



TOWN OF RAYMOND

Planning Board Agenda
June 3, 2021 at 7:00 p.m.
Electronic Zoom Meeting

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. Public Meeting

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. For a full set of instructions on how to use ZOOM please visit <https://www.raymondnh.gov/draft-of-meeting-agendas-minutes> and click on "Zoom Instructions"

As an abutter in order to participate in this meeting please join the webinar at <https://us02web.zoom.us/j/99429059850> If connecting by voice only telephone use one of the following numbers: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 When prompted, enter the Webinar ID: 994 2905 9850 followed by the # symbol. If prompted for a Participant ID, simply press the # symbol.

We are encouraging residents who do not wish to speak during Public input or have questions under the Citizens questions portion of the agenda and would like to be heard to submit them via email to cmccarthy@raymondnh.gov or by phone at 603-895-7016 by 06/03/2021 by 3 pm.

For problems, please call 603-895-6405 or email at: communication@raymondnh.gov.

The virtual meeting will also be simulcast for viewing purposes only on Raymond Community Television Channel 22 and streamed live at: <https://raymondtv.viebit.com/>

- a) **Application #2021-007:** A conceptual review for a subdivision plan has been submitted by James Gregoire of Littlewoods for property identified as Raymond Tax Map 38 Lot 25, located at 16 Dudley Road, Raymond NH, 03077 within Zone B. The applicant is proposing to have a garden center/farm stand/Yankee crafts from local tradesmen.
- b) **Application #2021-005:** A conceptual application for a subdivision has been submitted by Jones and Beach on behalf of Shiv Shrestha for property identified as Raymond Tax Map 20 /Lot 58 & Map 26 Lot 1, located at 15 Sargent Dr., Raymond NH, 03077 and both within Zone B. The applicant is proposing to depict a conceptual subdivision of thirty-eight (38) single-family residential lots.
- c) **Application #2020-011:** An application for a subdivision has been submitted by Roscoe Blaisdell for property identified as Raymond Tax Map 8 Lot 37, located at Bald Hill Rd., Raymond NH, 03077 within Zone B. The applicant is proposing to subdivide the lot into 37 building lots and 1 open space lot.

* Note: If you require personal assistance for audio, visual or other special aid, please contact the Selectmen's Office at least 72 hours prior to the meeting. If this meeting is postponed for any reason, it will be held at a time TBD.



TOWN OF RAYMOND

Planning Board Agenda
 June 3, 2021 at 7:00 p.m.
 Electronic Zoom Meeting

2. Approval of Minutes

- 05/13/2021
- 05/18/2021 Site walk
- 05/20/2021

3. Public Comment

4. Other Business

- Staff Updates – Various subject matter pertaining to Planning Board business.
 - Board Member Updates
 - Any other business brought before the board
- **Adjournment (NO LATER THAN 10:00 P.M.)**

Planning Board Meeting Dates 2021	
Submittal Deadline for Completed Application & Materials	Planning Board Meeting Dates (1st & 3rd Thursdays of the Month)
May 06, 2021	June 03, 2021 ONWAY LAKE CONCEPTUAL, LITTLEWOODS CONCEPTUAL & Bald Hill
May 20, 2021	June 17, 2021 Mtn Rd Grant's Towing
June 03, 2021	July 01, 2021 Old Ham Rd., Mareld & Diss. of Solar Ordinance
June 17, 2021	July 15, 2021
July 01, 2021	August 05, 2021
July 15, 2021	August 19, 2021
August 05, 2021	September 02, 2021
August 19, 2021	September 16, 2021
September 02, 2021	October 07, 2021
September 16, 2021	October 21, 2021
October 07, 2021	November 04, 2021
October 21, 2021	November 18, 2021
November 04, 2021	December 02, 2021
November 18, 2021	December 16, 2021

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Planning Board Application

In accordance with NH RSA 676:4 II

Conceptual Review Design Review Pre-Application Review

(Choose One)

Town of Raymond, NH

(please see back for copy of applicable RSA)

