed for our site walk?
2184
2185 Maddie Dilonno 2:50:09
2186 No, I don't believe so. Yeah. public hearing.
2187
2188 Mrs. Luszcz 2:50:14
2189 So, we're talking about January 26.
2190
2191 Mr. Reed 2:50:16
2192 So, we have a motion to have, and Mr. McLeod seconded the motion.
2193
2194 Mr. Reed 2:50:19

2195 I have a second for the motion of January 26. All those in favor of January 26 at seven.

2196 Gretchen Gott - Yes

2197 Kevin Woods - Yes

2198 Dee Luszcz - Yes

2199 Brad Reed - Yes

2200 Scott Campbell - Yes

2201 Jim McLeod - Yes

2202 Trisha Bridgeo - Yes

2203 The motion passed to have a continuation on January 26, 2023 at 7 pm at Raymond High
2204 School Media Center.

2205

2206

2207

2208

2209 Brad Reed

2210

2211 Application 2022 -008. Gentlemen, you've been sitting here for almost three hours.

2212

2213 Site Plan application has been submitted by Wayne Morrill of Jones and Beach Engineers Inc.
2214 on behalf of Onyx Partners limited. they're proposing to construct a half million square foot
2215 industrial distribution warehouse with associated loading docks, truck parking and employee
2216 vehicle parking. The property is located on industrial drive and Raymond tax map 22 lots, 44,45
2217 46 and 47 and Raymond Tax map 28 -3 lot 120-1.

2218 Maddie is this application complete?

2219

2220 Maddie Dilonno

2221 Yes, this application is complete for review purposes.

2222

2223 Brad Reed

2224 And I know we're not going to get anything else done. But I'd like to accept that. So, we can do
2225 a site walk in a reasonable time.

2226

2227 Ms. Gott 2:52:01

2228 Motion:

2229 Ms. Gott made a motion to accept the Onyx Warehouse as complete and correct for review
2230 purposes. And that we scheduled a site walk at this time. Mr. Reed seconded the motion.

2231

2232 Mr. Reed 2:52:15

2233 All right. All those in favor?

2234 Gretchen Gott - Yes

2235 Kevin Woods - Yes
2236 Dee Luszcz - Yes
2237 Brad Reed -Yes.
2238 Scott Campbell - Yes
2239
2240 James McLeod 2:52:31
2241 Sorry. It's a point of order, say one that we had last time is that you can't take this application up
2242 until we have determined whether or not the site is contaminated. We've been providing some
2243 reports, but I don't feel that day adequately addresses the concerns. So, I don't believe that
2244 we're allowed by our regulations to be able to accept the application until that is sorted out.
2245
2246
2247 Mr. Reed 2:53:10
2248 I disagree. Is that out of our regulations? It's in our regulations that we've given documentation
2249 that says this site is separate from that pollution and, and documentation from all kinds of
2250 boards that said that that did everything up to a certain point. So, I believe we're covered for
2251 this. And I know that's going to be part of their presentation. But again, we can even do a site
2252 walk here until we totally accept this. And we can still, once we accept that, still ask them to do
2253 all those things. So, I don't have a problem with it. Even if there's something about those reports
2254 that you disagree with. That's fine
2255
2256 Scott Campbell 2:53:47
2257 I'm going to withdraw my vote on that. And these are the ones that actually I didn't get a chance
2258 to even see because they dumped in my lap at 230. Today,
2259
2260 Mr. Reed 2:53:53
2261 which I don't think so. The ones that I got were the real stuff.
2262
2263 James McLeod 2:54:00
2264 There was the Pfas test results.
2265
2266 Mr. Reed 2:54:03
2267 There was a letter from BTS saying that Raymond had met the requirements.
2268
2269 Scott Campbell 2:54:08
2270 And that came out today.
2271
2272 James McLeod 2:54:10
2273 No, that's not what I'm referring to. There was a Pfas test result that came out today. About
2274 230.

2275
2276 Mr. Reed 2:54:19
2277 Trisha your vote.
2278
2279 What is the vote on motions to accept this application is complete for jurisdiction so that we can
2280 set up a site walk?
2281
2282 Ms. Bridgeo 2:54:29
2283 That's right now the vote is at discussion. I want to hear the discussion. There is no
2284
2285 Brad Reed 2:54:36
2286 I call for a vote.
2287 A vote has to be completed because we've already got half the board has voted more than half.
2288 You're the last person to vote actually.
2289
2290 Trisha Bridgeo
2291 No
2292
2293 Brad Reed
2294 All right. So, it's four to three. That we will accept this for jurisdiction.
2295
2296 James McLeod 2:54:50
2297 I'm sorry, I didn't vote yay or nay.
2298
2299 Mr. Reed 2:54:53
2300 Oh, I thought you said you had to vote No.
2301
2302 James McLeod 2:54:55
2303 no, I'm saying that there's a point of order here. We cannot accept this application. Because the
2304 same reason as before, are we obligated to do this? I don't have the statute in the regulation in
2305 front of me, but I believe it's 5.6.2.
2306
2307 Mr. Reed 2:55:19
2308 I believe that the information we've been given sways my opinion differently than what you're
2309 saying.
2310
2311 Scott Campbell 2:55:28
2312 And here's the email at 2:17. I did not get a chance to read this.
2313
2314 Mr. Reed 2:55:31

