

JONES & BEACH ENGINEERS INC.

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

March 22, 2023

Raymond Planning Board
4 Epping Street
Raymond, NH 03077

**RE: PB Continuance Request for Design Review Application
Inkberry Raymond Logistics
Old Manchester Road, Raymond, NH
Tax Map 22, Lot 9
JBE Project No. 22264**

Dear Planning Board Members,

At the request of the Town of Raymond Planning Board, Inkberry Raymond Logistics, Jones & Beach Engineers, Inc. respectfully requests a continuance of the pending application for the above referenced parcel from the March 23rd meeting to a later date.

Please contact me if you have any questions. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Wayne Morrill
President

cc: Anton Melchionda, Inkberry Raymond Logistics



AMENDED AGENDA
TOWN OF RAYMOND

Planning Board Agenda
March 23, 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 #2022-010: An application for an Earth Excavation Permit has been submitted by Onyx Raymond, LLC. The applicant is proposing the permitting of an existing excavation operation. The properties are identified as Raymond Tax Map 22, Lot 44, 45, 46, 47, & Map 28-3, Lot 120-1; accessed via Industrial Drive.

3. Public Meeting-

Application #2023-001 In accordance with RSA 676:4 II(b) and Section 3.003.02 of Raymond Site Plan Review Regulations the Planning Board will engage in a nonbinding design review discussion with an applicant, Wayne Morrill of Jones and Beach, and authorized representatives on **Thursday, March 23, 2023 at 7:00 p.m. in the Raymond High School Media Center (library).** The discussion will be regarding a proposal for two (2) 150,000 sf warehouse structures with associated parking and loading areas. Property is located at Map 22 Lot 9, on Old Manchester Road. Per RSA 676:4 II(b), the Planning Board may engage in nonbinding discussions with an applicant beyond conceptual and general discussions which involve more specific design and engineering details; provided, however, that the design review phase may proceed only after identification of and notice to abutters, holders of conservation, preservation, or agricultural preservation restrictions, and the general public as required by subparagraph I(d). The board may establish reasonable rules of procedure relating to the design review process, including submission requirements. At a public meeting, the board may determine that the design review process of an application has ended and shall inform the applicant in writing within 10 days of such determination. Statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken.

4. Approval of Minutes

- 12/15/2022 (provided 02/16/2023 packet) 02/02/2023
- 01/05/2023 (03/23/2023 packet) 02/16/2023
- 01/12/2023 (03/23/2023 packet) 03/02/2023
- 01/19/2023 (03/23/2023 packet) 03/09/2023
- 01/26/2023 (03/23/2023 packet)

* 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.



AMENDED AGENDA
TOWN OF RAYMOND
 Planning Board Agenda
 March 23, 2023
 7 p.m. - Raymond High School
 Media Center - 45 Harriman Hill

5. Other Business

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

6. 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)
ADDED MEETING	March 23, 2023 ONYX EXCAVATION (cont.) & Inkberry Logistics
March 02, 2023	April 06, 2023 New Officers & White Rock LLA & Jewett Warehouse
March 16, 2023	April 20, 2023 Onyx Warehouse
April 06, 2023	May 04, 2023 Severino Excavation
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.

1 Planning Board Minutes
2 February 2, 2023 @ 7:00 PM
3 Media Center Raymond High School
4 45 Harriman Hill Road, Raymond, NH 03077
5

6 Planning Board Members Present:

7 Brad Reed (Chairman)
8 Patricia Bridgeo (Vice- Chairman)
9 Scott Campbell (Selectmen ex officio)
10 Jim McLeod
11 Gretchen Gott
12 Dee Luszcz
13 Bob McDonald (Alternate) (Seated)
14 Don Roy (Alternate)
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: Recited by all in attendance.
23

24 **MEETING CALLED TO ORDER:**
25

26 **Roll Call**: Gretchen Gott, Maddie Dilonno (Rockingham Planning Commission), Daniel
27 Roy, Tom Quarles (Counsel for the Board), Dee Luszcz, Brad Reed, Scott Campbell
28 (Board of Selectmen), Bob McDonald, Trisha Bridgeo.
29
30

31 **Mrs. Luszcz made a motion to allow Jim McLeod to Participate in the**
32 **meeting remotely.**

33 **Mr. McDonald seconded the motion.**

34 **A roll call vote was taken.**

35 **Ms. Gott – Yes**

36 **Mrs. Luszcz _ - Yes**

37 **Mr. Reed – Yes**

38 **Mr. Campbell _ - Yes**

39 **Mr. McDonald – Yes**

40 **Ms. Bridgeo – Yes**

41 **The motion passed unanimously with a vote of 6 in favor, 0 opposed, and 0**
42 **abstentions.**
43

44 Mr. Reed Noted the Mr. McDonald would be seated for this meeting.
45
46

47 Public Hearing:

48
49 Application 2022-010 An application for an Earth Excavation Permit has been submitted
50 by Onyx Raymond, LLC. The applicant is proposing the permitting of an existing
51 excavation operation, that is proposed to result in the construction of a 550,025-sf
52 warehouse. The properties are identified as Raymond Tax Map 22, Lot 44, 45, 46, 47, &
53 Map 28-3, Lot 120-1; accessed via Industrial Drive.

54
55 Ms. Gott disclosed that she is an employee of the Raymond School District but it has no
56 bearing on her work this evening.

57
58 **Mr. Mcleod via phone made a motion to accept the application as complete**
59 **for review.**

60 **Mr. McDonald seconded the motion.**

61 **A roll call vote was taken.**

62 **Ms. Gott – Yes**

63 **Mrs. Luszczyk - Yes**

64 **Mr. Reed – Yes**

65 **Mr. Campbell - Yes**

66 **Mr. McDonald – Yes**

67 **Ms. Bridgeo – Yes**

68 **Mr. McLeod - Yes**

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

71
72 Doug Richardson from Onyx Partners and Eric Poulin from Jones and Beach Engineers
73 introduced themselves to the Board.

74 Mr. Poulin explained that they are at this meeting to amend the excavation permit for
75 the referenced parcels on behalf of their client Onyx Partners. Hartman Enterprises is
76 the current operator of the excavation project and there is a letter of support in the
77 packet from Mr. Hartman provided with the submission. Mr. Poulin discussed his phase
78 one plan for the site referencing Maps C1, and C2.

79
80 Mr. Reed confirmed that they are here to secure the permit to continue the excavation
81 with a new AOT plan and asked if the new AOT plan is within the confines of the current
82 excavation plan?

83
84 Mr. Poulin explained that the current AOT that they have is for the work that they are
85 showing now that gives them the ability to move rock within the footprint if they move
86 forward with the plan they would need another AOT plan.

87
88 Ms. Gott commented that this is a new excavation plan because the other one ran out.

89
90 Ms. Bridgeo pointed out some clerical errors in the paperwork provided stating that they
91 really need to be clear which lot is being applied for. This is lot 120-1.

92

93 Mr. Poulin said that they are going to refile that change of ownership and correct that,
94 they are going to go through all their paperwork and make sure everything is consistent.

95
96 Mr. Poulin commented that the previous owner of the property never received a wetland
97 application resulting in a violation of the wetlands. There was an intent for a wetland
98 permit to be secured but that was never approved and then they started the rock quarry
99 operation and wetlands were impacted. The State is aware of this, and it is being
100 handled with the previous ownership of the property.

101
102 Attorney Quarles said he does not know enough about the details, but the obvious
103 question is any part of the proposed development by Onyx is going to involve the
104 violation area by the prior owner.

105
106 Mr. Reed said there are no wetland applications with this quarry operation.

107
108 Mr. Poulin said they could supply the information that they have submitted to AOT and
109 share that with the Board.

110
111 Mr. McLeod noticed on the site walk some type of spill and had pictures presented to
112 the applicant.

113
114 A discussion was had regarding the types of water testing that the Board wants the
115 applicant to do. Mr. McLeod suggested the RCR8 (Resource Conservation and
116 Recovery Act) test for eight compounds including arsenic, barium, cadmium, chromium,
117 mercury, and selenium. They should also test for the PFAS 530 7.1 modified and for
118 the blasting series they should test for ammonium nitrates phosphates and possibly
119 others.

120
121 Mr. Poulin assured the board that they have those listed and that they are liaising with a
122 company that deals with blasting and tests could be added if necessary. As part of the
123 scope, they are going to add MTBE.

124
125 Mr. McLeod read from the Earth excavation regulations Article Five Prohibited Projects.
126 Mr. McLeod notes that they specifically call out for the Board to pay particular
127 consideration to noise, traffic, and the impact to groundwater.

128
129
130
131
132
133
134
135
136
137

138 **Mr. McLeod made a motion to table Article 13 the first waiver listed about**
139 **the Stormwater Management Plan until the board has evidence from the**
140 **SWIP.**

141 **Mrs. Luszcz seconded the motion.**

142 **A roll call vote was taken.**

143 **Mr. McLeod - Aye**
144 **Ms. Bridgeo – Aye**
145 **Mr. McDonald – Aye**
146 **Mr. Campbell – Aye**
147 **Mr. Reed – Aye**
148 **Mrs. Luszcz – Aye**
149 **Ms. Gott - Yes**

150
151 **The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.**
152

153
154 **Mr. McLeod made a motion to not approve the waiver for the traffic study to**
155 **include all intersections on Old Manchester Road from Batchelder to Main**
156 **Street.**

157 **Mrs. Luszcz seconded the motion.**

158 **A roll call vote was taken.**

159 **Mr. McLeod - Aye**
160 **Ms. Bridgeo – Aye**
161 **Mr. McDonald – Aye**
162 **Mr. Campbell – Aye**
163 **Mr. Reed – Aye**
164 **Mrs. Luszcz – Aye**
165 **Ms. Gott - No**

166 **The motion passed with a vote of 6 in favor, 1 opposed and 0 abstentions.**
167 **Ms. Gott was opposed because she felt the study should go to route 27.**
168

169 **Mr. McLeod made a motion to deny the waiver and requiring a noise control**
170 **study.**

171 **Ms. Bridgeo seconded the motion.**

172 **A roll call vote was taken.**

173 **Mr. McLeod - Aye**
174 **Ms. Bridgeo – Aye**
175 **Mr. McDonald – Aye**
176 **Mr. Campbell – Aye**
177 **Mr. Reed – Aye**
178 **Mrs. Luszcz – Aye**
179 **Ms. Gott - Yes**

180
181 **The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.**
182
183

184 **Mr. McLeod made a motion to not allow the waiver for the hydrogeologic**
185 **study.**

186 **Mrs. Luszc seconded the motion.**

187
188 Mr. McLeod explained that in article 10 Blasting part B there are additional minimum
189 requirements it is listed as roman numeral two, but it's the first one here. It says studies
190 that will provide analysis of potential for groundwater or aquifer contamination from
191 blasting. And they give an example as the hydro geologic study. So, this is one of the
192 minimums that we require when there's blasting involved with excavation. And so, I
193 don't believe that we should give this waiver and this waiver was given previously so we
194 really haven't had this study for some time. So, I think it's important for us to have it.

195
196 Ms. Bridgeo had concerns about it touching into our well head.

197 **A roll call vote was taken.**

198 **Mr. McLeod - Aye**

199 **Ms. Bridgeo – Aye**

200 **Mr. McDonald – Aye**

201 **Mr. Campbell – Aye**

202 **Mr. Reed – Aye**

203 **Mrs. Luszc – Aye**

204 **Ms. Gott - Yes**

205
206 **The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.**

207
208 **Mr. McLeod made a that the board inform the fire chief that the excavation**
209 **permit on this site has expired, and that the excavation application process**
210 **is ongoing.**

211 **Ms. Bridgeo seconded the motion.**

212
213 Mr. Richardson explained that they were notified by the town of Raymond in writing and
214 they gave Christina the proper packages prior to the expiration date the deadline.

215
216 **Mr. McLeod withdrew his motion. Ms. Bridgeo withdrew her second.**

217
218 **Public Comment:**

219
220 Kathy McDonald asked when all of these lots are combined will they continue to
221 excavate all of the lots?

222
223 Mr. Reed commented that it will just be the area that is permitted under the existing
224 AOT.

225
226
227
228

229 **Ms. Gott made a motion to continue application 2022- 010 until March 23,**
230 **2023, at 7 pm at the Raymond High School Media Center.**

231 **Mr. Campbell seconded the motion.**

232 **A roll call vote was taken.**

233 **Mr. McLeod - Aye**

234 **Ms. Bridgeo – Aye**

235 **Mr. McDonald – Aye**

236 **Mr. Campbell – Aye**

237 **Mr. Reed – Aye**

238 **Mrs. Luszczyk – Aye**

239 **Ms. Gott - Yes**

240

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

242

243 **Approval of Minutes:**

244

245 **Ms. Bridgeo made a motion to accept the draft minutes of November 17,**
246 **2022, as amended with the video attached.**

247 **Mrs. Luszczyk seconded the motion.**

248 **Ms. Gott asked to make sure the results of the vote were confirmed via**
249 **video.**

250 **A roll call vote was taken.**

251 **Mr. McLeod - Aye**

252 **Ms. Bridgeo – Aye**

253 **Mr. McDonald – Abstain**

254 **Mr. Campbell – Aye**

255 **Mr. Reed – Aye**

256 **Mrs. Luszczyk – Aye**

257 **Ms. Gott - Yes**

258

259 **The motion passed with a vote of 6 in favor, 0 opposed and 1 abstention.**

260

261 **Mr. McLeod made a motion to accept the draft minutes from the November**
262 **18, 2022 site walk as stated.**

263 **Mr. Campbell seconded the motion.**

264 **A roll call vote was taken.**

265 **Mr. McLeod - Aye**

266 **Ms. Bridgeo – Aye**

267 **Mr. McDonald – Abstain**

268 **Mr. Campbell – Aye**

269 **Mr. Reed – Aye**

270 **Mrs. Luszczyk – Abstain**

271 **Ms. Gott - Yes**

272

273 **The motion passed with a vote of 5 in favor, 0 opposed and 2 abstentions.**

274

275 **Mr. Campbell made a motion to accept the November 22, 2022, draft**
276 **minutes as amended.**

277 **Mr. Reed. Seconded the motion.**

278 **A roll call vote was taken.**

279 **Mr. McLeod - Aye**

280 **Ms. Bridgeo – Aye**

281 **Mr. McDonald – Abstain**

282 **Mr. Campbell – Aye**

283 **Mr. Reed – Aye**

284 **Mrs. Luszcz – Aye**

285 **Ms. Gott - Yes**

286

287 **The motion passed with a vote of 6 in favor, 0 opposed and 1 abstention.**

288

289 **Mr. Campbell made a motion to table the December 1, 2022, draft minutes.**

290 **Mrs. Luszcz seconded the motion.**

291 **A roll call vote was taken.**

292 **Mr. McLeod - Aye**

293 **Ms. Bridgeo – Aye**

294 **Mr. McDonald – Aye**

295 **Mr. Campbell – Aye**

296 **Mr. Reed – Aye**

297 **Mrs. Luszcz – Aye**

298 **Ms. Gott - Yes**

299

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

301

302 **Other business:**

303

304 Mrs. Luszcz recapped the meeting with Jill Vadeboncoeur over the construction of the
305 minutes.

306

307 Mr. Reed said he was asked to send a letter to NHDES which was done on January 30,
308 2023. Mr. Reed said he sent the letter from the Town e-mail forwarding a letter from the
309 chairman of the Raymond Planning Board.

310

311 Maddie Dilonno said the logistics between the town and GZA are still being worked out.

312

313 **Adjournment:**

314

315 **Ms. Bridgeo made a motion to adjourn.**

316 **Mr. McDonald seconded the motion.**

317 **A roll call vote was taken.**

318 **Mr. McLeod - Aye**

319 **Ms. Bridgeo – Aye**

320 **Mr. McDonald – Aye**

321 Mr. Campbell – Aye
322 Mr. Reed – Aye
323 Mrs. Luszczyk – Aye
324 Ms. Gott - Yes

325
326 The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.
327

328 The meeting was adjourned at approximately 9:56 pm.
329

330 **Attachments:**

331 None

332
333 Respectfully submitted,

334
335 Jill A Vadeboncoeur
336
337
338
339
340
341
342
343
344

DRAFT

1 Planning Board Minutes
2 February 16, 2023 @ 7:00 PM
3 Media Center Raymond High School
4 45 Harriman Hill Road, Raymond, NH 03077
5

6 Planning Board Members Present:

7 Brad Reed (Chairman)
8 Patricia Bridgeo (Vice- Chairman)
9 Jim McLeod
10 Gretchen Gott
11 Dee Luszcz
12 Bob McDonald (Alternate)
13 Kevin Woods (Secretary)
14

15 Planning Board Members Absent:

16 Don Roy (Alternate)
17 Scott Campbell (Selectmen ex officio)
18

19 Staff Present:

20 Madeleine Dilonno - Circuit Rider Planner, RPC
21

22 Pledge of Allegiance: Recited by all in attendance.
23

24 **MEETING CALLED TO ORDER:**
25

26 **Roll Call:**

27 not taken.
28

29 **Public Hearing:**
30

31 Application #2022-013: An application for an Earth Excavation Permit has been
32 submitted by Candia South Branch Brook, LLC. The applicant is proposing the
33 permitting of an existing excavation operation. The property is identified as Raymond
34 Tax Map 38, Lot 34; 263 NH Route 27.
35

36 Mr. Reed read a letter requesting a continuation (See attached).
37

38 **Mr. McLeod made a motion to continue application 2022-013 to May 4, 2023,**
39 **at 7pm Raymond High School Media Center, 45 Harriman Hill Road.**

40 **Ms. Bridgeo seconded the motion.**

41 **A roll call vote was taken.**

42 **Ms. Gott – Yes**

43 **Ms. Bridgeo – Aye**

44 **Mr. McDonald – Aye**

45 **Mr. Reed - Aye**
46

47 Mrs. Luszcz – Aye
48 Mr. McLeod – Aye
49 Mr. Woods - Aye

50 The motion passed with a unanimous vote of 7 in favor, 0 opposed and 0
51 abstentions.

52
53 **Public Hearing:**

54
55 Application #2022-015: A Lot Line Adjustment has been submitted by Joseph Coronati
56 of Jones and Beach Engineers, Inc. on behalf of Tuck Realty Corp. The applicant is
57 proposing to adjust some lot lines between Tax Map 23 Lot 25 located on Main Street in
58 Raymond NH in Zone D and Tax Map 23 Lot 29 located at 109a Main Street in
59 Raymond NH in Zone B for an overall exchange of .88 acres between the two lots.