Project Name: Littlewoods Point

Location: 16 Dudley Rd

Project Description: Garden Center / Craft Market

Zone: _____ Total Number of Lots: _____

Applicant/Agent Information:

Name: James Gregoire Littlewoods 16 LLC

Phone: 603-785-3269 Fax: _____

Company: _____

Address: 15 Dudley Rd Raymond

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

Signed*: [Signature] Date: 5/4/21

*Requires notarized letter of permission

Owner Information:

Name: Littlewoods 16 LLC

Phone: 785-3269 Fax: _____

Company: _____

Address: Same as Above

Signed: _____ Date: _____

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

Engineer: _____

Surveyor: Lavelle and Assoc. Manchester 329-6851

Soil Scientist: _____

Landscape Architect: _____

Fire Protection Engineer: _____

Other(s): _____

FEES: \$50.00 Application Fee, \$300.00 Escrow and \$10.00 per abutter.

For Office Use, Only:

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

Abutters List Received: _____ Plans & Checklist Received: _____

 We are updating our Terms of Use. [Learn more](#)

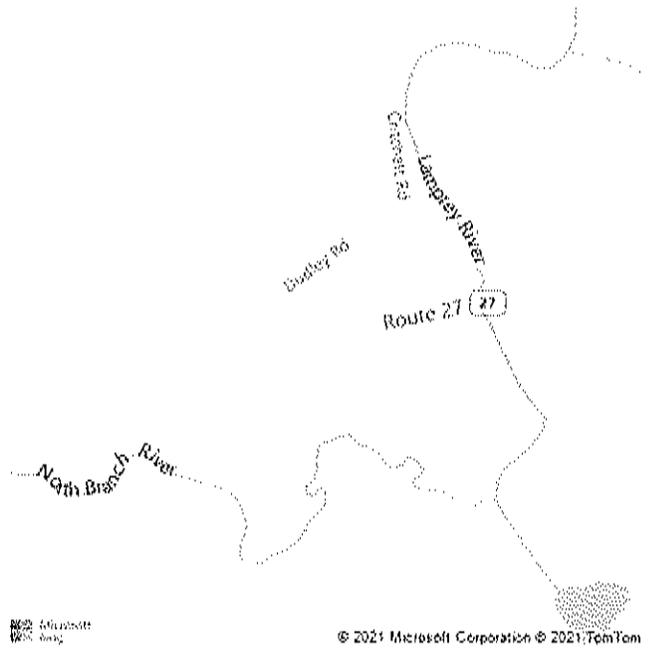