2315 I understand. I understand Scott,
2316
2317 Kevin Woods 2:55:33
2318 As the chairman, the point of order is well taken. It is still the chairman's decision as the
2319 governing officer on this board to accept the vote that was taken.
2320
2321
2322
2323 Mr. Reed 2:55:43
2324 Well, I believe it's, I believe it's a legal vote. And I would like to take now the next step would be
2325 to support regional impact.
2326
2327 Ms. Gott
2328 The vote has not been finished.
2329
2330 Brad Reed
2331 Only that Jim refused to vote.
2332
2333 Ms. Gott 2:55:58
2334 Oh, I'm sorry, I didn't hear you say refused.
2335
2336 Mr. Reed 2:56:01
2337 Well, he's saying it's a point of order.
2338
2339 James McLeod 2:56:04
2340 I am saying that we shouldn't be voting yet. Because we cannot take this application off.
2341 Because there is contamination on that site.
2342
2343 Ms. Gott 2:56:13
2344 I hear what you're saying.
2345
2346 Mr. Reed 2:56:18
2347 I'm accepting the vote.
2348 The motion passed with a vote of 4 in favor, 2 opposed and 1 abstention.
2349
2350 And I want to ask about regional impact, so that we can schedule this and get working on it.
2351 And during that time, it will give us more time to follow through with these questions that are still
2352 outlying significant questions, and they are significant. I'm not trying to underplay this at all, but
2353 these people. So Regional Impact, what was the first one Maddie on your list?
2354

2355 Unknown Speaker 2:56:50
2356 Mr. Chair, we have a regional impact. Our trips are over the amount.
2357
2358 Mr. Reed 2:56:55
2359 So, we don't even need to do that don't even have to. We will send this information to the
2360 neighboring municipalities.
2361
2362 Ms. Gott 2:57:02
2363 Motion:
2364 Ms. Gott made a motion that we accept the application has regional impact based on traffic.
2365
2366 Mr. Reed 2:57:04
2367 We accept the applicants' determination that regional impacts are made.
2368
2369 Maddie Dilonno 2:57:10
2370 Based on traffic citation, you have to name the municipalities that are in it.
2371
2372 Mr. Reed 2:57:18
2373 So that would be the same as
2374
2375 Ms. Bridgeo 2:57:21
2376 I think that that should be broader because Fremont is on our water system. There are broader
2377 towns that are going to be impacted if this turns out that there is pollution there is a broader...
2378
2379 Ms. Gott 2:57:33
2380 I'm asking for all the abutting towns.
2381
2382 Mr. Reed 2:57:36
2383 This isn't talking about pollution.
2384
2385 Kevin Woods 2:57:39
2386 The statement was made that Fremont is on our water system. Pennichuck stated very clearly
2387 at the selectmen's meeting last Monday that there were no residents in Fremont on Raymond's
2388 border.
2389
2390 Ms. Gott 2:57:52
2391 Alright, I'm not going to argue that point. My motion is to all abutting towns. ,
2392
2393 Maddie Dilonno 2:57:59
2394 Candia, Chester, Epping, Nottingham, Deerfield, Freemont,

2395
2396 Mr. Reed 2:58:03
2397 Chester, Fremont, and Epping.
2398
2399 Ms. Gott 2:58:06
2400 Okay, Brentwood, No. That little funny corner down off Prescott Road.
2401
2402 Mr. Reed 2:58:13
2403 I know the water committee has already been there. But can we talk about a date for a site
2404 walk?
2405
2406 James McLeod 2:58:23
2407 I'm sorry, we the water committee has not been on that site. The Water Committee has only
2408 been on town property.
2409
2410 Mr. Reed 2:58:30
2411 I apologize. And I misrepresented that, I apologize. I thought that the wetland area that you
2412 looked at crossed the property line. All right, can we have a date that we can set up a site walk
2413 and after just so you can it doesn't matter if you guys want to do it another day after the 19th, I
2414 will not be available until after the first of the year. Just so you're clear. When is the first time
2415
2416 Ms. Gott 2:59:04
2417 on the 20th No, no, no. Just worry about how snowy it's going to get and our ability to get into
2418 that site to be walking.
2419
2420 Mr. Reed 2:59:14
2421 Alright, what's the first date you have available? The 20th. I'm not available. Dee's not available,
2422 Kevin the 20th?
2423
2424 Ms. Gott 2:59:27
2425 No, I cannot.
2426
2427 Mr. Reed 2:59:31
2428 Okay, so there's three not available, Jim. That's
2429
2430 James McLeod 2:59:35
2431 Next Tuesday. No, I can't during the day.
2432
2433 Mr. Reed 2:59:39
2434 So, we don't have a majority. We don't have a quorum.