60
61 Mr. Reed read a letter requesting a continuation (See attached).

62
63 **Mr. McLeod made a motion to continue application 2022-015 to April 6,**
64 **2023, at 7pm Raymond High School Media Center, 45 Harriman Hill Road.**

65 **Mrs. Luszcz seconded the motion.**

66 **A roll call vote was taken.**

67 **Ms. Gott – Yes**
68 **Ms. Bridgeo – Aye**
69 **Mr. McDonald – Aye**
70 **Mr. Reed - Aye**
71 **Mrs. Luszcz – Aye**
72 **Mr. McLeod – Aye**
73 **Mr. Woods - Aye**

74 **The motion passed with a unanimous vote of 7 in favor, 0 opposed and 0**
75 **abstentions.**

76
77 **Approval Of Minutes:**

78
79 **Mr. McLeod made a motion to table the minutes of December 1, 2022,**
80 **December 8, 2022, and December 15, 2022, until the March 2, 2023,**
81 **meeting.**

82 **Ms. Bridgeo seconded the motion.**

83 **A roll call vote was taken.**

84 **Ms. Gott – Yes**
85 **Ms. Bridgeo – Aye**
86 **Mr. McDonald – Aye**
87 **Mr. Reed - Aye**
88 **Mrs. Luszcz – Aye**
89 **Mr. McLeod – Aye**
90 **Mr. Woods - Aye**

91 **The motion passed with a unanimous vote of 7 in favor, 0 opposed and 0**
92 **abstentions.**

93
94 **Mr. Reed made a motion to accept the December 19, 2022 site walk minutes**
95 **as amended.**

96 **Mr. McDonald seconded the motion.**

97 **A roll call vote was taken.**

98 **Ms. Bridgeo – Abstain**

99 **Mr. McDonald – Aye**

100 **Mr. Reed - Aye**

101 **Mrs. Luszczyk – Abstain**

102 **Mr. McLeod – Abstain**

103 **Mr. Woods – Aye**

104 **Ms. Gott – Yes**

105 **The motion passed with a vote of 4 in favor, 0 opposed and 3 abstentions.**

106
107 **Other Business:**

108
109 **Staff updates:**

110 Maddie Dillonno announced that Raymond has been granted funding from DES for a
111 Source Water Protection program. They would like to have a series of meetings to
112 discuss water quality issues and hear from the public about that. The program will be
113 totally town driven.

114
115 Maddie also discussed the RPC's Regional Housing Needs Assessment this has been
116 a year long program to look at housing trends and data throughout the State.

117 Maddie said she could give a presentation of the stats for Raymond maybe in the March
118 or April meeting.

119
120 **Board Member Updates:**

121
122 Mrs. Luszczyk expressed concern over the public understanding the need for Raymond to
123 dictate the size of the units in work force housing and how to reach the people that don't
124 get a chance to watch. She would like to get out a clear statement about work force
125 housing. Discussion continued about putting together a power point presentation or
126 signs to help clarify a very confusing warrant.

127
128 **Mr. Reed made a motion that the videos that Jim is going to produce**
129 **regarding the warrant article that have already been approved that he has**
130 **to approval of the board to put a note at the bottom of the video that they**
131 **have been approved by the Planning Board.**

132 **Ms. Gott seconded the motion.**

133 **Discussion:**

134 **Ms. Bridgeo discussed putting the actual vote on the videos.**

135 **Mr. Reed amended his motion to include Jim noting the actual vote in the**
136 **videos.**

137 **Ms. Gott seconded the amendment.**

138 **A roll call vote was taken.**

139 **Ms. Gott – Yes**
140 **Ms. Bridgeo – Aye**
141 **Mr. McDonald – Aye**
142 **Mr. Reed - Aye**
143 **Mrs. Luszcz – Aye**
144 **Mr. McLeod – Aye**
145 **Mr. Woods - Aye**

146 **The motion passed with a unanimous vote of 7 in favor, 0 opposed and 0**
147 **abstentions.**

148
149 Mrs. Luszcz also reported she met with Jill Vadeboncoeur about the format of the
150 minutes and recorded the contents of that meeting (See attached).
151 Mrs. Luszcz continued discussing how the minutes are prepared and posted and asked
152 if the board wants to discuss who writes the minutes in Jill's absence. Mrs. Luszcz has
153 volunteered to do the minutes at the March 9th meeting.

154
155 Jill Vadeboncoeur confirmed that she has implemented the changes discussed in the
156 meeting.

157
158 **Ms. Bridgeo made a motion to get the first set that is done and pass the**
159 **vote at the next meeting.**
160 **The motion was seconded by Ms. Gott.**
161 **Ms. Gott asked to amend the motion to add that the process for taking**
162 **minutes will not be changed unless it is brought to this board. Ms. Bridgeo**
163 **agreed to amend the motion that no changes to the minutes will occur**
164 **without board approval. A roll call vote was taken.**

165 **Ms. Gott – Yes**
166 **Ms. Bridgeo – Aye**
167 **Mr. McDonald – Aye**
168 **Mr. Reed - Aye**
169 **Mrs. Luszcz – Aye**
170 **Mr. McLeod – Aye**
171 **Mr. Woods - Aye**

172 **The motion passed with a unanimous vote of 7 in favor, 0 opposed and 0**
173 **abstentions.**

174
175 Discussion continued regarding what is to occur when Jill is not available. It was
176 determined that when Jill is not available it is the responsibility of the full time planning
177 technician which the town does not have at this moment.

178
179 Mrs. Luszcz commented that the Town's code enforcement officer came to the board
180 back in August and requested a full sheet larger font Conditions of Approval be attached
181 to all plans. Mr. Reed explained that we give the applicant what we vote on and then it
182 gets reviewed by the town engineer and then it all gets typed into a cover page.
183 Maddie said she could draft something to put into the regulations.

184

185 Ms. Bridgeo asked for a hard copy of the site plan regulations and legible, full sized set
186 of plans for all applications. Mr. Reed said that you need to change the regulation and
187 add larger plan sets.
188

189 **Mr. McLeod made a motion to add to our application checklist that we will**
190 **need additional large sets of plans as requested.**

191 **Mrs. Luszcz seconded for discussion.**

192 **Discussion:**

193 Mr. Reed recommended the first meeting of the new year ask everyone what size
194 drawing they would like and as applications come in the board asked the applicants to
195 supply the number of plans requested. Mr. McLeod suggested saying as required to the
196 applicant. Mr. McDonald discussed the scale of the plans and that the scale of the plans
197 should be noted. Maddie said to make a change to the site plan subdivision regulation
198 there has to be a public hearing. She can change the language bring it in as a draft and
199 they can vote on it in a public hearing. Mr. Reed reminded Maddie if there are multiple lots
200 on a long driveway that there is a turnaround.

201 **Mr. McLeod withdrew his motion.**

202
203 **Mr. McDonald made a motion to table this discussion until the new**
204 **Planning Board is seated.**

205 **Ms. Gott seconded the motion.**

206 **A roll call vote was taken.**

207 **Ms. Gott – Yes**

208 **Ms. Bridgeo – Yes**

209 **Mr. McDonald – Yes**

210 **Mr. Reed - Yes**

211 **Mrs. Luszcz – Yes**

212 **Mr. McLeod – Yes**

213 **Mr. Woods - Yes**

214 **The motion passed with a unanimous vote of 7 in favor, 0 opposed and 0**
215 **abstentions.**

216
217 Mr. Reed reminded everyone to come and vote March 14, 2023, 7am – 7pm at the
218 middle school.

219 Mr. Reed noted that Dan Roy was not present because he is away on vacation, and he
220 did not hear from Mr. Campbell as of meeting time. There was some general discussion
221 about the Planning Board's legal fees for January but not everyone had received copies
222 of the invoice so it will be discussed at a later meeting.

223 Mr. Reed will not be available for the next two meetings because he is on vacation and it
224 will be his last meeting as a Board Member.
225

226 **Ms. Bridgeo made a motion to adjourn.**

227 **Mr. McDonald seconded the motion.**

228 **A roll call vote was taken.**

229 **Ms. Gott – Yes**

230 **Ms. Bridgeo – Yes**

231 **Mr. McDonald – Yes**
232 **Mr. Reed - Yes**
233 **Mrs. Luszcz – Yes**
234 **Mr. McLeod – Yes**
235 **Mr. Woods - Yes**

236 **The motion passed with a unanimous vote of 7 in favor, 0 opposed and 0**
237 **abstentions.**

238
239 The meeting adjourned at approximately 7:56pm.

240
241 **Attachments:**

242 Letter from Joe Coronati for continuance.

243 Letter From Candia South Branch Brook, LLC.

244 Notes from Mrs. Luszcz meeting with Jill Vadeboncoeur

245
246 Respectfully submitted,

247
248 Jill A. Vadeboncoeur

249
250
251

DRAFT

January 25, 2023

As agreed to by the Raymond Planning Board, Dee Luszcz and Jill Vadeboncoeur met to discuss the desired format of the Planning Board minutes and eliminate the current verbatim format, which has also been advised by legal counsel.

We discussed the following:

1. The minutes should follow the Agenda, with each section separated with a Bold font.
2. Project & Application #'s, motions, votes and key issues should also be printed in bold.
3. Votes by members should always be stated verbally so that they can be heard on the audio recording for accurate reporting.
4. Discussions will be summarized, as recommended by the New Hampshire Municipal Association, **however** if there is something specific that the board wants to be included in the minutes, it should be verbally stated during the meeting.
5. The minutes are currently written in Google Docs (Jill does not have Word) which has limitations, such as;
 - (1) it does not allow line numbering;
 - (2) it does not allow the total page count in the numbering.....**"1 of 5"**
 - (3) Jill thought it did not have the DRAFT watermark option, but Dee showed her how to apply it
6. Jill currently writes the DRAFT and sends it to Christina; Christina then formats it to add the line numbers and page count. Christina then attaches any attachments and posts them.
7. Maddy does the corrections and posts the amended/approved versions.

Jill came prepared with a copy of the minutes from our last meeting in a new format based on the board's discussion at the last meeting and by reviewing the Raymond Water Committee minutes. This new format was much easier to read and follow as it encompasses much of the bulleted items above.

Take aways:

1. When Jill is not able to do the minutes, Christina is writing them, but I personally was unaware of this since her name is not provided on the ones she submits.
2. In my opinion, all minutes should have the person's name who wrote them.
3. The current process seems a bit cumbersome and needs discussion by the board.
4. Does the board want to discuss who writes the minutes in Jill's absence?

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 16, 2023

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

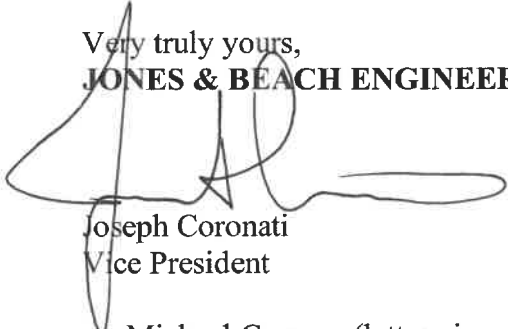
**RE: Site Plan
White Rock Place
109A, B, C, & D Main Street, Raymond, NH
Tax Map 23, Lots 24, 25, 28 & 29
JBE Project No. 20564**

Dear Mr. Reed,

On behalf of our client, Tuck Realty Corp, Jones & Beach Engineers, Inc. respectfully requests a continuance of the pending application for the above referenced parcel from the February 16th meeting to the March PB meeting.

Please contact me if you have any questions. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Joseph Coronati
Vice President

cc: Michael Garrepy (letter via email)

1 Planning Board Minutes
2 March 2, 2023 @ 7:00 PM
3 Media Center Raymond High School
4 45 Harriman Hill Road, Raymond, NH 03077
5

6 Planning Board Members Present:
7 Patricia Bridgeo (Vice- Chairman)
8 Scott Campbell (Selectmen ex officio)
9 Jim McLeod
10 Gretchen Gott
11 Dee Luszcz
12 Bob McDonald (Alternate) (Seated)
13 Don Roy (Alternate) (Seated)
14

15 Planning Board Members Absent:
16 Kevin Woods (Secretary)
17 Brad Reed (Chairman)
18

19 Staff Present:
20 Madeleine Dilonno - Circuit Rider Planner, RPC
21

22 Pledge of Allegiance: Recited by all in attendance.
23

24 **MEETING CALLED TO ORDER:**
25

26 **Roll Call**: Gretchen Gott, Maddie Dilonno (Rockingham Planning Commission Tom
27 Quarles (Counsel for the Board), Dee Luszcz, Trisha Bridgeo, Scott Campbell (Board of
28 Selectmen), Bob McDonald, Daniel Roy.
29

30 **Public Hearing:**
31

32 Application # 2022-008: A SITE PLAN application is being submitted by Wayne Morrill
33 of Jones & Beach Engineers, Inc. on behalf of ONYX Partners LTD. They are proposing
34 to construct a 550,025 S.F. industrial distribution warehouse with associated loading
35 docks, truck parking, and employee vehicle parking. Property is located on Industrial
36 Drive and Raymond Tax Map 22 / Lots 44,45,46, & 47 and Raymond Tax Map 28-3/Lot
37 120-1.
38

39 John Cronin, Council to the applicant addressed the Board stating that despite the work
40 that needs to be done by GZA and on some other issues they would like to discuss
41 traffic. Mr. Cronin noted that there is time clock that will lapse in the middle of the month
42 and on behalf of the applicant they would like to extend that for 60 days. Mr. Cronin
43 stated that at the last meeting he raised some issues with the Mr. McLeod's ex parte
44 work that he had said to the Board that was not a personal attack. Since that last
45 meeting Mr. Cronin had the opportunity to review a number of Mr. McLeod's posts and
46 he feels that Mr. McLeod has an agenda and this should disqualify him from sitting on

47 the Board. Mr. Cronin thinks based on the documentary evidence that there is a basis
48 for recusal and that Mr. McLeod should step down. Mr. Cronin asked that the
49 documents he collected be made part of the record.

50
51 Mrs. Luszczy commented that it is the Board sole discretion to make it part of the record
52 and they will take it under review.

53
54 Ms. Gott asked Mr. Cronin to be civil and that they should not be sarcastic, that they not
55 be uncomfortable with each other. She does not like the attitude and they should try to
56 resolve everything with a civil, decent manner.

57
58 Ms. Bridgeo called for a recess of the Board to discuss with council. The Board
59 recessed at approximately 7:10 pm and resumed at approximately 7:40 pm.

60
61 **Motion:**
62 **Mrs. Luszczy made a motion to deny the applicants request for the**
63 **recusal of Mr. McLeod because under the disqualification standard**
64 **of RSA 673:14 he has “no direct or pecuniary interest in the outcome**
65 **which differs from the interest of other citizens” and he would not be**
66 **disqualified for any cause to act as a juror upon the trial of the same**
67 **matter.**

68 **Mr. Campbell seconded the motion.**

69 **A roll call vote was taken.**

70 **Mrs. Gott – Yes**

71 **Mr. McLeod – Aye**

72 **Mrs. Luszczy – Yes**

73 **Ms. Bridgeo – Yes**

74 **Mr. Campbell – Yes**

75 **Mr. McDonald – Yes**

76 **Mr. Roy – Yes**

77 **The motion passed with a unanimous vote of 7 in favor, 0 opposed and 0 abstentions.**

78
79 Anton Melchionda owner of the property explained that Attorney Cronin was hired to
80 come and represent a process and after hearing Gretchen’s request for civility and
81 decorum he asked Mr. Cronin to leave the premises. He removed Mr. Cronin because he
82 realized that after 31 years in the business he was in front of the Board asking for
83 guidance, for an agenda, everyone they represent the community what is important to
84 the community. Mr. Melchionda said he worked in Seabrook for two years and did not
85 make the traffic better but figured out how to not make it worse. Mr. Melchionda said he
86 would ask for the same type of courtesy that Gretchen requested if someone was
87 coming into his town. After 31 years Mr. Melchionda has never run into a situation
88 where they weren’t able to look at the standards that were put out. The requirements of
89 a community of what has to happen in order for a building to be built or a building to be
90 repositioned or something to happen within the community that they haven’t been able
91 to find common ground. At the end of the day whether it is traffic, drinking water,
92 landscaping, lighting, that everyone agrees to, what are we going to do build something

93 so that we are all in agreement that rules have been followed. They have always been
94 able to sit collaboratively and figure it out. They have never brought attorneys to
95 meetings before they never needed them. Mr. Melchionda said that as a group we are
96 here to figure out what is important to the community. They can do anything that needs
97 to be done to make sure the drinking water is safe, to make sure the landscaping lights
98 just shine on the property, that traffic isn't an issue, they can do all of those things.
99 Mr. Melchionda asked for some guidance, some direction and to know what is
100 important. He committed to being at every meeting to make sure that everything is done
101 with the utmost respect and dignity.