 bing maps

Notes

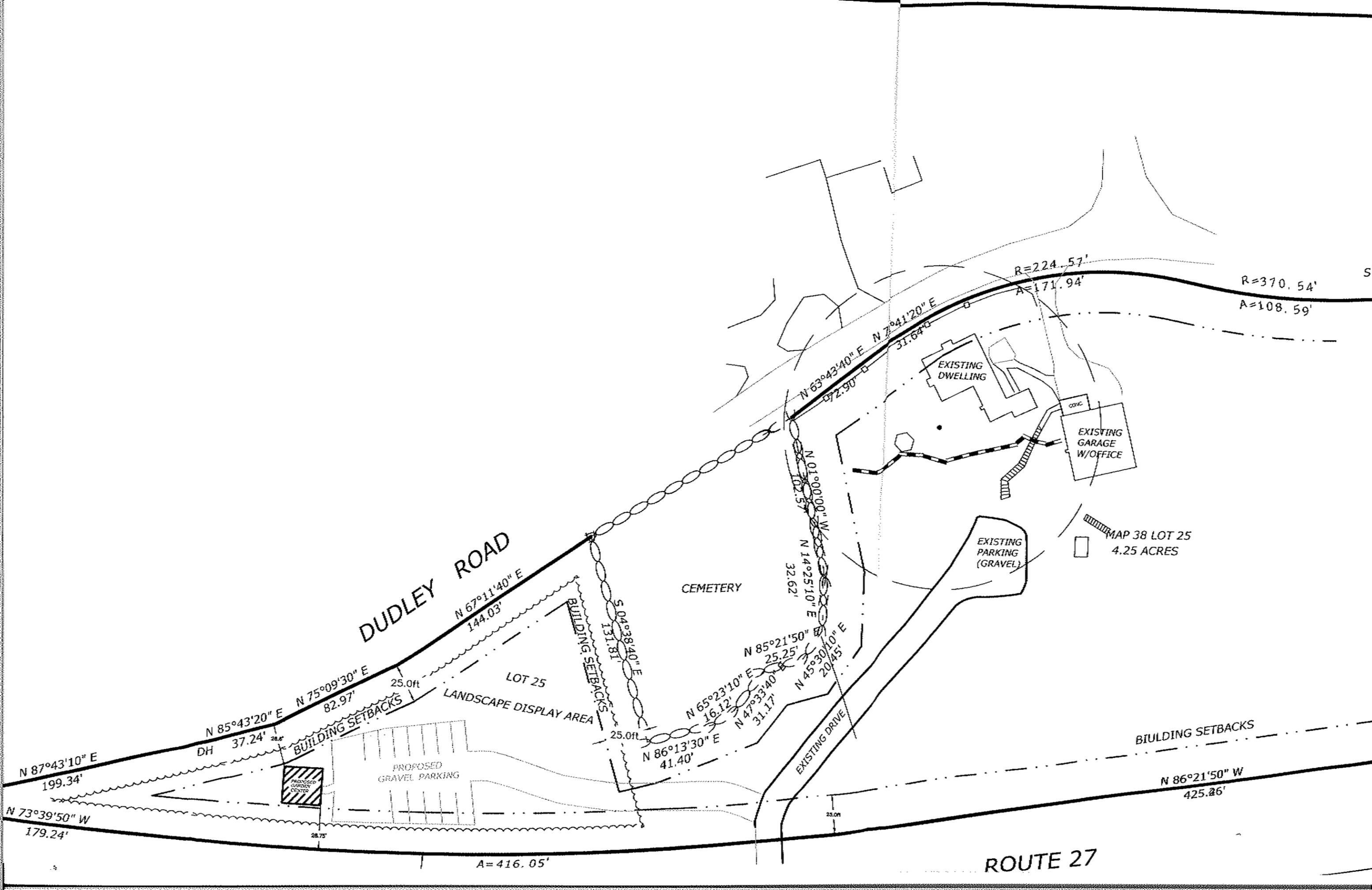
Littlewoods 16 LLC

Littlewoods Point
Commercial Trades/Crafts Building



Our goal would be to use the “triangle” as a hub for an assortment of activities that fit into the rural scape of our community. Garden center, farm stand – fresh produce, canned/jarred preserves, baked goods, Yankee crafts from local tradesman. (similar idea of building below)





DUDLEY ROAD

ROUTE 27

N 87°43'10" E
199.34'
N 73°39'50" W
179.24'

N 85°43'20" E
82.97'
DH 37.24'
N 75°09'30" E
25.0ft

BUILDING SETBACKS

PROPOSED GRAVEL PARKING

PROPOSED GARDEN CENTER

LANDSCAPE DISPLAY AREA

LOT 25

BUILDING SETBACKS

CEMETERY

EXISTING DWELLING

EXISTING GARAGE W/OFFICE

EXISTING PARKING (GRAVEL)

MAP 38 LOT 25
4.25 ACRES

EXISTING DRIVE

R=224.57'
A=171.94'

R=370.54'
A=108.59'

A=416.05'

N 86°13'30" E
41.40'

N 65°23'10" E
16.12'

N 47°33'40" E
31.17'

N 85°21'50" E
25.25'

N 14°25'10" E
32.62'

N 01°00'00" W
107.57'

N 63°43'40" E
97.90'

N 7°41'20" E
31.64'

N 86°21'50" W
425.26'

JONES & BEACH ENGINEERS INC.