2435
2436 Alright, so what's the next day somebody has
2437
2438 Ms. Gott 2:59:48
2439 Any data I suggest is not going to be voted for so.
2440
2441 Mr. Reed 2:59:57
2442 Monday, January 2 That's a holiday sorry.
2443
2444 James McLeod 3:00:03
2445 I can do the second because it's a holiday. I can do the second because it's I can
2446
2447 Mr. Reed 3:00:07
2448 I can do the second. Who can do the second?
2449
2450 Ms. Gott 3:00:22
2451 The second when school starts again. Yes.
2452
2453 Mr. Reed 3:00:26
2454 Scott, possibly, possibly, for sure. All right, so
2455
2456 James McLeod 3:00:42
2457 I don't think we should wait. And so that we have sunset as going to be where we close our
2458 meeting. Why don't we do it in the morning? It's Monday morning.
2459
2460 Scott Campbell 3:00:51
2461 What time in the morning? Why don't we say 9am.
2462
2463 Mr. Reed 3:00:54
2464 Does 9am work for everybody?
2465
2466 Ms. Gott 3:00:57
2467 No, probably. Well. I don't know when I started.
2468
2469 Kevin Woods 3:01:03
2470 10 really nice.
2471
2472 Mr. Reed 3:01:04
2473 10am on Monday the second (of January).
2474

2475
2476 Mr. Reed 3:01:12
2477 All right. So, we're going to have a site walk at 10am. And then a date to continue to.
2478
2479
2480 Maddie Dilonno 3:01:43
2481 That was the plan. The 12th was a backup for the warrants.
2482
2483 Mr. Reed 3:01:48
2484 So, what do we have on the 19th?
2485
2486 Maddie Dilonno 3:01:51
2487 One Application. A lot line adjustment.
2488
2489 Mr. Reed 3:01:54
2490 A lot line adjustment.
2491
2492 And when did we continue to Severino to?
2493
2494 Maddie Dilonno 3:02:02
2495 February.
2496
2497 Mr. Reed 3:02:06
2498 So, these guys haven't even been able to present yet. Can we do that?
2499
2500 Unknown speaker
2501 It'd be fine.
2502
2503 Motion:
2504 Mr. Reed made a motion that we continue application 2022-008 to January 19, 2023, at 7pm
2505 here at the Raymond High School Media Center.
2506
2507 No, the lot line adjustment is another application. This will be following that. Because that was
2508 already scheduled. For one that is on January 19.
2509
2510 Ms. Gott 3:02:52
2511 So, both of them. That's what I'm asking.
2512
2513 Mr. Reed 3:02:56

2514 Yes. Sorry. I can't always hear you with your muffler on and we're going to get kicked out of
2515 here in a few minutes. But when we do, do you want us to continue the other application to the
2516 same date?

2517
2518 Unknown Speaker 3:03:16
2519 Just one point, you asked Mr. Hartman to come for three meetings now. He actually had to
2520 delay vacation. Is it okay if he does not attend the next?

2521
2522 Mr. Reed 3:03:27
2523 We're representing? It's fine with me as long as you have a letter authorizing your
2524 representative.

2525
2526 Unknown Speaker 3:03:33
2527 Yeah, we do. Yeah. And that he will.

2528
2529 Mr. Reed 3:03:37
2530 And I apologize. We haven't had time to get there. I am really sincere.

2531
2532 Motion:
2533 Mr. Reed made a motion to continue application number 2022-010 to January 19, 2023
2534 following the warehouse application for the site plan.

2535
2536 So, on January 19,
2537 Unknown Speaker
2538 Could we do him before the warehouse? By request?

2539
2540 Mr. Reed
2541 I believe we can. It is by the applicant's request. Yes, we can do the application.