102
103 Mr. Quarles left at approximately 8:00 pm.

104
105 Mrs. Luszc asked if Mr. Melchionda would be honoring the 60-day extension after
106 March 19th Mr. Cronin mentioned before he was asked to leave.

107
108 Mr. Melchionda agreed to a 60-day extension from March 19 2023.

109
110 Jeffrey Dirk from Vanasse Associates introduced himself and his colleague Dan, the
111 transportation planners on the project. Mr. Dirk said he would give a summary of the
112 transportation analysis of the project. Mr. Dirk said they had the benefit of two peer
113 reviews by Dubois and King. Mr. Dirk explained his background stating he is licensed
114 civil engineer with over 30 years of experience, he has been an expert witness as a
115 traffic engineer in multiple jurisdictions in New Hampshire and is the managing partner
116 in Vanasse Associates. He is trying to figure out what the impact of this warehouse is
117 going to be on the community. They did an extensive data collection effort at the
118 intersection of Scribner Road, Old Manchester Road, and Industrial Drive. They
119 performed traffic counts at that intersection over a 12 hour period from 7 in morning to
120 7 at night. They were asked what improvements may need to be made to this
121 intersection. Mr. Dirk explained the they look at traffic volumes on daily basis over a 24
122 hour period and they look at that over multiple days to know the speed of the vehicles.
123 The study was done in July of last year. August is actually a peak month in New
124 Hampshire. The study done in July are adjusted to August conditions. Mr. Dirk gave
125 some facts as they relate to Old Manchester Road. The peak hour occurs between 7
126 and 9 in the morning there were a little over 400 vehicles during that peak hour on the
127 roadway. The evening peak hour was between 4 and 6 in the evening the volumes are
128 around 470 vehicles. The road can handle about 5,000 vehicles. Mr. Dirk said that they
129 are required to look 10 years into the future working with the Planning Commission and
130 the Town the understand what those future conditions might look like. Traffic conditions
131 will increase just from general growth at about 1% per year. The other part of that is
132 projects the future condition is growth plus known projects. The Mega-X traffic
133 conditions are in the traffic study. The project itself would generate about 820 daily trips.
134 What is important to note is 100% of the truck traffic associated with this project will be
135 directed to the 101 interchange. Signs should be placed to and from Industrial Drive
136 directing the trucks to the travel routes. The impact of this project specifically at the
137 Scribner Road intersection with Old Manchester Road conditions before and after the
138 project they found delays at the intersection did increase marginally. 20 seconds at

139 maximum. There was no increase in delay on Old Manchester Road. Mr. Dirk said they
140 worked with the Raymond Police Department to understand safety at this intersection.
141 As they looked at the intersection the volume of traffic going through the intersection
142 with and with the project does not meet any of the 9 criteria to install a traffic signal and
143 cannot install a signal at that location. What they suggest for improvement is a
144 widening of Industrial Drive and create two lanes coming out. A left turn lane.
145

146 Ms. Gott asked if there is ever a scenario where driver's run out of hours and what
147 happens when that happens?
148

149 Mr. Dirk explained that they usually plan that as part of the scheduling.
150

151 Ms. Gott asked why they did not look at school peak hours?
152

153 Mr. Dirk said that they are required to look at the peak month which is a month that
154 school is not in session. It has to do with the overall traffic on the road.
155

156 Mr. McDonald had 4 questions. He said on page 6 table 2 they have the square footage
157 wrong. The square footage is 550,025. Mr. McDonald asked for an example of another
158 warehouse that Mr. Dirk has done in the 101 corridor? If he could get that information
159 for him. The 3rd question, Mr. McDonald said Mr. Dirk mentioned the Mega- X traffic
160 study. Did he remember what date the traffic study was done in?
161

162 Mr. McLeod said it was done on August 20, 2019.
163

164 Mr. McDonald said when that was originally approved it was on Lane Road and that
165 would not have any impact on this facility. Now it does. Could Mr. Dirk check where the
166 study was done.
167

168 Mr. McDonald ask what the legality of a town putting up sign that say no through
169 trucking.
170

171 Mr. Dirk said NH state law will not allow you to do it unless there is some physical
172 reason why. He said he would respond in writing.
173

174 Mr. McLeod asked about the traffic impact and access study at the Mega- X project that
175 was done in 2019. They are now advertising that they are the New Hampshire's largest
176 truck stop. Mr. McLeod suggest that they take a look and make sure that has been
177 encompassed in the traffic study.
178

179 Mr. Dirk responded that he would look and see what they did all we have available is
180 what was approved for that site, if their advertising is something different than what was
181 presented to the board. They rely upon the same materials the Board relied upon
182 approving that project.
183

184 Mr. McLeod commented that on the baseline peak hours concerning traffic there are
185 182 going straight through the intersection and 152 taking a left. That is going to be a
186 truck stop now so there is not going to be enough room to get around them now. He
187 would like to know if that was taken into account.

188
189 Mr. Dirk said their mitigation commitment for the project that they proposed is to build a
190 left turn lane and to provide a though right turn lane. That is what they are required to
191 build at that intersection.

192
193 Mr. McLeod asked if there are going to be facilities for the drivers at Onyx warehouse?
194 If it is that is going to effect the water usage there, if there aren't the drivers are going to
195 want to go straight across to the truck stop.

196
197 Mr. Dirk said usually those facilities are provide at the warehouse.

198
199 Mr. McLeod asked if the road was rated for tractor trailers?

200
201 Mr. Dirk commented that there is nothing on the DOT website that says that it has a
202 restriction. Mr. Dirk said he would check to rating on the trucks and get back to the
203 Board.

204
205 Mrs. Luszc asked how they are going to separate pedestrians and bike riders from the
206 roadway and the pond? How are we going to protect them?

207
208 Mr. Dirk said they have nothing to relate to have connections but will make sure they
209 have safe travel paths from the employee parking areas from the parking lots to the
210 building. He would need to look at the relation to where the pond is to see if there are
211 recommendations to be made.

212
213 Mrs. Luszc asked how to stop the truck from turning onto Old Manchester Road and
214 heading into town?

215
216 Mr. Melchionda said he would put up a sign and talk to DPW and Public Safety to figure
217 it out.

218
219 Ms. Gott said that PD has told the Board several time they cannot enforce non through
220 traffic.

221
222 Ms. Bridgeo commented that the reality of where trucks go versus what is planned is
223 very different. The improvement on Industrial Drive, the widening, who owns the
224 property that has to be widened to and also is there a culvert where to flange is? That
225 culvert goes into the wellhead protection area, who is going to be fixing Industrial Drive.
226 Ms. Bridgeo believe it is a town road. That culvert would probably need to be replaced.
227 For the town that would probably be an expensive proposition.

228

229 Mr. Dirk emphasized that there would be no cost to the Town. The work would be done
230 in the public right of way subject to whatever permits the Town needs to grant. The work
231 is done by the developer. So whatever is required to build the improvements that are
232 shown there is done as part of the this project at no cost to the Town.

233
234 Ms. Bridge explained what happened at the site walk with the firetruck no being able to get
235 out and Mr. Dirk had said there were no warrants for a traffic light but could an
236 emergency signal be put there?

237
238 Mr. Dirk explained that an emergency signal is different and falls into a different set of
239 criteria. That is something that could be looked at for that location.

240
241 Maddie Dilonno had some questions from RPC the first question is about the
242 methodology for your trip generation analysis. The planners said that the analysis
243 utilizes a mix of average rates and fitted curve rates. This is not standard practice.

244
245 Mr. Dirk explained that is standard practice the way that it is done. When they look at
246 the trip generation calculations, what's typically depending on the number of data points
247 that are available, they either they can publish a rate so an average rate, or they publish
248 a linear they publish an equation that that best fits the curve of the data. This is the was
249 read the ITE, the Institute of Transportation Engineers, they have a methodology that
250 describes when to use the rate and when to use the equation. That methodology says
251 that if an equation is available, and there's more than 20 data points, you are to use the
252 equation. If there's less than 20 data points, you're to use the fitted curve. It does
253 appear inconsistent with the methodology but if you are going to apply this methodology
254 sometimes it not one or the other.

255
256 The next question that they had was, it says the trip distribution discussion in the text
257 provides no reasoning as to why 100% of the truck trips are assumed to be for New
258 Hampshire.

259
260 Mr. Dirk commented that That's 100%. Correct. It's really the commitment of the
261 applicant. The important part of it as it relates to the condition is, if that's what the traffic
262 study is based on, and the board becomes comfortable with that, you need to make
263 sure that that's what happens. And it has to be a condition to make sure that that's that
264 what takes place and monitored.

265
266 Maddie Dilonno asked if have they have looked at any measures for limiting, truck
267 idling, such as electrification or other measures?

268
269 Mr. Dirk said that he would have to look at the RSAs to see that requirement. Sometime
270 it will be required to put up a sign but that could be another condition.

271
272
273
274

275 Public input:

276

277 Warren Beatie asked if they are planning on moving the median to make it easier to get
278 off the ramp and turn to the over pass?

279

280 Mr. Dirk said he said he will look into it and talk to DOT to see if it needs to be moved.

281

282 Warren Beatie commented that there's no slowdown for the trucks, they are just they're
283 slowing down on the through lane. And then turning on there. I was just wondering if it
284 was possible to you know, give you give the tractors a place to kind of pull off so they
285 can slow down. So, anybody who wants to pass to their left is not inhibited by them.

286

287 Mr. Dirk said that Mega-X will put in a constructing in the north bound direction a left
288 turn lane and there will be a through right turn lane. The issue is the alignment of the
289 road. We are making the corner radius longer so they can ease as they come in.

290

291 Russel Hammond had two points he wanted to bring up. Mr. Hammond said they
292 mentioned the high volume of traffic studies based on August but that month according
293 to Mr. Hammond there is least amount of traffic due to tourist season. Mr. Hammond
294 also said that his pick up truck is rated to pull 21,000 pounds. Mr. Hammond said that
295 they are trying to convince these people that these tractor trailers are rated at only
296 26,000 pounds.

297

298 Mr. Dirk said he would go back and make sure he has his facts correct before he
299 presented something to the Board.

300

301 The Board discussed dates for a continuation. Mr. McLeod said We have a meeting for
302 the excavation on the 23rd. What we should do is decide whether or not the applicant
303 wants us to take up this application and continue it to be the second one on April 6, or
304 the primary one for April 20.

305

306 **Motion:**

307 **Mr. McLeod made a motion that application number 2022-008 will be**
308 **continued till April 20, 2023, at the Raymond High School at 7pm.**

309 **Ms. Gott seconded the motion.**

310 **Mrs. Gott – Yes**

311 **Mr. McLeod – Yes**

312 **Mrs. Luszcz – Yes**

313 **Ms. Bridgeo – Yes**

314 **Mr. Campbell – Yes**

315 **Mr. McDonald – Yes**

316 **Mr. Roy – Yes**

317

318 **The motion passed with a unanimous vote of 7 in favor, 0 opposed and 0 abstentions.**

319

320

321 **Approval of Minutes:**

322

323 December 1, 2022.

324 Mr. McLeod and Ms. Gott made several corrections to the minutes.

325

326 **Motion:**

327 **Mr. McLeod made a motion to approve the minutes from December 1,**
328 **2022, as amended.**

329 **Mr. Campbell seconded the motion.**

330 **Mrs. Gott – Yes**

331 **Mr. McLeod – Yes**

332 **Mrs. Luszcz – Yes**

333 **Ms. Bridgeo – Yes**

334 **Mr. Campbell – Yes**

335 **Mr. McDonald – Abstain**

336 **Mr. Roy – Abstain**

337 **The motion passed with a vote of 5 in favor, 0 opposed and 2 abstentions.**

338

339 **Other Business:**

340

341 Mr. Campbell asked if the board would like to make a motion for the Planning Board to
342 be included in the hiring process for a Town Planner.

343

344 **Motion:**

345 **Mr. McLeod made a motion that the Board would like to notify the**
346 **Board of Selectmen that the Planning Board would like to be**
347 **included in the hiring process for a Town Planner.**

348 **Ms. Bridgeo seconded the motion.**

349 **Discussion:**

350 **Ms. Gott suggested that the motion say they want to be part of the search**
351 **and interview committee for the Planner.**

352 **Mr. McLeod amended his motion to include that the Board would like**
353 **to be part of the search and interview process to hire a new Planner.**

354 **Ms. Bridgeo seconded the amendment.**

355 **Mrs. Gott – Yes**

356 **Mr. McLeod – Yes**

357 **Mrs. Luszcz – Yes**

358 **Ms. Bridgeo – Yes**

359 **Mr. Campbell – Yes**

360 **Mr. McDonald – Yes**

361 **Mr. Roy – Yes**

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

363

364 Mr. Campbell asked when Ms. Bridgeo talks with the attorney how that should be
365 handled by the Board.

366

367 Ms. Bridgeo responded saying they have discussed this before that they want the Board
368 in its entirety to be given all of the materials. Ms. Bridgeo asked if this should be made
369 part of the rules and procedures when speaking with the attorney.
370

371 **Motion:**

372 **Ms. Bridgeo made a motion to decide who should be speaking to the**
373 **attorney.**

374 **Mr. McLeod seconded the motion for discussion.**

375 **Discussion:**

376 **Mr. McLeod said there is an election in less than two weeks and while he is**
377 **in favor of the entire Board being informed when contacting legal he thinks**
378 **it is a decision of the new Board. That being said he is in favor of all Board**
379 **members being informed about all communications with legal.**

380
381 **Mr. McDonald suggest appointing a point person to be a contact and**
382 **discuss it after the election.**

383 **Ms. Bridgeo withdrew her motion.**

384 **Mr. McLeod withdrew his second.**
385

386 Ms. Gott reminded the Board that they have to have their organizational meeting on
387 March 23, 2023.
388

389 Mrs. Luszcz requested having the draft minutes uploaded to the website.
390

391 **Motion:**

392 **Mr. McLeod made a motion to request that the Town put the draft**
393 **minutes online within the parameters of 91-A.**

394 **Ms. Luszcz seconded the motion.**

395 **Mrs. Gott – Yes**

396 **Mr. McLeod – Yes**

397 **Mrs. Luszcz – Yes**

398 **Ms. Bridgeo – Yes**

399 **Mr. Campbell – Yes**

400 **Mr. McDonald – Yes**

401 **Mr. Roy – Yes**

402 **The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.**
403

404 Ms. Bridgeo stated that support materials also need to be made available to the public.
405

406 **Staff Update:**

407
408 Maddie Dilonno asked since she has made some amendments to the Town regulations
409 to increase the amount of large plan copies does the Board want to see that now or wait
410 for the new Board.

411 The Board indicated that it wanted to wait for the new Board.
412

413 **Other Business Continued:**

414

415 Ms. Bridgeo said that they have received the Underwood Report and that they should
416 discuss the letter from February 23, 2023.

417

418 Mr. McLeod said they could discuss the letter because there were no applications listed
419 on the page.

420

421 Mrs. Luszcz read from the letter from Underwood Engineers dated February 23, 2023,
422 page 2. (See attached)

423

424 Mr. McLeod commented that well number two is off-line, well number three, averages
425 21,000 gallons per day, last year. The actual draw from those two wells is about
426 156,000, or 157,000 gallons per day average. And on the number four, that's the
427 bedrock well, they say currently produces 216,000 gallons per day. But the average that
428 that produces is 130,000 gallons per day in 2022. So, the actual capacity that we're
429 averaging right now, it's not 594,000, it's 392,000 gallons per day. Mr. McLeod is saying
430 that the numbers that they're using here, don't match up, they match up with what the
431 ratings are for those, but they don't match up with the reality of what we're drawing from
432 those wells.

433

434 Mrs. Luszcz continued to read from the letter from Underwood Engineers dated
435 February 23, 2023, page 2. (See attached)

436

437 Mr. McLeod commented that is that the demand that we have now can be met with the
438 infrastructure that we have right now. future demands cannot be met.

439

440 Mr. McDonald stated that Underwood's calculations for wells one and three, because
441 two is out, is 18 hours a day. And 4 based on their calculations was running 24 hours a
442 day, which is not healthy for a well.

443

444 Mrs. Luszcz continued to read from the letter from Underwood Engineers dated
445 February 23, 2023, page 2. (See attached)

446

447 Ms. Bridgeo suggested that the public read the report the understand the conditions
448 more accurately talking about the quantity not the capacity of our water.

449

450 **Other Business Continued:**

451

452 Mr. McDonald noted that the notice in the Union Leader for the March 9, 2023 meeting
453 does not have an address listed for the property. He asked if it is an illegal notice?

454

455 Ms. Bridgeo said that it had been reposted but believes it is invalid without an address.

456

457

458

459 **Board Member Reports:**

460
461 Ms. Gott reported that she has volunteered to go into the Town Office to help with files
462 and things because she has requested information on some files and the information is
463 missing. She has volunteered to help but has not heard back from the Town Manager.
464 Ms. Gott further commented that the building inspector is not getting the sheets with the
465 conditions of approval listed.

466
467 Mr. McLeod said that they have to change the rules of procedure to get those to him.

468
469 **Adjournment:**

470

471 **Motion:**

472 **Mrs. Luszczyk made a motion to adjourn.**

473 **Mr. McLeod seconded the motion.**

474 **Mrs. Gott – Yes**

475 **Mr. McLeod – Yes**

476 **Mrs. Luszczyk – Yes**

477 **Ms. Bridgeo – Yes**

478 **Mr. Campbell – Yes**

479 **Mr. McDonald – Yes**

480 **Mr. Roy – Yes**

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

482

483 The meeting was adjourned at approximately 9:58 pm.

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485 **Attachments:**

486 Underwood report letter February 23, 2023.

487

488 Respectfully submitted,

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490 Jill A. Vadeboncoeur

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DRAFT

2893.00

February 28, 2023

Ms. Christina McCarthy, Planning Technician
Town of Raymond
4 Epping Street
Raymond, NH 03077

**Re: *Analysis for Water Request
Industrial Drive Warehouse
Tax Map 22, Lot 47
Raymond, NH***

Dear Ms. McCarthy,

In accordance with Engineering Service Request (ESR) #4, Underwood Engineers (UE) has reviewed the proposal for the Industrial Drive Warehouse submitted by Wayne Morrill, President at Jones & Beech Engineering. We have completed an analysis of the Raymond water distribution system to determine conditions at the end of Industrial Drive and at the location of the warehouse.

Proposed Warehouse

The following documents were submitted for review:

- Proposed warehouse Utility Plans Drawings prepared by Jones & Beach Engineers, Inc. dated August 18, 2022, C4, C4-1, C4-2, C4-3, C4-4, and C4-5.
- Water Availability Request letter from Jones & Beach Engineers dated September 27, 2022.
- Fire Protection Memorandum by Code Red Consultants dated July 15, 2022.

An excerpt of these drawings and letter is included as ***Attachment A***. The proposed warehouse is 550,250 SF.

Estimated Water Demands

The estimated water demands provided by Jones & Beach are included in ***Attachment A***. Domestic flows were based on the NHDES septic rules for a total water request of 4,890 GPD. The 4,890 GPD was assumed as the average day demand (ADD) and the maximum day demand (MDD) was estimated with a 1.7 peaking factor at 8,313 GPD. The peaking factor of 1.7 was based on historic system ADD and MDD usage, calculated in a recent Weston and Sampson (W&S) Storage Tank Evaluation Report, dated January 31, 2020.

A memorandum by Code Red Consultants indicated that a fire flow of 2,850 gpm is required at the facility for sprinkler and hose flow for a duration of 120 minutes. The report appears to conclude that the Town system cannot reliably supply this and a storage tank and fire pump will be needed. A summary of the demands are as follows:

ADD = 4,890 gpd
MDD = 8,313 gpd
Fire Flow = 2,850 gpm at 123 psi at water service entry for 120 min

Impact on Supply

Current demands and source capacity was reviewed based on existing information provided by the water department and historic reports. Refer to the *Available Municipal Water Supply and Demands Initial Findings* letter dated 2/23/2023 in **Attachment B**, for evaluation of the available source capacity.

In accordance with NHDES criteria, sources must meet the following goals:

- The maximum day demand must be met with all sources in service (i.e., all sources on 24 hours/day)
- The average day demand must be met with the largest source out of service.

The Town of Raymond does not have the source capacity to meet existing or future conditions when the largest source is out of service.

Water Modeling Assumptions and Results

The Town's existing water distribution system computer model (using WaterGEMS modeling software) was run using the following assumptions/conditions:

- Tank level 6 ft below overflow
- All well pumps off
- Average-day demand in the system
- Steady state analysis
- 8-inch ductile iron pipe on Industrial Drive with a C-value = 120

Based on modeling these conditions, the static pressure and available fire flow at the Industrial Drive Warehouse location are estimated to be:

- Static Pressure at the end of Industrial Drive: 62 psi
- Static Pressure at the Warehouse: 46 psi
- Available Fire Flow at the warehouse: 905 gpm @ 20 psi residual pressure (at the warehouse)
- Residual Pressure at the end of the street = 42.5 psi



Page 3 of 3
Ms. McCarthy
February 28, 2023

Based on the model results, adequate pressure is available at the warehouse location for domestic service. The available fire flow at 20 psi at the warehouse is 905 gpm, which is significantly less than the requested fire flow of 2,850 gpm. We concur with the conclusion by Code Red Consultants that certain accommodations will be necessary on-site to accommodate fire flows.

Conclusions

The applicant has requested the following water supply:

ADD = 4,890 gpd
MDD = 8,313 gpd
Fire Flow = 2,850 gpm at 123 psi at water service entry for 120 min

The water system currently has limited source capacity and cannot meet the above-noted NHDES requirements to supply average day flow with the largest source out of service without source improvements or the development of a new source. Additional water demands will exacerbate this condition. Additionally, the requested fire flow cannot be provided, and we concur with the applicant's consultant that other on-site means are necessary. To allow for a factor of safety, the applicant should limit system demands to 500 gpm.

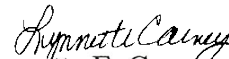
This proposed development has been reviewed only for the Water Availability Request. Detailed construction plans for the connection have not been submitted or reviewed at this time and should be reviewed if this development proceeds. NHDES approval of the connection and design details would also be required.

Please call if you have any questions.

Very truly yours,
UNDERWOOD ENGINEERS, INC.



Stephanie N. Kosmin E.I.T.
Project Engineer



Lynnette E. Carney, P.E.
Project Manager

SNK/lec
Encl.

cc: Scott Keddy, Ernie Cartier-Creveling – Raymond (w/encl.)
Keith Pratt, UE (w/encl.)



Attachment A

JONES & BEACH ENGINEERS INC.

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

September 27, 2022

Raymond Department of Public Works
Attn. David Frederickson
4 Epping Street
Raymond, NH 03077

**RE: Water Availability Request
Industrial Drive, Raymond, NH
Tax Map 22, Lot 47
JBE Project No. 21130**

Dear Mr. Frederickson,

Jones & Beach Engineers, Inc. on behalf of our client, Onyx Partners, Ltd., request water availability on the above-mentioned property. The property is currently an active rock quarry. We are proposing a 550,025 S.F. warehouse for a total state Septic loading of 4,890 GPD.

We have also included a PDF of the utility drawings for this development. We propose a connection at Industrial Drive to the existing watermain and a proposed water tower on-site for fire suppression.

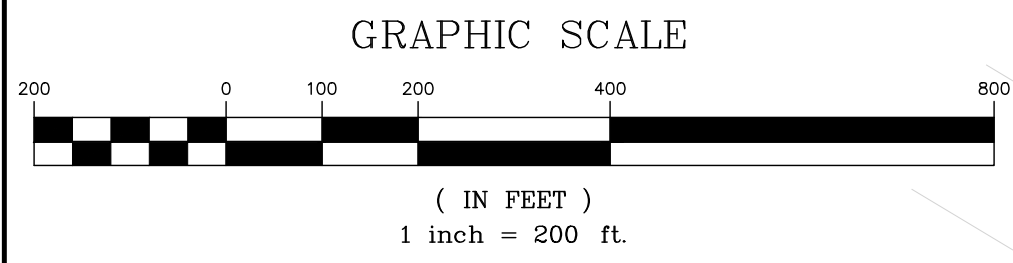
If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

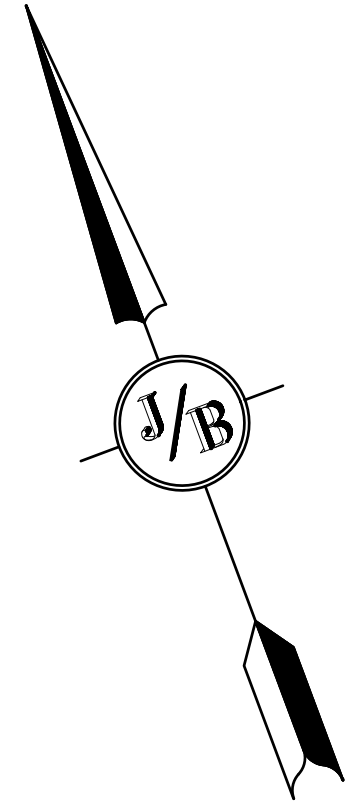

Wayne Morrill
President

cc: Douglas Richardson, Onyx Partners, Ltd. (via email)

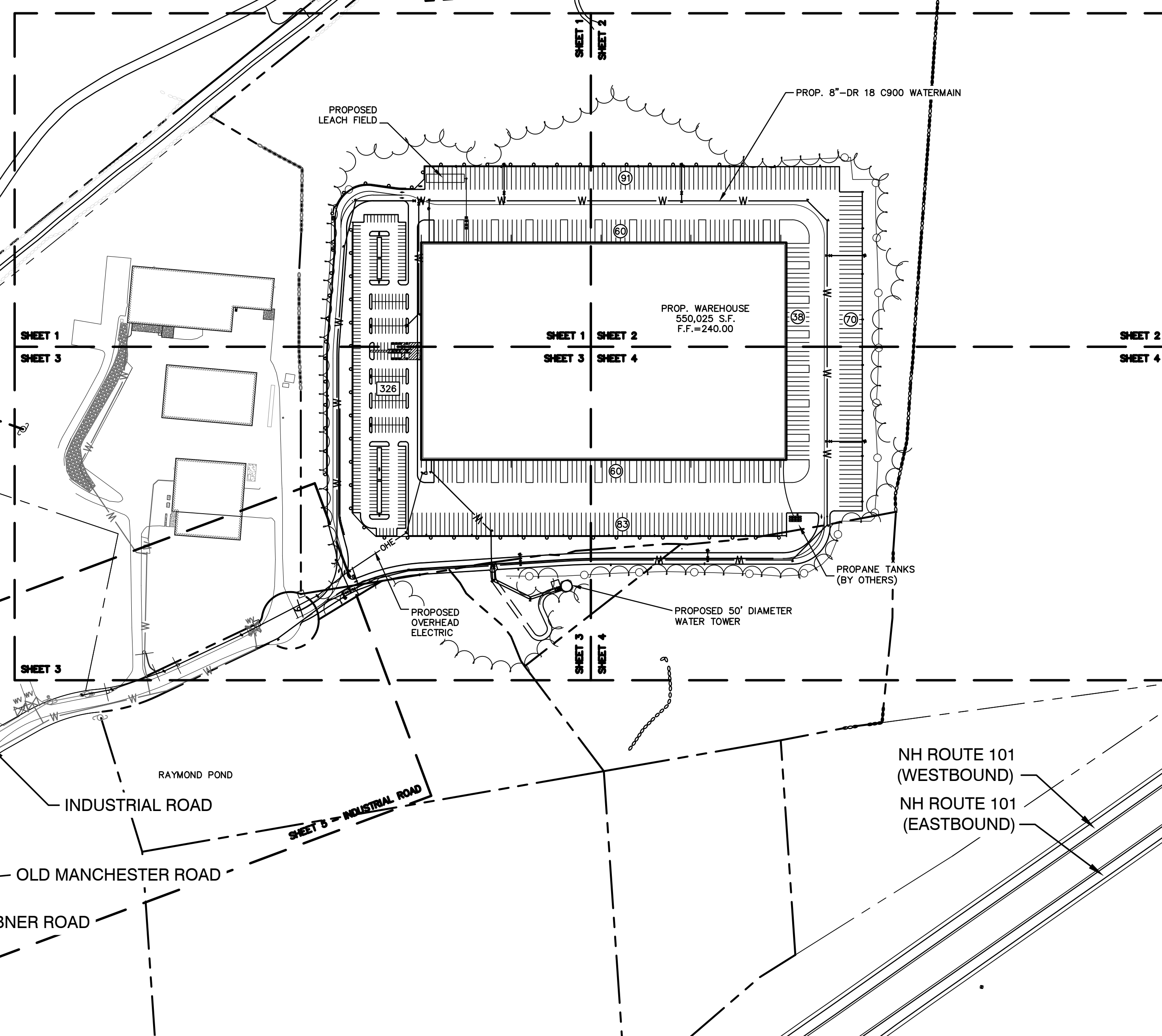
APPROVED - RAYMOND, NH
PLANNING BOARD



DATE:



OLD BOSTON & MAINE
RAILROAD BED



UTILITY NOTES:

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
4. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
5. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
6. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
7. BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
9. AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
10. INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE THROUGH CHANNEL UNDERLAYMENT OF INVERT, AND SHELF SHALL CONSIST OF BRICK MASONRY.
11. FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
12. SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H2O LOADS.
13. CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
14. SANITARY SEWER FLOW CALCULATIONS:
15 GPD/EMPLOYEE = 15 GPD X 326 = 4890 GPD
15. ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
16. PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
17. ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL BOARD INSULATION FOR FREEZING PROTECTION.
18. WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE. WATERMANS SHALL BE TESTED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICH EVER IS GREATER. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600. WATERMANS SHALL BE DISINFECTED AFTER THE ACCEPTANCE OF THE PRESSURE AND LEAKAGE TESTS ACCORDING TO AWWA STANDARD C 651.
19. ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
20. IF THE BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM, A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, ARCHITECT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE INSTALLATION.
21. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, MECHANICAL JOINTS AND FIRE HYDRANTS.
22. DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
23. REFER TO FIRE PROTECTION SHEETS FOR LOCATION AND DETAIL OF FIRE LINE LEAD IN TO BUILDING. FIRE LINE SHALL BE STUBBED UP 1' ABOVE FINISH FLOOR ELEVATION IN SPRINKLER ROOM. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 101 LIFE SAFETY CODE/NFPA 1 AND LOCAL REGULATIONS. FIRE DEPARTMENT CONNECTION SHALL BE FIELD VERIFIED BY LOCAL FIRE DEPARTMENT TO ENSURE OPTIMUM PLACEMENT.
24. THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
25. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
26. EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
27. ALL WATER LINES SHOULD HAVE TESTABLE BACKFLOW PREVENTERS AT THE ENTRANCE TO EACH BUILDING.
28. ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS SHALL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700. ADOPTED ON 10-15-14.
29. **ENV-WQ 704.06 GRAVITY SEWER PIPE TESTING:** GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2005) OR UNI-BELL PVC PIPE ASSOCIATION UNI-B-6. LINES SHALL BE CLEANED AND VISUALLY INSPECTED AND TRUE TO LINE AND GRADE. DEFLECTION TESTS SHALL TAKE PLACE AFTER 30 DAYS FOLLOWING INSTALLATION AND THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5% OF AVERAGE INSIDE DIAMETER. A RIGID BALL OR MANDREL WITH A DIAMETER OF AT LEAST 95% OF THE AVERAGE INSIDE PIPE DIAMETER SHALL BE USED FOR TESTING PIPE DEFLECTION. THE DEFLECTION TEST SHALL BE CONDUCTED WITHOUT MECHANICAL PULLING DEVICES.
30. **ENV-WQ 704.17 SEWER MANHOLE TESTING:** SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST PRIOR TO BACKFILLING AND PLACEMENT OF SHELVES AND INVERTS.
31. SANITARY SEWER LINES SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES UNDER A WATER LINE, THE SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATERMAIN. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES.
32. SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED. A WAIVER FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER ENGINEERING BUREAU IS REQUIRED PRIOR TO INSTALLING SEWER AT LESS THAN MINIMUM COVER.
33. ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END AT RIGHT OF WAY AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
34. THE CONTRACTOR SHALL MINIMIZE THE DISRUPTIONS TO THE EXISTING SEWER FLOWS AND THOSE INTERRUPTIONS SHALL BE LIMITED TO FOUR (4) HOURS OR LESS AS DESIGNATED BY THE TOWN SEWER DEPARTMENT.
35. LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRIC CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
36. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
37. DISINFECTION OF WATER MAINS SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH AWWA STANDARD C651, LATEST EDITION. THE BASIC PROCEDURE TO BE FOLLOWED FOR DISINFECTING WATER MAINS IS AS FOLLOWS:
 - a. PREVENT CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR.
 - b. REMOVE, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAINS.
 - c. CHLORINATE ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSH THE CHLORINATED WATER FROM THE MAIN.
 - d. PROTECT THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW DUE TO HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
 - e. DETERMINE THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
 - f. MAKE FINAL CONNECTION OF THE APPROVED NEW WATER MAIN TO THE ACTIVE DISTRIBUTION SYSTEM

RAYMOND POND

INDUSTRIAL ROAD

OLD MANCHESTER ROAD

SCRIBNER ROAD

NH ROUTE 101
(WESTBOUND)
NH ROUTE 101
(EASTBOUND)

PROJECT PARCEL
TOWN OF RAYMOND
TAX MAP 22, LOTS 44, 45, 46, 47
TAX MAP 28, BLOCK 3, LOT 120-1

APPLICANT
ONYX PARTNERS LTD
200 RESERVOIR STREET
NEEDHAM, MA 02494

TOTAL LOT AREA
5,380,531 ± SQ. FT.
123.52 ± ACRES

Design: WGM | Draft: GDR | Date: 8/19/21
Checked: WGM | Scale: AS NOTED | Project No.: 21130
Drawing Name: 21130-PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
0	8/18/22	ISSUED FOR REVIEW	EMP