2542
2543 Mr. Reed 3:04:14
2544 We can put the other application first if they vote to do that. Ms. Gott seconded the motion.
2545 Okay. All those in favor,

2546
2547 Gretchen Gott - Yes
2548 Kevin Woods- Yes
2549 Dee Luszcz - Yes
2550 Brad Reed - Yes
2551 Scott Campbell - Yes
2552 Jim McLeod - Abstain
2553 Trisha Bridgeo - Abstain

2554
2555 The motion passed with a vote of 5 in favor, 0 opposed and 2 abstentions.
2556
2557 Brad Reed
2558 Thank you very much for your time. Okay, the five minutes or more,
2559
2560 Maddie Dilonno 3:04:42
2561 I just need to know from this board if the revisions that we send out for the workforce housing
2562 and the elderly housing are the final documents that you would like to be noticed. I asked Jim
2563 today and he said I had to ask the Board.
2564
2565 James McLeod 3:05:08
2566 So, what I have done is on the elderly housing overlay district is I had made changes where I
2567 highlighted what was being changed and what was being added. And then I also did a separate
2568 one that had all the changes in it. So, it was as it would be read. We're just not sure which one
2569 should be going on the ballot.
2570
2571 Maddie Dilonno 3:05:34
2572 This is just to be noticed for a public hearing at this point.
2573
2574 Mrs. Luszcz 3:05:38
2575 So just so we can change it at the public hearing.
2576
2577 Maddie Dilonno 3:05:42
2578 Yes, that's what you voted on last week. Yes. So, I need to know what to notice for Christina.
2579
2580 James McLeod 3:05:48
2581 Is it the one with the red and green? Or is it the one that's all written now? I think
2582 for notice, it's probably the reading green.
2583
2584 Maddie Dilonno 3:05:58
2585 Is that the one that says revised?
2586
2587 James McLeod 3:06:01
2588 Oh, I don't have my computer so I can tell you.
2589
2590 James McLeod 3:06:19
2591 The one that I handed out to everybody, that's just so that you have it so that we can talk about
2592 it next time.
2593

2594 Maddie Dilonno 3:07:06
2595 I think I know which one you're talking about the had all the red and green highlighted? Yes.
2596 Okay. final wording that is to be noticed.
2597
2598 Jim McLeod
2599 Yes.
2600
2601 Mr. Reed 3:07:28
2602 All right. So, we'll go with that, Maddie.
2603
2604 Mr. Reed 3:07:32
2605 Motion:
2606 Mr. Reed made a motion that we move the approval of minutes to our next scheduled meeting.
2607 Mr. McLeod seconded the motion. All those in favor? Aye. That's unanimous. The motion
2608 passed with a vote of 7 in favor, 0 opposed, and 0 abstentions.
2609
2610 Trisha Bridgeo
2611 Ms. Bridgeo made a motion to adjourn. Mr. McLeod seconded the motion. All those in favor?
2612 Aye. That's unanimous. The motion passed with a vote of 7 in favor, 0 opposed, and 0
2613 abstentions.
2614
2615 Respectfully submitted,
2616
2617 Jill A. Vadeboncoeur
2618
2619

1 Planning Board Minutes
2 Site Walk 12/19/2022
3

4 On Monday, December 19, 2022 at 3 pm, the Planning Board conducted a site walk for Jewett
5 Construction Warehouse on Route 27. The purpose of the site walk was for the Board to
6 become familiar with the existing conditions of the site in preparation for the public hearing.
7 The property is located on Route 27 Tax Map 028/002/009, 010 & 011.
8

9 Board members present included Brad Reed Chair, Kevin Woods Secretary, Gretchen Gott, Bob
10 McDonald (alternate), & Dan Roy (alternate)

11 Other attendees included: Kathy McDonald (Conservation Commission), Therese Thompson
12 (Lamprey River Advisory Council) Dan Ray & Doug Raymore (Jewett Construction), Austin
13 Turner Bohler Engineering) and Paul McCoy resident.
14

15 The group walked to the logging road adjacent to the old state sheds. It was noted that this
16 road will not be used for anything and will be blocked off. Ms. Gott was unable to walk this
17 route so did not attend).
18

19 The group was shown a stream or drainage ditch that will be replicated elsewhere.
20 It was noted that the entrance to the developed area has been designed to be a curve to have a
21 gentler grade and have no line of site from Rte. 27
22

23 The group walked to the back of the property that was noted to be the more sensitive
24 environmentally. The construction area was discussed.

25 There was talk about giving the town access to the water tower proposed.
26

27 The group looked at 2 wetlands areas and then returned to the area adjacent to Lumbertown
28 where the main entrance will be. The group walked in as far as possible.
29

30 Chairman Brad Reed adjourned the meeting at 4:16pm
31

32 Minutes taken by: Kevin Woods, Secretary