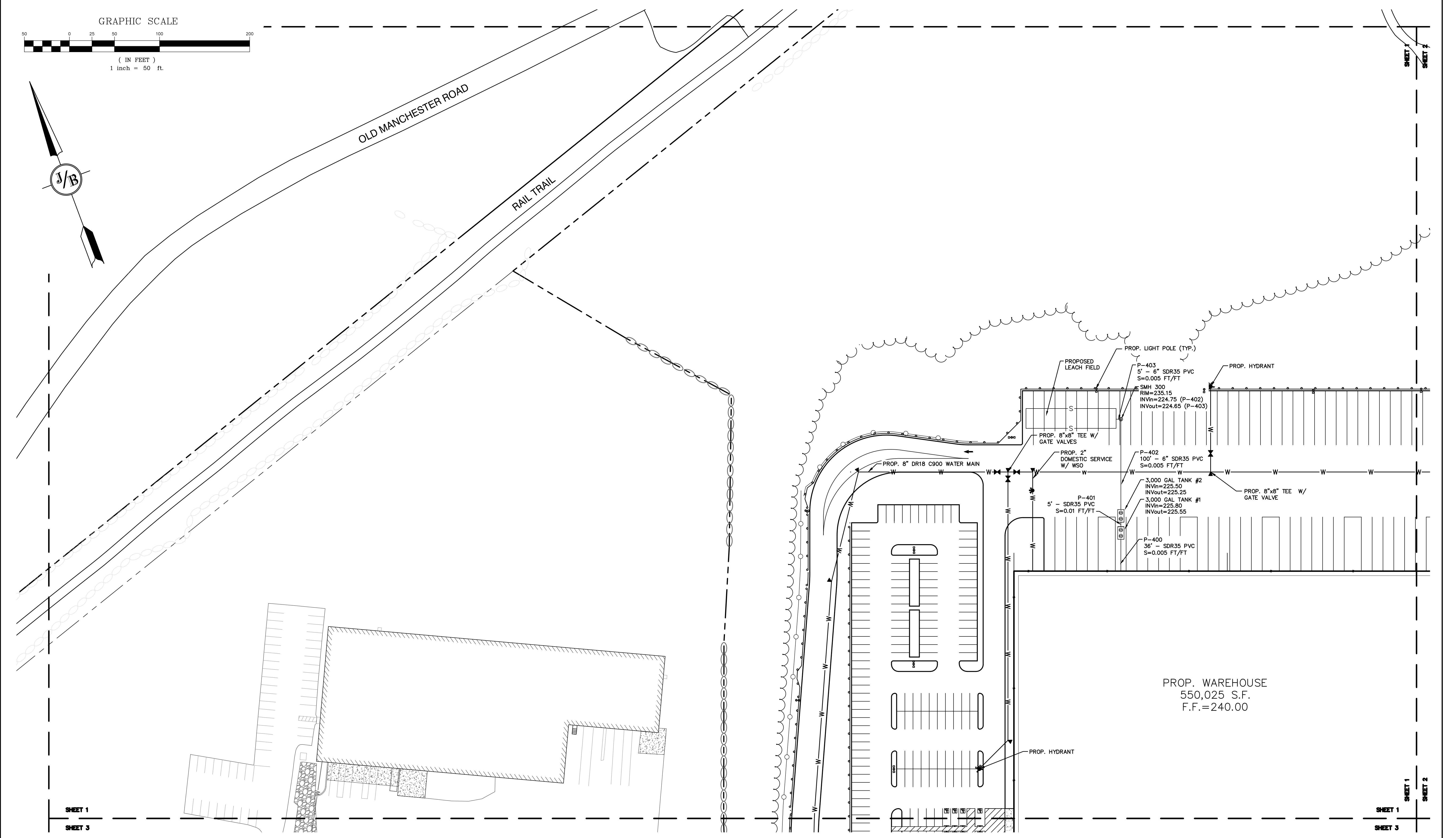
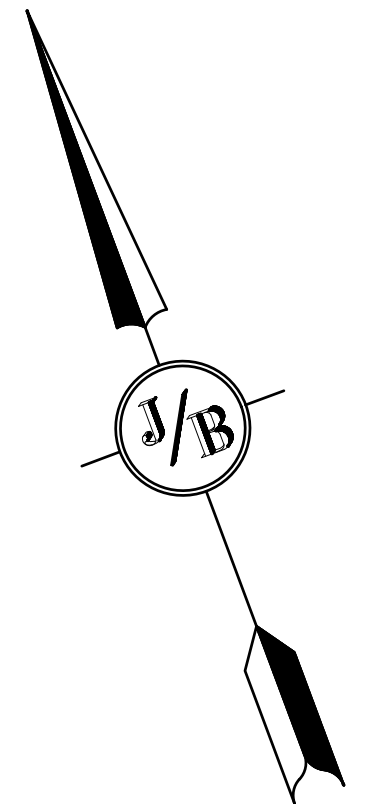
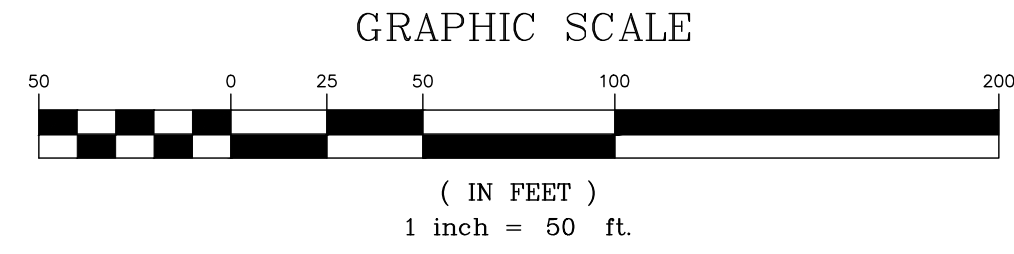
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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

Plan Name:	UTILITY PLAN
Project:	RAYMOND DISTRIBUTION INDUSTRIAL DRIVE, RAYMOND, NH
Owner of Record:	ONYX RAYMOND LLC 60 CENTRE STREET, DOVER, MA 02030

DRAWING No.
C4
SHEET 13 OF 44
JBE PROJECT NO. 21130



SHEET 1
SHEET 3

SHEET 1
SHEET 2
SHEET 3

Design: WGM	Draft: GDR	Date: 8/19/21
Checked: WGM	Scale: AS NOTED	Project No.: 21130
Drawing Name: 21130-PLAN.dwg		
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85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

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

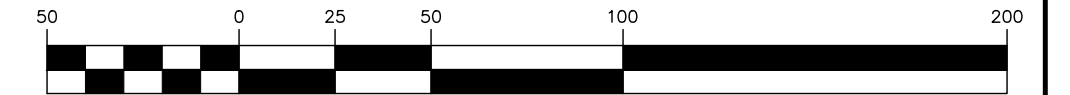
Plan Name:	UTILITY PLAN
Project:	RAYMOND DISTRIBUTION INDUSTRIAL DRIVE, RAYMOND, NH
Owner of Record:	ONYX RAYMOND LLC 60 CENTRE STREET, DOVER, MA 02030

DRAWING No.

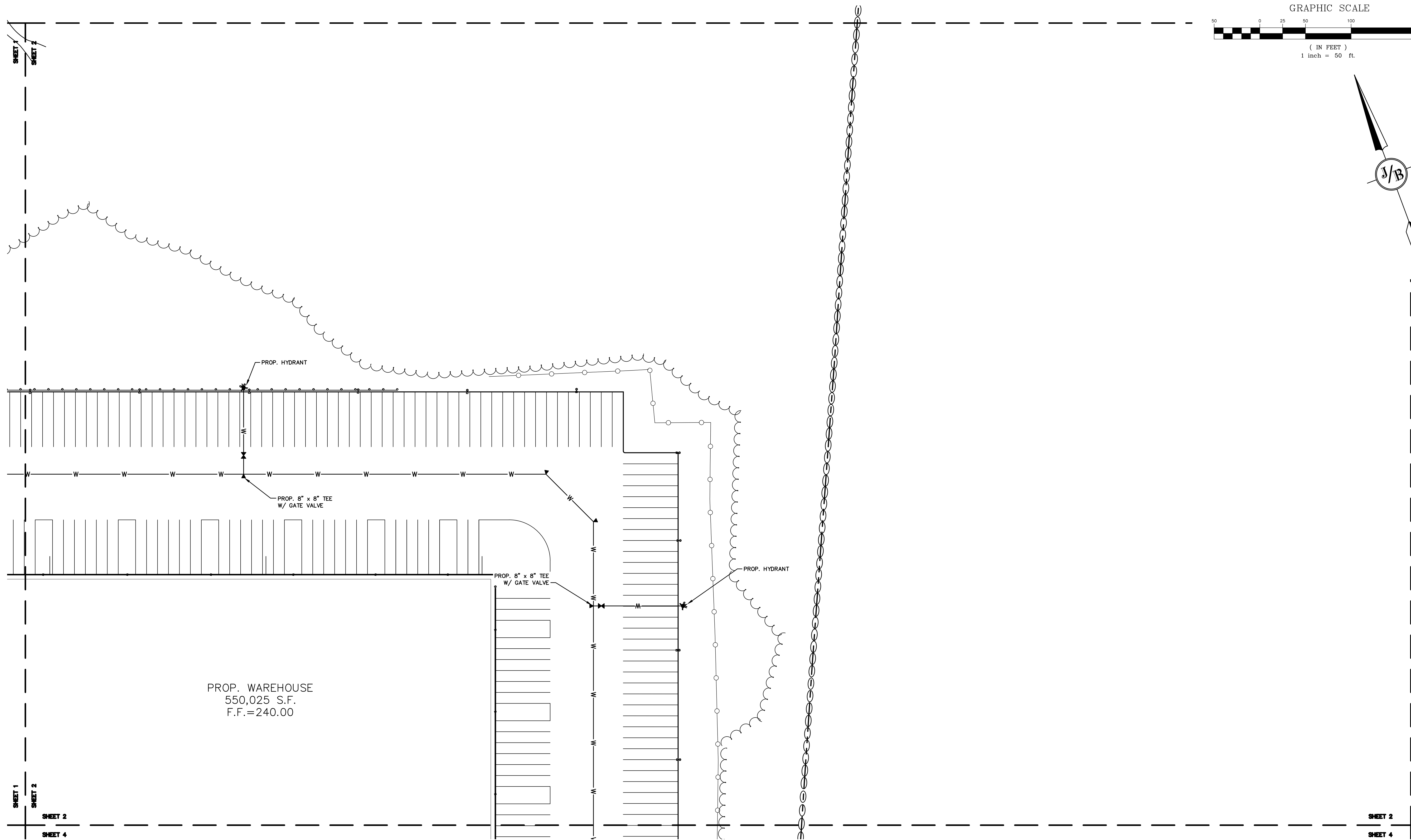
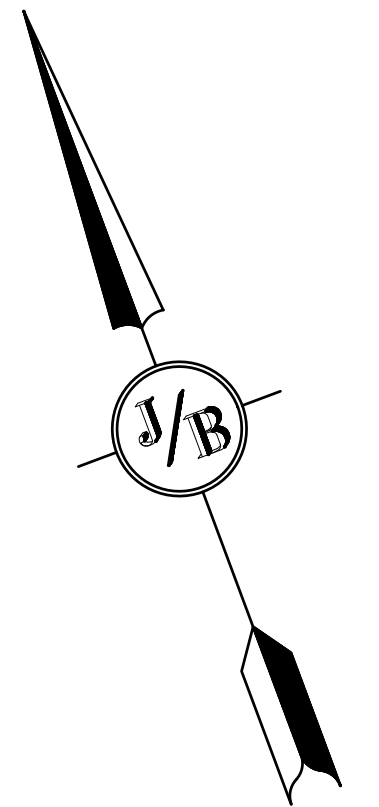
C4-1

SHEET 14 OF 44
JBE PROJECT NO. 21130

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



Design: WGM Draft: GDR Date: 8/19/21
 Checked: WGM Scale: AS NOTED Project No.: 21130
 Drawing Name: 21130-PLAN.dwg
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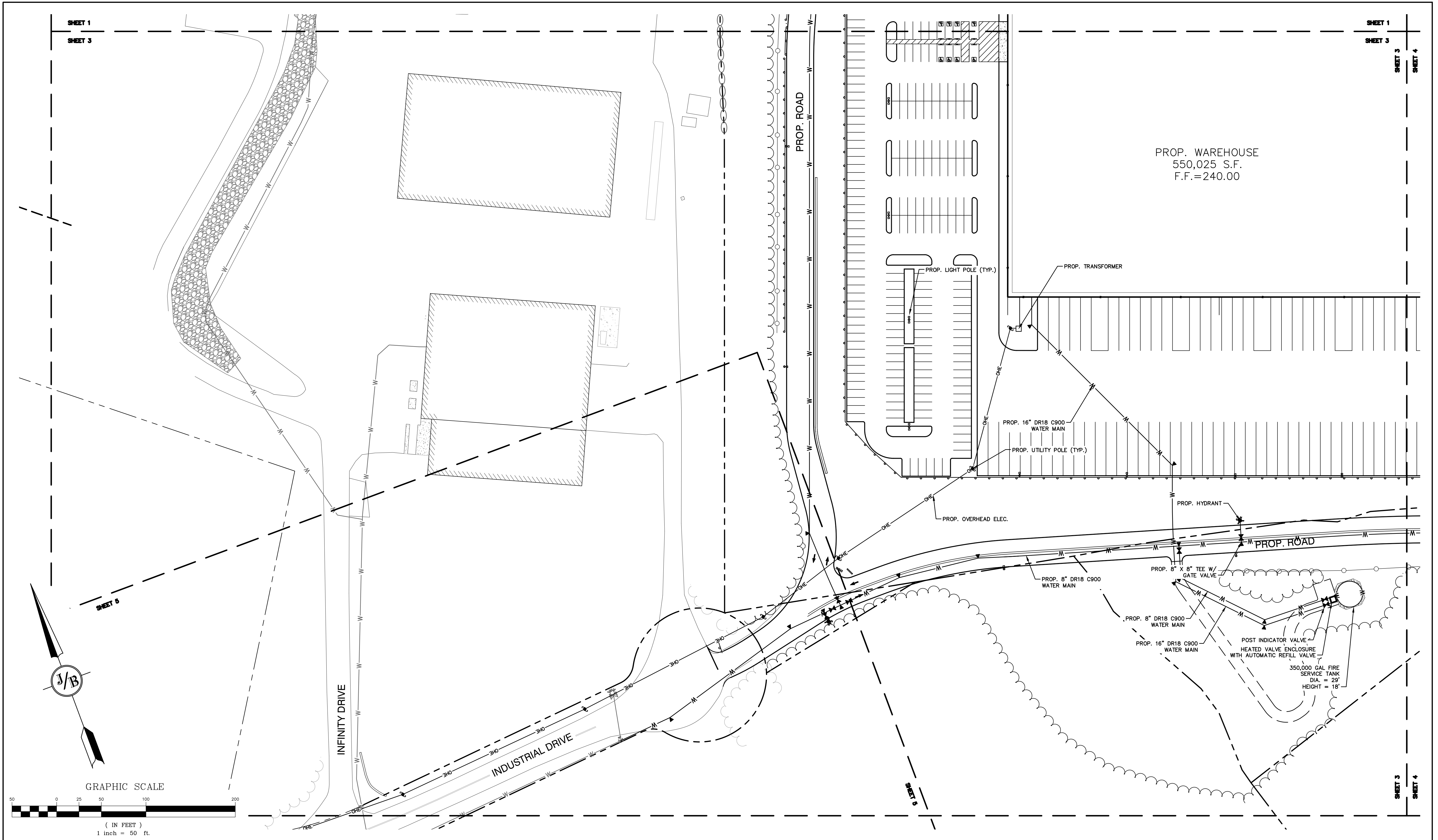
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J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

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

Plan Name:	UTILITY PLAN
Project:	RAYMOND DISTRIBUTION INDUSTRIAL DRIVE, RAYMOND, NH
Owner of Record:	ONYX RAYMOND LLC 60 CENTRE STREET, DOVER, MA 02030

DRAWING No.
C4-2
 SHEET 15 OF 44
 JBE PROJECT NO. 21130



Design: WGM Draft: GDR Date: 8/19/21
 Checked: WGM Scale: AS NOTED Project No.: 21130
 Drawing Name: 21130-PLAN.dwg

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REV.	DATE	REVISION	BY
0	8/18/22	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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

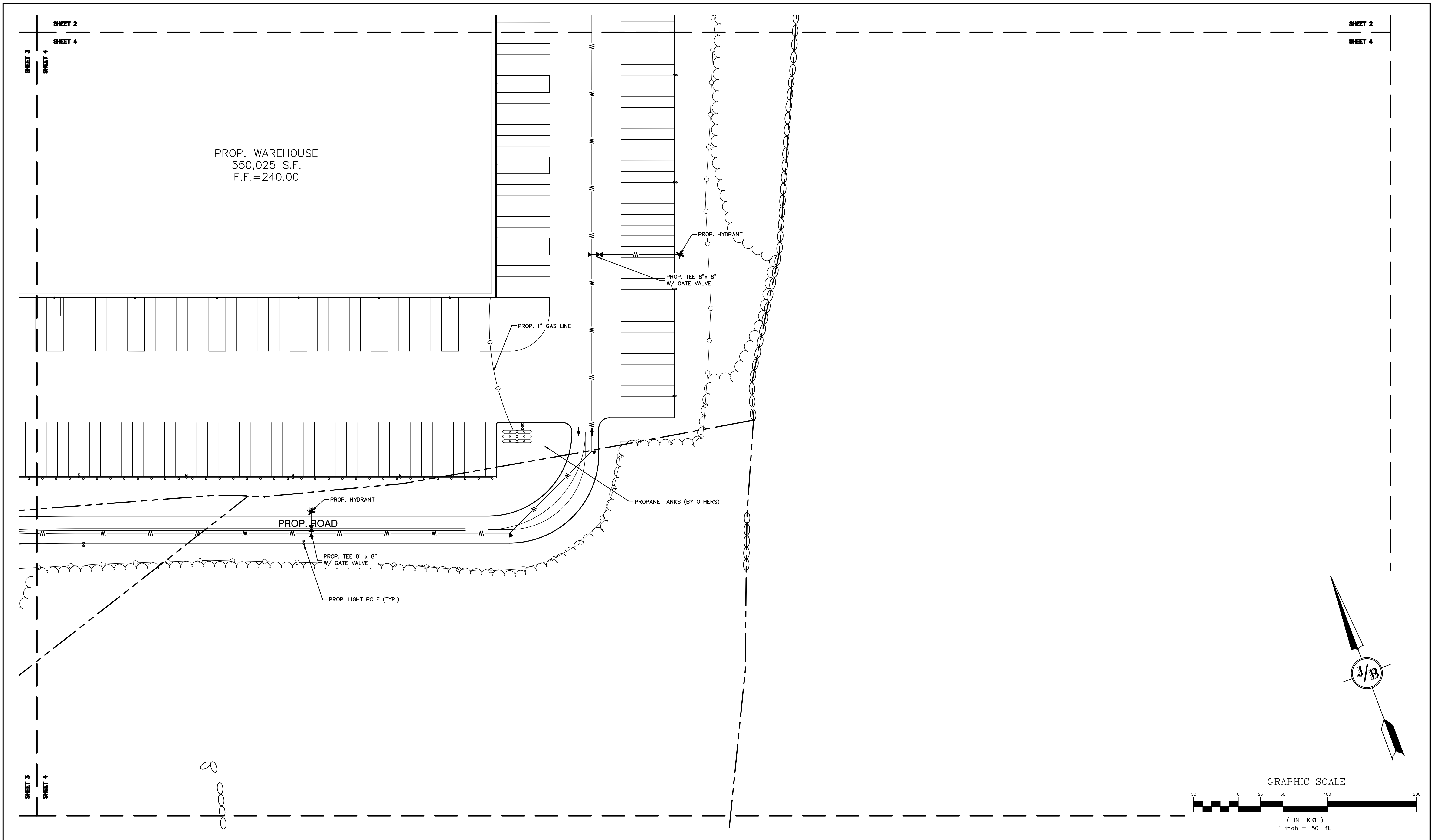
Plan Name: **UTILITY PLAN**

Project: **RAYMOND DISTRIBUTION INDUSTRIAL DRIVE, RAYMOND, NH**

Owner of Record: **ONYX RAYMOND LLC**
 60 CENTRE STREET, DOVER, MA 02030

DRAWING No. **C4-3**

SHEET 16 OF 44
 JBE PROJECT NO. 21130



Design: WGM | Draft: GDR | Date: 8/19/21
 Checked: WGM | Scale: AS NOTED | Project No.: 21130
 Drawing Name: 21130-PLAN.dwg
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REV.	DATE	REVISION	BY
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Designed and Produced in NH

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

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

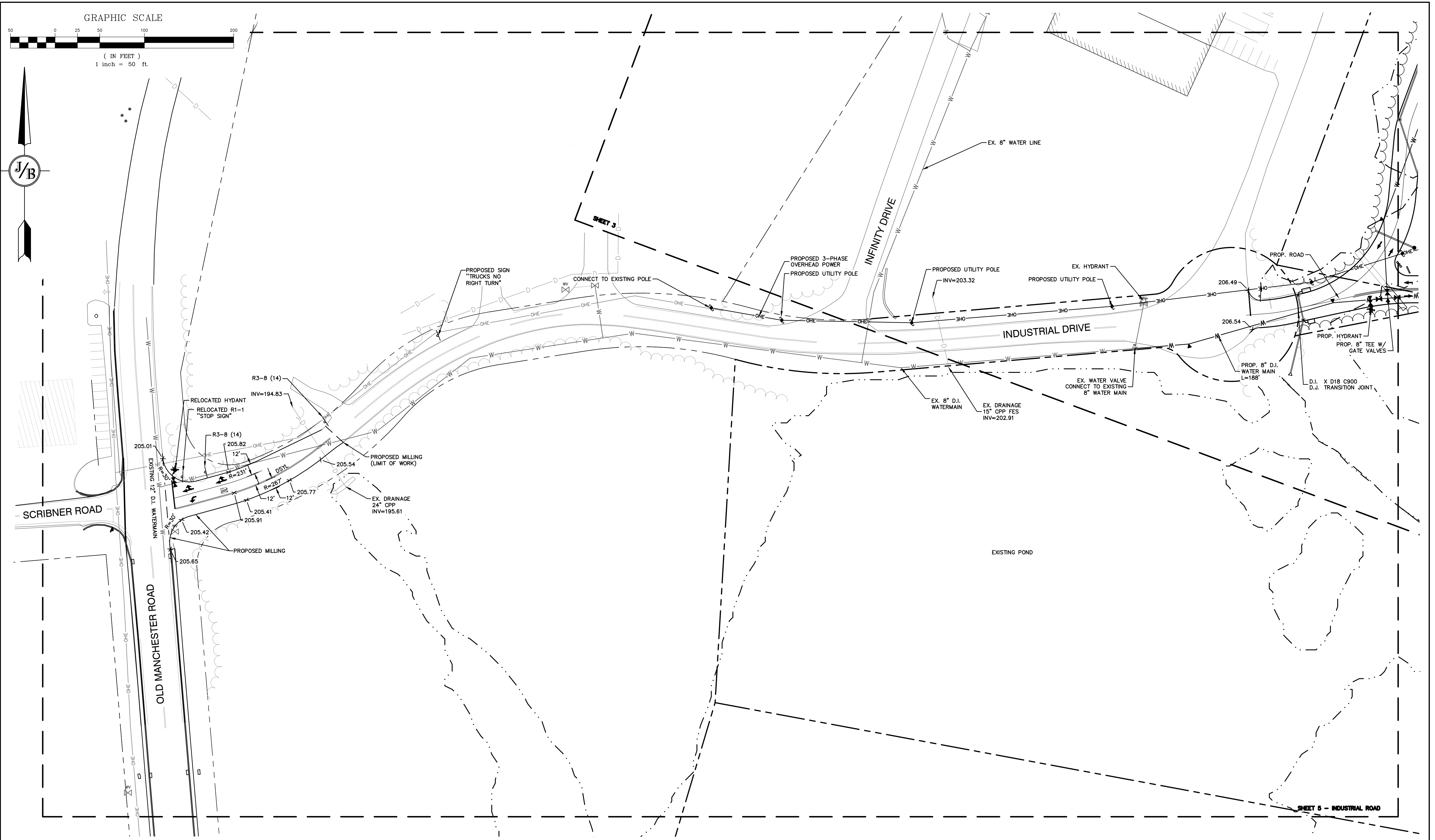
Plan Name: **UTILITY PLAN**

Project: **RAYMOND DISTRIBUTION INDUSTRIAL DRIVE, RAYMOND, NH**

Owner of Record: **ONYX RAYMOND LLC
60 CENTRE STREET, DOVER, MA 02030**

DRAWING No. **C4-4**

SHEET 17 OF 44
JBE PROJECT NO. 21130



Design: WGM Draft: GDR Date: 8/19/21
 Checked: WGM Scale: AS NOTED Project No.: 21130
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REV.	DATE	REVISION	BY
0	8/18/22	ISSUED FOR REVIEW	EMP

Designed and Produced in NH

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

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

Plan Name:	UTILITY PLAN
Project:	RAYMOND DISTRIBUTION INDUSTRIAL DRIVE, RAYMOND, NH
Owner of Record:	ONYX RAYMOND LLC 60 CENTRE STREET, DOVER, MA 02030

DRAWING No.
C4-5
 SHEET 18 OF 44
 JBE PROJECT NO. 21130

Memorandum

Date: July 15, 2022 Project#: 226076

To: Douglas Richardson - Onyx Partners Ltd

From: Jeremy Souza, P.E., - Code Red Consultants, LLC

Re: Fire Protection Memo - Proposed Warehouse Spec
Industrial Drive, Raymond, NH

Cc: David Carrillo - Code Red Consultants, LLC

Executive Summary

Code Red Consultants, LLC (CRC) has been retained by Onyx Partners Ltd to provide a review of the construction, use, and storage arrangements for a proposed distribution warehouse located in Raymond, NH. The purpose of the review was to determine the appropriate sprinkler design criteria and approximate fire protection water supply requirements based on the requirements of NFPA 13 *Standard for the Installation of Sprinkler Systems* (2016 edition), as currently adopted in the State of New Hampshire.

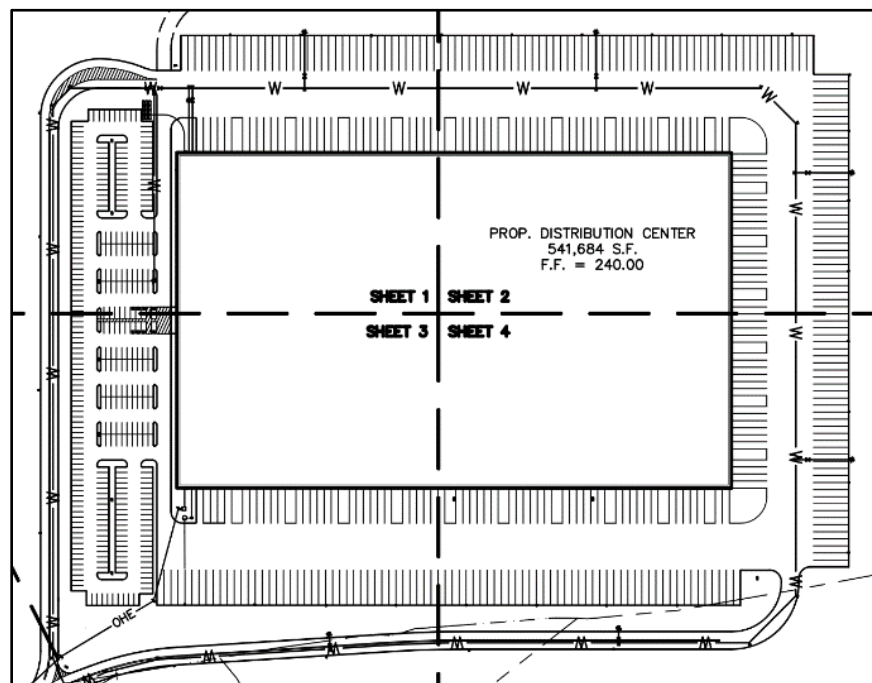


Figure 1: Proposed Warehouse

This review is based on the following:

- Drawing 21130-PLAN.dwg "Raymond Distribution Industrial Drive, Raymond, NH" prepared by Jones & Beach Engineers, Inc. dated 08/19/21 Revision 0 "Issued For Review"
- Excel file "Raymond NH Hydrant Flow Test 2019" provided by Raymond Water Department

- Related phone and email correspondence with Onyx Partners Ltd regarding the intended operations.
- Select portions of the following codes and standards as they pertain to storage arrangements and sprinkler design criteria (referred to herein as “current applicable codes”)^a:
 - BCR 300, *Building Code of the State of New Hampshire*, referencing the 2018 *International Building Code*
 - Saf-C 6000, *Fire Code of the State of New Hampshire*, an amended version of NFPA 1, *Fire Code*, 2018 Edition
 - NFPA 13 *Standard for the Installation of Sprinkler Systems* (2016 edition)
 - NFPA 20 *Standard for the Installation of Stationary Pumps for Fire Protection* (2016 edition)
 - NFPA 22, *Standard for Water Tanks for Private Fire Protection* (2018 edition)
 - NFPA 24, *Standard for the Installation of Private Fire Service Mains and Their Appurtenances* (2016 edition)

Design Parameters Summary

The following characteristics were used in conjunction with the 2016 edition of NFPA 13 to evaluate the fire protection design criteria and approximate water supply for the proposed warehouse:

Warehouse Construction

- Single Story
- 550,000 or 1,200,000 square feet total floor area
- Recommended maximum ceiling height of 40 feet
 - Exposed, unexpanded plastic commodities limits total ceiling height to 40 feet
 - Cartoned, unexpanded plastic commodities limit total ceiling height to 45 feet
 - Exposed, expanded plastic commodities limit total ceiling height to 40 feet
- Maximum roof slope allowed 2 in 12* (a rise of 2 units in a run of 12 units, a roof slope of 16.7%). This limitation is based on the maximum allowed slope for ESFR sprinkler heads.
- Locations columns and other structural elements (trusses, joists, bracing, etc.) are required to coordinate with the sprinkler system layout such that the sprinkler branch lines are not deviated more than 1 foot from the allowable spacing, and that the area per sprinkler head does not exceed 110 square feet.
- Coordination of rooftop HVAC units should be undertaken to locate units at center of groups of sprinklers. Install all ductwork and/or RTU registers to be located on a plane parallel to or above all sprinkler deflectors.

^a The 2018 Edition of the International Building Code was adopted in New Hampshire on July 1, 2022, replacing the 2015 Edition. There is a dual concurrency period where building permits applications between July 1, 2022 and December 31, 2022 may utilize either the 2015 or 2018 codes. This memorandum was developed using the 2018 code requirements.

- Should solid structural components (beams) be utilized, sprinklers are required to be installed within each channel or bay formed by the structural components

Storage limitations

- Maximum storage height of 35 feet
 - Exposed, unexpanded plastic commodities limit total storage height to 35 feet
 - Cartoned, unexpanded plastic commodities limit total storage height to 40 feet
 - Exposed, expanded plastic commodities limit storage height to 35 feet
- Single, double, or multiple row racks
 - Open racks
 - No solid shelves
 - 6-inch longitudinal flues between double racks. Racks with less than 6-inch longitudinal flues are classified as multiple row racks
 - Racks storing exposed, expanded plastic commodities require a solid vertical barrier within the racks at maximum 16.5-foot intervals that extend across longitudinal flues.
- Aisle width: minimum 3.5 feet between double racks
- No open-top containers
- Minimum clearance from sprinkler deflector to top of storage: 36 inches

Sprinkler Obstruction Requirements

Obstructions such as beams, ducts, lighting fixture are permitted, however the vertical distance of the sprinkler above the bottom of the obstruction is prescriptively regulated per the table below:

Table 8.12.5.1.1 Positioning of Sprinklers to Avoid Obstructions to Discharge (ESFR Sprinklers)

Distance from Sprinkler to Side of Obstruction (A)	Maximum Allowable Distance of Deflector Above Bottom of Obstruction (B) [in. (mm)]
Less than 1 ft (300 mm)	0 (0)
1 ft (300 mm) to less than 1 ft 6 in. (450 mm)	1½ (35)
1 ft 6 in. (450 mm) to less than 2 ft (600 mm)	3 (75)
2 ft (600 mm) to less than 2 ft 6 in. (750 mm)	5½ (140)
2 ft 6 in. (750 mm) to less than 3 ft (900 mm)	8 (200)
3 ft (900 mm) to less than 3 ft 6 in. (1.1 m)	10 (250)
3 ft 6 in. (1.1 m) to less than 4 ft (1.2 m)	12 (300)
4 ft (1.2 m) to less than 4 ft 6 in. (1.4 m)	15 (375)
4 ft 6 in. (1.4 m) to less than 5 ft (1.5 m)	18 (450)
5 ft (1.5 m) to less than 5 ft 6 in. (1.7 m)	22 (550)
5 ft 6 in. (1.7 m) to less than 6 ft (1.8 m)	26 (650)
6 ft (1.8 m)	31 (775)

Should the obstruction thresholds above not be achievable in the installed condition, additional EFSR sprinklers are required beneath the obstruction.

General Sprinkler System Requirements

- 40,000 square feet maximum coverage per riser
 - Total risers needed for 550,000 sqft: 14 risers (minimum)
 - Total risers needed for 1,200,000 sqft: 30 risers (minimum)
- Installation requirements
 - Sprinkler deflector to ceiling deck: 6 inches to 18 inches
 - Sprinkler temperature rating: Intermediate temperature
 - Sprinkler coverage:
 - Maximum: 100 sqft/sprinkler per NFPA 13 Table 8.12.2.2.1
 - Minimum: 64 sqft / sprinkler per NFPA §8.12.2.3
 - Sprinkler spacing:
 - Maximum: 10 feet between sprinklers per NFPA 13 Table 8.12.2.2.1
 - Minimum: 8 feet between sprinkler per NFPA §8.12.3.4

Sprinkler Design Requirements

In order to maximize the possible storage arrangements for potential tenants within the proposed warehouse, this sprinkler analysis utilizes the NFPA 13 requirements for the storage of exposed, expanded, Group A plastics on racks up to 35 feet. This category is the broadest, and exceeds the sprinkler requirements for both cartoned and nonexpanded Group A plastic commodities. As such, all types of Group A plastics would be permitted to be stored in the warehouse.

Two options for sprinkler protection are given by NFPA 13 for ESFR sprinklers:

- (1) Option 1: utilizes ceiling-only protection.
- (2) Option 2: utilizes ceiling sprinklers plus in-rack sprinklers.

Please note that Option 2 for in-rack sprinklers was not analyzed by CRC as the intent is to accommodate the proposed storage arrangements without the use of in-rack sprinklers.

The ceiling-only sprinkler design criteria are summarized below. Unless specifically noted otherwise, the below criteria were determined based on NFPA §17.3.3.5.

- Sprinkler type: ESFR
- K-Factor: 25.2
- Sprinkler orientation: Pendent only
- Minimum operating pressure: 60 psi at most remote sprinkler
- Design area: Most remote 12 sprinkler heads
- 4 sprinklers on 3 branch lines
- Peak remote area in accordance with NFPA 13 §23.4.4.4
- Hose stream allowance per NFPA 13 Table 17.3.1.17
 - Inside Hose: 0, 50, or 100
 - Total Combined: 500 gpm
- Duration: 120 minutes
- In-rack sprinklers: not required

Hydraulic Analysis

Code Red Consultants has conducted a preliminary hydraulic analysis of the available water supply with respect to the required performance criteria for a proposed warehouse sprinkler design.

The sprinkler design utilizes an outdoor, underground water main loop that surrounds the building and supplies individual sprinkler risers within the building. It is our experience that such an arrangement is least likely to be affected by operations within the building, and provides the best protection from impairments. This arrangement is also the most difficult to inspect, as the supply piping is below ground. That said, the loop-type supply configuration is similar to other, indoor piping configurations in respect to hydraulic losses through the piping.

The hydraulic analysis was conducted using the following approximations:

- K-Factor 25.2 ESFR sprinklers
- Sprinkler coverage: 100 sqft per sprinkler
- Minimum operating pressure at most remote sprinkler: 60 psi
- Design area: 12 sprinklers operating in the most remote area
- Total hose allowance: 500 gpm
- Supply Loop: 10 inch cement lined ductile iron pipe
- Riser: 8 inch Schedule 10 black steel pipe
- Grid End Mains: 6 inch Schedule 10 black steel pipe
- Branch lines: 3 inch Schedule 10 black steel pipe

These parameters yielded the following results:

- Sprinkler Flow Required: 2,350 gallons per minute
- Hose Demand: 500 gallons per minute
- Total Flow Required: 2,850 gallons per minute
- Pressure required at the water service entry: 123 psi
- Duration: 120 minutes
- Residual Pressure at street at Demand: 24 psi

Conclusion

Utilizing the municipal water supply, the volume available for the fire protection system would be marginal. Generally, a 20 psi floor for the residual pressure is acceptable. The Raymond Water Department should be consulted to determine if a 24 psi residual is acceptable to prevent damage to the water system and to prevent cross contamination through backflows elsewhere in the system when the fire protection system operates at full capacity. Full-capacity flows can be anticipated during annual fire pump testing, as well as during a fire incident.

The available water pressure at the site is insufficient to operate the sprinklers at the required flow, and as such, a fire pump would be required for the project. The fire pump should be sized based on the difference between the required pressure and the available pressure, combined with the design water flow. The calculation shows a sprinkler demand of approximately 2,350

gallons per minute at 123 psi. As such, a 2,500 gallon per minute, 100 psi fire pump would be required.

At the full design flow, including the hose stream demand, a total of 342,000 gallons of water would be needed over the 120 minute flow duration required by NFPA 13. If a water storage tank was required, this is also the quantity of water that would be required to be stored. If a water storage tank is required, the fire pump would then be required to supply the full system demand, requiring a 3,000 gallon per minute, 125 psi pump.

The above calculations are estimates only, and should not be relied upon as definitive requirements for fire protection systems within the building.

If you have any questions or concerns, please do not hesitate to contact us.

Prepared By:



David A. Carrillo

Reviewed By:



Jeremy Souza, P.E.

-End of Memo-

Attachment B

2896.00

February 23, 2023

Ms. Christina McCarthy, Planning Technician
Town of Raymond
4 Epping Street
Raymond, NH 03077

**Re: Available Municipal Water Supply and Demands
Initial Findings
Raymond, NH**

Dear Ms. McCarthy,

In accordance with our contracts (ESR #1 through #4), Underwood Engineers is currently reviewing the available water supply and hydraulic capacity as it relates to three pending developments that are under consideration with the Planning Board.

Although UE is only evaluating three developments (bold), the 8 projects shown below are being considered as added demands to the system:

- Exit 4 Project Area Expansion (Approved and under construction)
- Ridgewood Commons (Approved and under construction)
- Main Street Commons (Approved and online approximately 6 months ago)
- Essex Commons (Approved and under construction)
- **White Rock Place (in the planning process)**
- **65 Batchelder Road (in the planning process)**
- **Industrial Dr. Warehouse (Onyx) (in the planning process)**
- Campbell Mills Warehouse (Jewett) (pending ESR)

The information presented below is based on previous work completed by UE and others over the last 10-15 years as well as our understanding of the current system operational status. According to Weston and Sampson's Water Storage Tank Evaluation Report (2020), the existing demands (production) are as follows:

- Average Day Demand = 291,000 gpd
- Maximum Day Demand = 484,000 gpd

The 8 development projects are estimated to increase demands in the municipal water system by ~43% when fully occupied as proposed. This increases the total demands to:

- Average Day Demand = 415,000 gpd
- Maximum Day Demand = 694,000 gpd

Page 2 of 3
Ms. McCarthy
February 23, 2023

The Town's supply consists of four (4) wells; 3 operating wells and one well (#2) that is currently offline due to structural issues. Wells #1R, #2 (offline), and #3 are treated by the water treatment plant and conveyed to the distribution system. Well #4 is the only well that does not have treatment.

Based on current water quality, the operational capacity of the water treatment plant is 378,000 gpd which is limiting even though the three wells served by it have a greater yield. Also limited by water quality, well #4 currently produces 216,000 gpd. Therefore, the total system supply capacity is 594,000 gpd, as illustrated in Table 1 attached.

Consistent with NHDES criteria, a municipal groundwater system shall be able to provide adequate supply as follows:

- Meet maximum day demand with all sources in service (WTP and Well #4).
 - Current demands can be met
 - Future demands with all 8 developments cannot be met
- Meet average day demand with the largest source out of service. For the purposes of this evaluation, the WTP was assumed to be the largest source.
 - Current demands cannot be met if the WTP is out of service
 - Future demands with all 8 developments cannot be met

It should be noted that the above summary does not consider other potential growth in the Town. Further, our work is based on existing information and further evaluation is appropriate. We are providing the information for planning purposes.

As you know, separately we are finalizing a scope of work that will look towards solutions to the supply issue. Also note, these findings do not impact the need or change the approach for the water storage tank project currently on the Town Warrant.

Please call if you have any questions.

Very truly yours,
UNDERWOOD ENGINEERS, INC.


Lynnette Carney, P.E.
Project Manager



Keith A. Pratt, P.E.
President

KAP/lec
Encl. Table 1

Cc: Scott Keddy
Ernie Cartier Creveling
Jen Mates, NHDES
Rick Skarinka, NHDES



Table 1 Demand vs Supply Capacity Summary

Most Recent Demand Analysis:

Average Day Demand, gpd (2018-2020)	291,000
Maximum Day Demand, gpd (2018-2020)	484,000
Reference	W&S Storage Tank Evaluation Report, 2020

Goal: Meet maximum demand with all sources in service

Goal: Meet average day demand with largest source out of service

Source	Rated Source Capacity/PPV (gpm) - not used in calcs	Reference	Operational Source Capacity (gpm)	% of permitted capacity	Hours of Operation	Operational Capacity (gpd)	Capacity with WTP out of service
WTP (Wells 1R-3)	417	Stantec 2016 rpt	350	84%	18	378,000	0
Well 1R	350	Well 1R Permit	150		18	162,000	162,000
Well 2	385	Stantec 2016 rpt	Offline				
Well 3	330	Stantec 2016 rpt	180		18	194,400	194,400
Wells 1-3 wellfield	498	Well 1R Permit	330				
Well 4	250	CIP 2016/EGGI Pump Test	150	60%	24	216,000	216,000
Permitted Capacity	748						
Total Source Capacity (WTP + Well #4)			500			594,000	216,000
Excess available capacity at Average Demand						303,000	-75,000
Excess available capacity at Maximum Demand						110,000	-268,000
Developments					Requested, gpd	Max Day, gpd	Avg Day, gpd
Exit 4 Project Area Expansion (Mega X gas station)						2,285	1,345
Ridgewood Commons/The Meadows (approved & under construction)						59,500	35,000
Main Street Commons - medical facility (on-line)						2,250	1,325
Essex Commons/Silver Fox Ln - 6 properties -Starbucks, Dominoes						6,460	3,800
Developments - current requests from developers			Avg Day Requested, gpd	Fire Flow requested	Notes	Max Day, gpd	Avg Day, gpd
White Rock Place (156 1 & 2 Br units)*			26,520-40,500	1,600		45,084	26,520
65 Batchelder Road (254 two BR units)*			50,000-88,000			85,000	50,000
Industrial Dr. Warehouse/Onyx			4,890	2,850 gpm @ 24 psi	Fire pump & tank	8,313	4,890
Campbell Mills Warehouse/Jewett Construction			788	2,100 gpm @ 97 psi for 90 min	Sprinkler design; pump?	1,340	788
Net Excess available capacity at Average Demand						179,332	-198,668
Net Excess available capacity at Maximum Demand						-100,232	-478,232





Town of Raymond, NH PLANNING BOARD

Meeting Minutes of

Thursday, March 9, 2023 @ 7:00 pm

Raymond High School – Media Center

45 Harriman Hill Road, Raymond, NH 03077

- 1 **Call to Order:** Tricia Bridgeo, Acting Chairperson called the meeting to order at 7:00 pm.
- 2 **Pledge of Allegiance:** Recited by all in attendance.
- 3 **Roll Call:** Tricia Bridgeo, Acting Chairperson; Gretchen Gott, Maddie Dilonno, Regional Planner;
- 4 Jim McLeod, Dee Luszcz, Scott Campbell, Selectmen Ex Officio; Bob McDonald, Alternate and
- 5 Dan Roy, Alternate
- 6 **Absent:** Brad Reed, Chair; Kevin Woods
- 7 Tricia seated both Alternates, Bob McDonald and Dan Roy, in the absence of members.
- 8 **Application 2022-009: A Site Plan application is being submitted by Greg DiBona of Bohler**
- 9 **Engineers on behalf of Jewett Construction. They are proposing to construct a 200,000 SF**
- 10 **industrial warehouse with applicable access, parking, loading, landscaping, lighting, stormwater**
- 11 **management, utilities, and erosion mitigation. Property is located on Route 27 and is identified as**
- 12 **Raymond Tax Map 28 / Lots 9, 10 & 11.**
- 13 Attorney Justin Pasay of DTC Lawyers (Donahue, Tucker & Ciandella) offered a re-cap of the January
- 14 26th meeting and as of February 23rd, has filed supplements that include revised site plans, septic
- 15 system plans, response comments to recent RPC and Dubois & King peer review letters, an updated
- 16 floor plan and copies of correspondences to the Conservation Commission and Lamprey River
- 17 Advisory Committee. Justin further stated that they felt TRC was complete and they are hoping for
- 18 close out letters from RPC and Dubois & King in the near future.
- 19 Additionally, in response to the letter from Kevin Pratt, Former Raymond Fire Chief, regarding
- 20 underground fuel tanks from a previous gas station at the site, they submitted an Underground
- 21 Storage Tank Facility Report from the DES OneStop website which shows the tanks were removed.
- 22 After a brief review of the peer review letters that they responded to, and address additional
- 23 questions by the Planning Board, they would like to discuss the process to engage the final approach
- 24 to the PB review because they feel in light of the extensive peer review that has taken place, that it is
- 25 appropriate at this time. Mr. Pasay then read each of the twelve responses in his letter to the PB.
- 26 (See attached)
- 27 Bob McDonald wanted to point out Site Plan Regulation 5.20 on page 20 that the PB may require
- 28 additional information. They have not submitted their **AOT & DES applications** for us to compare the
- 29 numbers submitted.
- 30 **Jim McLeod motioned to require “DRAFT” applications for State and any Federal permits**
- 31 **that they need prior to PB making a decision on this;**
- 32 **seconded by Dan Roy**

33 After a short discussion that focused on the importance of the numbers in these permit
34 applications are questions that we need answers to such as the amount of dredge and fill,
35 wetlands, sand, rivers, etc., **the vote was taken and the motion passed unanimously.**

36 Jim McLeod asked about the third party review from Underwood Engineers; Maddie explained that it
37 has not been completed yet.

38 Jim McLeod raised a question about a note on the new drawing Effluent Disposal System Design
39 Sheet 2 of 2; **(Note 12) Water supply is provided by an on-site well.**

40 Both Justin Pasay and Greg DiBona explained that there was no well proposed and that note is an
41 error. Jim raised the concern; *“Does the person who did the drawing – does he know that?”*
42 Greg DiBona stated that all the plans show town water; Dubois & King and Underwood knows.
43 Tricia asked if the State knew.

44 Tricia asked about the **flood plain**. Greg DiBona showed what areas will be cleared and filled using
45 existing materials from the site and they will do a 2:1 wetland restoration for the 5,000sf wetland
46 removal at the driveway. The AOT process will dictate the required public notice of the flood plain
47 alteration to abutters. There was a lot of confusion over the lines on the drawings. Bohler will
48 submit some colored drawings to clarify the lines.

49 Jim addressed our Wellhead Protection Area and that our town’s Bedrock Well is not on the plan and
50 may require a 4,000’ radius. Gretchen asked how far from our Bedrock (Pure) Well is this site? Tricia
51 stated that we need the radius information.

52 Bohler will look into it but they don’t believe the northern part falls into any protective zone

53 Jim McLeod raised great concern over **PFAS contamination** in regard to the underground fuel tanks,
54 so he feels an **Environmental Assessment** be done to identify any possible contamination.

55 Tricia stated that the **1977 Town Report shows this site was also previously a permitted Junk Yard**
56 and the son of the owner stated that vehicles are buried on the site. She said that we need to find
57 out what’s there. It was pointed out that the **OneStop report does not indicate that the tanks were**
58 **removed** so we need confirmation of that and the reporting area is blank. Are/were there any soil
59 reports for this site?

60 Dee Luszcz made a point that buried cars could still have fluids in them, such as freon, anti-freeze,
61 transmission fluid, and/or oil in them and although the applicant suggested that the excavation be
62 supervised, once these fluids are released, you can’t stop them.

63 **Jim McLeod stated that the board’s overall concern is that there might be soil or groundwater**
64 **contamination historically there that we want to determine whether or not it’s there before they**
65 **proceed.** If it’s there – we’ll deal with it; if it’s not, we’ll all know. Discussion that development of
66 the site would exacerbate the situation since the storm water is in the exact location where all the
67 variables that pertain to it are, so they wouldn’t be able to infiltrate in to it.

68 Bob McDonald cited **Site Plan Regulation 5.06 #2** on page 21:

69 **Site plan applications which involve property contaminated by hazardous or toxic materials (as**
70 **defined by RSA 339-A: 2) shall disclose such information as part of the application. If the Planning**

71 **Board finds that a potential health risk or an environmental threat exists from a previous use or**
72 **existing use of the site, then the Planning Board shall require that any environmental assessment**
73 **that has been completed and submitted to NHDES shall be submitted to and reviewed by the**
74 **Raymond TRC and to a third party qualified review professional of the Planning Board's choice, at**
75 **the applicant's expense, prior to any Planning Board action.**

76 Scott then noted that he knows of a well that existed on that property but it's not on the plans. He
77 pointed out the general area on drawing 301 based on his family owning the property in the past.
78 Bohler has no knowledge of a well but with the help of the PB, they will get old records and
79 incorporate it into the drawings.

80 **Jim McLeod motioned that the PB require an Environmental Assessment of the site based**
81 **on our 5.06.2 Groundwater Protection Site Plan Regulation.**
82 **seconded by Dee Luszcz.**

83 **Discussion:** We don't know where the gas station and junkyard were; Scott said he can
84 provide locations to Bohler and the PB members.

85 **Jim and Dee both retracted their motion and second so the applicant can identify areas of**
86 **concern.**

87 Dan Roy questioned the hours of operation and how overnight parking for truck drivers would be
88 addressed and if the overnight drivers were considered in the septic design since they will be using
89 the facilities, and the traffic study with added trip counts. Greg DiBona stated that trip counts were
90 based on a typical warehouse but that they will follow up regarding the septic concern.

91 Discussion about dates to continue this application to included a recommendation by Gretchen Gott
92 to add meetings to meet the demand of the number of applications, but the board disagreed and
93 provided two dates to the applicant; of which they chose the first offered.

94 **Dee Luszcz motioned to continue Application 2022-009 to Thursday, April 6, 2023 at the**
95 **Raymond High School Media Center at 7:00 pm.**

96 **Bob McDonald seconded; the motion passed unanimously.**

97 **Approval of Minutes for December 8, 2022**

98 A few corrections were noted for amendment.

99 **Bob McDonald motioned to approve the minutes of December 8, 2022, as amended;**
100 **seconded by Tricia; No discussion. Dan Roy abstained; all others voted YES.**

101 **The motion passed.**

102 **Approval of Minutes for December 15, 2022**

103 There was a discussion regarding the vote on Line 2348, page 59 and that it needs to be clarified as
104 to who voted for and against and if the motion was even voted correctly.

105 **Dee Luszcz motioned to table the minutes from 12/15/2022 until we can get clarification of**
106 **the vote.**

107 **Scott Campbell seconded; Bob McDonald and Dan Roy abstained; all others voted YES.**

108 **The motion passed.**

109 **Approval of Site Walk Minutes for January 2, 2023**

110 **Jim McLeod motioned to approve the Site Walk minutes for 1/23/2023 as written.**
111 **Tricia Bridgeo seconded; It was agreed that the video from that Site Walk will be attached**
112 **to the record. Dee Luszcz abstained; Dan Roy did not vote; all others voted YES.**

113 **Staff & Member Updates:**

114 Gretchen provided a form she created and suggested that members fill something like this out to
115 give to the planning technician for their required size of plans and how to receive them. Tricia stated
116 that with a new board being elected in a couple of weeks, it should be brought up then.

117 Jim McLeod pointed out that there is a lot of misinformation out there about the PB articles and it's
118 important people understand that we put a lot of effort and time, and spent a lot of legal fees, in
119 order to get these right to protect the town. The articles are 2 – 9; Please vote YES to protect you
120 and the town. Vote on Tuesday, March 14th.

121 Dee Luszcz – Work Force Housing: Many people still think that by voting yes, we are asking for a
122 whole lot of WFH to come to Raymond; that is NOT what the warrant article is about. It's about
123 Raymond having a say – YOU having a say – in the conditions of WFH coming here. If you vote NO to
124 that warrant article, you lose your future rights to say what the unit sizes are etc. We're not getting
125 rid of senior housing, that's still there, we hope developers would come in and build Senior Housing,
126 we'd applaud that application. Buy by voting NO to that WFH warrant article, you are giving up all
127 future rights to your say in how they're built. Jim McLeod added that we're only getting one slice on
128 this, that's it.

129 Tricia Bridgeo stated a little more clarification and that Legal advised the term was Elderly
130 Development. The voters should not mistake that an elderly 'house' has to be built to this criteria –
131 that is only for an Elderly Housing Development.

132 **RPC Update:**

133 Tricia gave an update from the last RPC meeting. They had previously voted to put the Blueberry Hill
134 intersection on the 10-year plan and while they were prepared to vote on it because of the many
135 accidents and deaths that have occurred there, it was discovered that Raymond had not completed
136 the application to move it forward. While the RPC has stated that it will work with Raymond on an
137 alternative solution, she emphasized that if commissioners are going to go to these meetings to
138 advocate for the Town of Raymond, it is crucial that they be on the Select Board's agenda to report
139 back and if there's funding that the town can receive, the board needs to hear it and follow up on it,
140 as they are the ones who actually have control over it. After several questions from PB members, it
141 was disclosed that it was our Town Manager who did not respond to the application which kept us
142 off the 10-year plan.

143 Bob McDonald questioned the scale used on the site plans and that it should be added to the
144 checklist. Maddie added this to the list of recommended changes she is keeping to review with the
145 new board.

146 Dan Roy raised the question on what happens if/when there isn't a quorum after the upcoming
147 election. Discussion resulted in ensuring that there will be a quorum and that Maddie will run the

148 beginning of the first meeting of the newly elected board to elect a Chairperson, then the new Chair
149 will ask for votes for the remaining officers; the meeting will then commence.

150 Jim McLeod added that although he has said that if he doesn't get 50% of the vote, he would resign
151 his seat because he needs a mandate of the people to continue to do this but that being said, he will
152 be seated at that meeting so there will be a quorum.

153 Tricia expressed that she vehemently disagrees with Gretchen in adding more meetings at the
154 exclusion of being able to get the work done that needs to be done and just trying to put them on at
155 the earliest date of convenience, is not serving the board, the applicant or the citizens because it is a
156 lot of work with these applications. Scott added that he feels the board will lose good people,
157 volunteers, that will not put up with added meetings; it is not a full-time job, they don't get paid for
158 it. Jim reiterated a point that it's not about the quantity of meetings, it's about being able to get
159 prepared for the meeting in time. Currently, this takes up every minute of his spare time because it's
160 one right after another so he thinks it serves the town, the client and the PB better to have a little
161 breathing room in between to get caught up and give them the attention they need.

162 Tricia added that there is still the Master Plan, CIP and plenty of other things the PB needs to be
163 working on which is also a service to the town that we have not been able to do and we need to do
164 that.

165 **Public Comment:**

166 Kathy McDonald thanked the board for their service to the town and reminded residents to vote. Jim
167 McLeod thanked Kathy for her service.

168 Warren Gibby echoed Kathy's statement and appreciates everybody on the board. He asked if there
169 is a form provided to applicants for what the board is looking for because the work product that is
170 coming before the board seems to be lacking. He added "You guys do a great job." Jim McLeod
171 provided the Site Plan Checklist to him, and Tricia Bridgeo stated that we need volunteers and
172 alternates.

173 **Adjournment:**

174 **Jim McLeod motioned to adjourn; seconded by Scott Campbell; No discussion.**
175 **The vote was unanimous. Motion passed.**

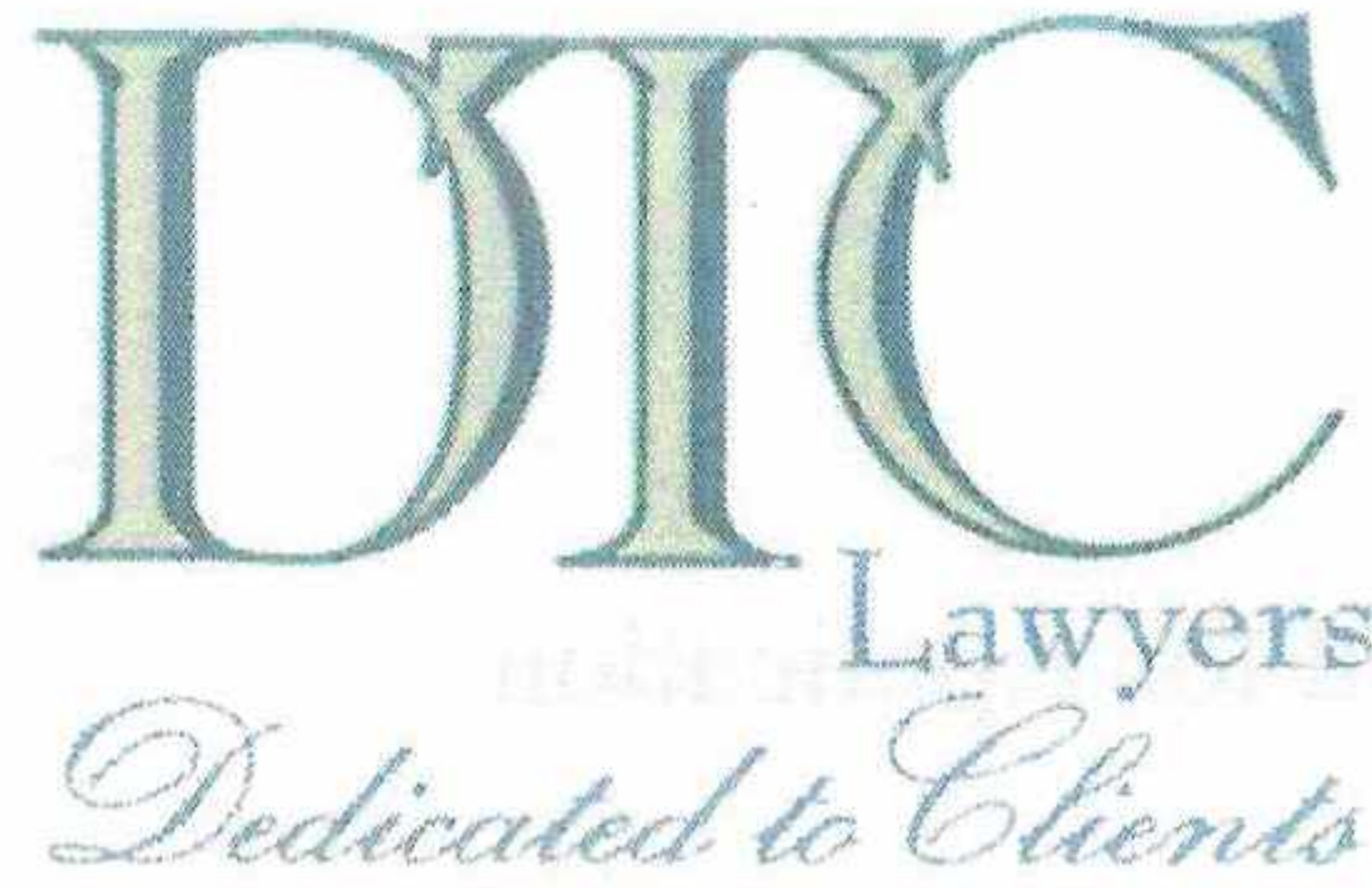
176 Acting Chair Tricia Bridgeo adjourned the meeting at 9:34 pm.

177 The video of this meeting is to be preserved as part of the permanent and official record.

178 Respectfully submitted,
179 Dee Luszcz

180 **Attachments:**

181 DTC letter from Justin Pasay



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NICHOLAS R. AESCHLIMAN

2 March 2023

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

Re: Application #2022-009

Dear Chair Reed and Board Members:

As you are aware, this firm represents the applicant, Jewett Construction (the "Applicant"), with regard to the above referenced Planning Board matter which proposes the development of a 200,000 sf industrial warehouse facility and associated site improvements (the "Project") on property identified as Town Tax Map 28, Lots 9, 10 and 11 (the "Property"). By this letter, we supplement the record in this case as outlined below. More specifically, this filing supplements a filing made by Bohler Engineering on 23 February 2023 which included, among other things, revised site plans, septic system plans, response comments to recent Rockingham Planning Commission and Dubois and King peer review letters, an updated floor plan, and copies of Bohler's recent correspondences to the Town's Conservation Commission and the Lamprey River Advisory Committee. This letter is oriented towards providing specific responses to questions raised by the Planning Board during the 26 January 2023 hearing. We look forward to discussing these matters with the board at the upcoming 9 March 2023 hearing.

Below please find summary responses to questions raised by Board members at the 26 January 2023 hearing:

- 1) Clarification regarding proposed building size.

Response: The Applicant has filed revised site plans and a revised floor plan for the proposed building which clarify the building's size.

- 2) Clarification regarding impervious surface breakdown on site.

Response: Bohler addressed this issue on the revised and filed Overall Site Layout Plan by providing separate square footage call-outs for the building area, concrete sidewalks, concrete truck docks, access road, truck court and parking lot area. These areas translate into 21.7% impervious surface coverage, as noticed in the Zoning Analysis Table.

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- 3) Clarification regarding fees paid for Application.

Response: The Applicant has reviewed this question with Christina McCarthy and confirmed that it has paid to the Town all invoiced fees and that no other fees are outstanding at this time. Additionally, the Applicant is in the process of tendering payment to cover escrow amounts and third-party peer review of the water study. Checks will be delivered to the Town on Monday, 6 March 2023.

- 4) Clarification regarding Project compliance with Town's parking requirements.

Response: The Applicant has clarified this issue as requested on its revised site plans.

- 5) Clarification regarding wellhead areas.

Response: The wellhead protection and groundwater protection limits are depicted on the revised site plans, as they were on the original site plans. Additionally, Bohler has added more notes and labels on the plans as well as included in the Typical Line Type Legend that is reflected on many sheets throughout the plan set.

- 6) Clarification regarding gas tanks on Property raised by former Fire Chief Kevin Pratt.

Response: Please find enclosed herewith a NHDES OneStop document memorializing the removal of gasoline and diesel fuel tanks in September of 2001.

- 7) Clarification regarding operations of proposed warehouse.

Response: The Board raised questions regarding the operation of the site to include, among other operational questions, questions regarding truck court operation. The Project has been designed to safely and adequately function, within the parameters of the Town's Site Plan Review Regulations and other applicable guidelines, as a warehouse. Bohler has significant experience designing these facilities as indicated in the Industrial Experience Summary provided to the Planning Board by Bohler on 23 February 2023. Further, as the Applicant and its representatives have discussed with the Board, this Project is being "built on spec", in that no tenant has been identified or secured to-date. Rather, the use proposed is a warehouse use and the building and its associated parking and truck court have been designed accordingly. That is why the Project's trip generation, traffic volume, and trip distribution projections, as reflected in the revised Traffic Impact Study provided by Vanasse & Associates, Inc., references ITE Trip Generation Manual 11th Edition Land Use 150 – Warehouse. The Applicant acknowledges that it must comply with all applicable local, state and federal laws and regulations and that to the extent the underlying use ever changes, the Project will require additional change of use review by the Planning Board. The Applicant is comfortable with a condition of approval memorializing same.

- 8) Clarification regarding Traffic Impact Study data utilization.

Response: Vanasse & Associates, Inc., is obtaining additional traffic count data along Route 27 to account for traffic associated with area schools. Vanasse & Associates will discuss same during the 9 March hearing. Otherwise, the Applicant has already responded to all peer review comments regarding the Traffic Impact Study.

- 9) Provide wetland plan.

Response: Please find enclosed herewith the Overall Grading & Drainage Plan utilized by Gove Environmental Services, Inc., during its wetlands presentation on 26 January 2023 hearing.

- 10) Clarification regarding soil data in wetland replication area.

Response: The wetland crossing exhibit contained within the site plans, as updated, contains soil mix data in the proposed wetland replication area. Further, a full high intensity soil survey will be conducted pursuant to the Alteration of Terrain permit process. As discussed during the 26 January 2023 hearing, the Applicant is comfortable with a condition of approval requiring that installation of the wetland replication area be monitored and approved by a certified Wetland Scientist.

- 11) Legend clarification.

Response: Bohler updated the Typical Line Type Legend that was previously depicted on the General Notes Sheet and have added same on the Overall Demolition Plan, Overall Site Layout Plan, Overall Grading and Drainage Plan, and Overall Utility Plan.

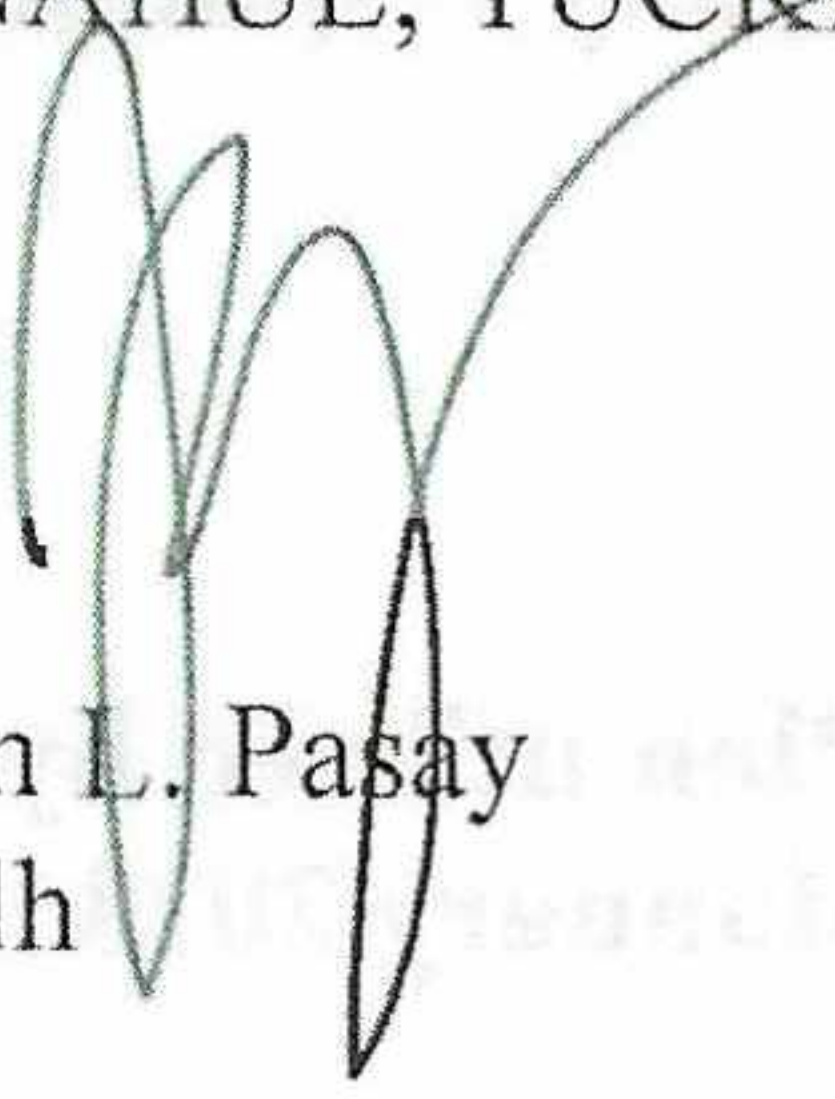
- 12) State Permits question.

Response: The Applicant anticipates filing State Dredge and Fill and Alteration of Terrain permits. These permits have not yet been filed and the Applicant does not anticipate filing same until local Planning Board approval is imminent or already obtained. The Applicant is, of course, comfortable with a condition of approval which makes the anticipated site plan review approval contingent upon the Applicant's receipt of all applicable state and federal permits as expressly contemplated by RSA 676:4.

Brad Reed, Chair
Raymond Planning Board
2 March 2023
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As always, we thank you for your time and attention and look forward to appearing before you on 9 March 2023.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC



Justin L. Pasay
JLP/lh

- cc: Jewett Construction (email only)
- Bohler Engineering (email only)
- Gove Environmental Services (email only)