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

April 15, 2021

Raymond Planning Board
Attn. Jonathan Wood, Chair
4 Epping Street
Raymond, NH 03077

RE: Conceptual Application
15 Sargent Drive, Raymond, NH
Tax Map 20, Lot 58
Tax Map 26, Lot 1
JBE Project No. 14232.7

Dear Mr. Wood,

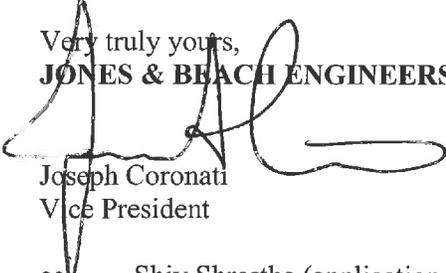
Jones & Beach Engineers, Inc. respectfully submits a Conceptual Application for the above-referenced parcel on behalf of our client, Shiv Shrestha. The intent of this application is to discuss the further potential for subdivision & development on these parcels.

The following items are provided in support of this Application:

1. Conceptual Application
2. Letter of Authorization.
3. Copy of Deed.
4. Fee Check.
5. Abutters List & Mailing Labels (3 sets).
6. Tax Map
7. Six (6) Full Size Plan Sets.
8. Ten (10) Reduced Size (11" x 17") Plan Sets.
9. One (1) Digital Copy of All Documents Submitted.

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

Very truly yours,
JONES & BEACH ENGINEERS, INC.


Joseph Coronati
Vice President

cc/ Shiv Shrestha (application and plans via email)
Jeff Adler, DuBois & King (application & plans via email & U.S. Mail)



Map # 20 Lot # 58
26 1

Planning Board Application

In accordance with NH RSA 676:4 II

Conceptual Review Design Review Pre-Application Review
(Choose One)

Town of Raymond, NH

(please see back for copy of applicable RSA)

Project Name: Onway Lake Village

Location: 15 Sargent Drive, Raymond, NH

Project Description: To subdivide the parcel into thirty-eight (38) single-family residential lots.

Zone: Residential/ Total Number of Lots: 38
Agricultural

Applicant/Agent Information:

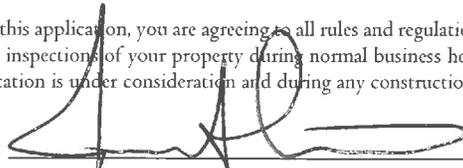
Name: Shiv Shrestha

Phone: 603-305-0579 Fax: _____

Company: _____

Address: 427 Amherst Street, Floor 2, Suite 1, Nashua, NH 03063

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

Signed*:  Date: 4/15/21

*Requires notarized letter of permission

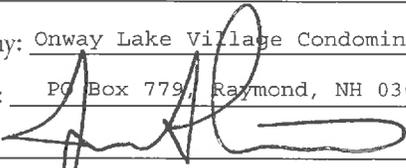
Owner Information:

Name: _____

Phone: _____ Fax: _____

Company: Onway Lake Village Condominiums, LLC

Address: PO Box 779, Raymond, NH 03077

Signed:  Date: 4/15/21

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

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

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

Soil Scientist: _____

Landscape Architect: _____

Fire Protection Engineer: _____

Other(s): _____

FEES: \$50.00 Application Fee, \$300.00 Escrow and \$10.00 per abutter.

For Office Use, Only:

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

Abutters List Received: _____ Plans & Checklist Received: _____

NH RSA 676:4 II

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

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

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

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

Letter of Authorization

I, Shiv Shrestha, 427 Amherst Street, 2nd Floor, Suite 1, Nashua, NH 03063, developer of property located in Raymond, NH, known as Tax Map 20, Lot 58, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 15 Sargent Road in Raymond, NH.

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

Shiv K. Shrestha

Witness

Shiv Shrestha

3/31/21
Date

Letter of Authorization

Onway Lake Condominiums, LLC, PO Box 779, Raymond, NH 03077, owner of property located in Raymond, NH, known as Tax Map 20, Lot 58, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 15 Sargent Road in Raymond, NH.

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

Patricia S. Tracy
Witness

[Signature]
Onway Lake Condominiums, LLC

3/31/21
Date



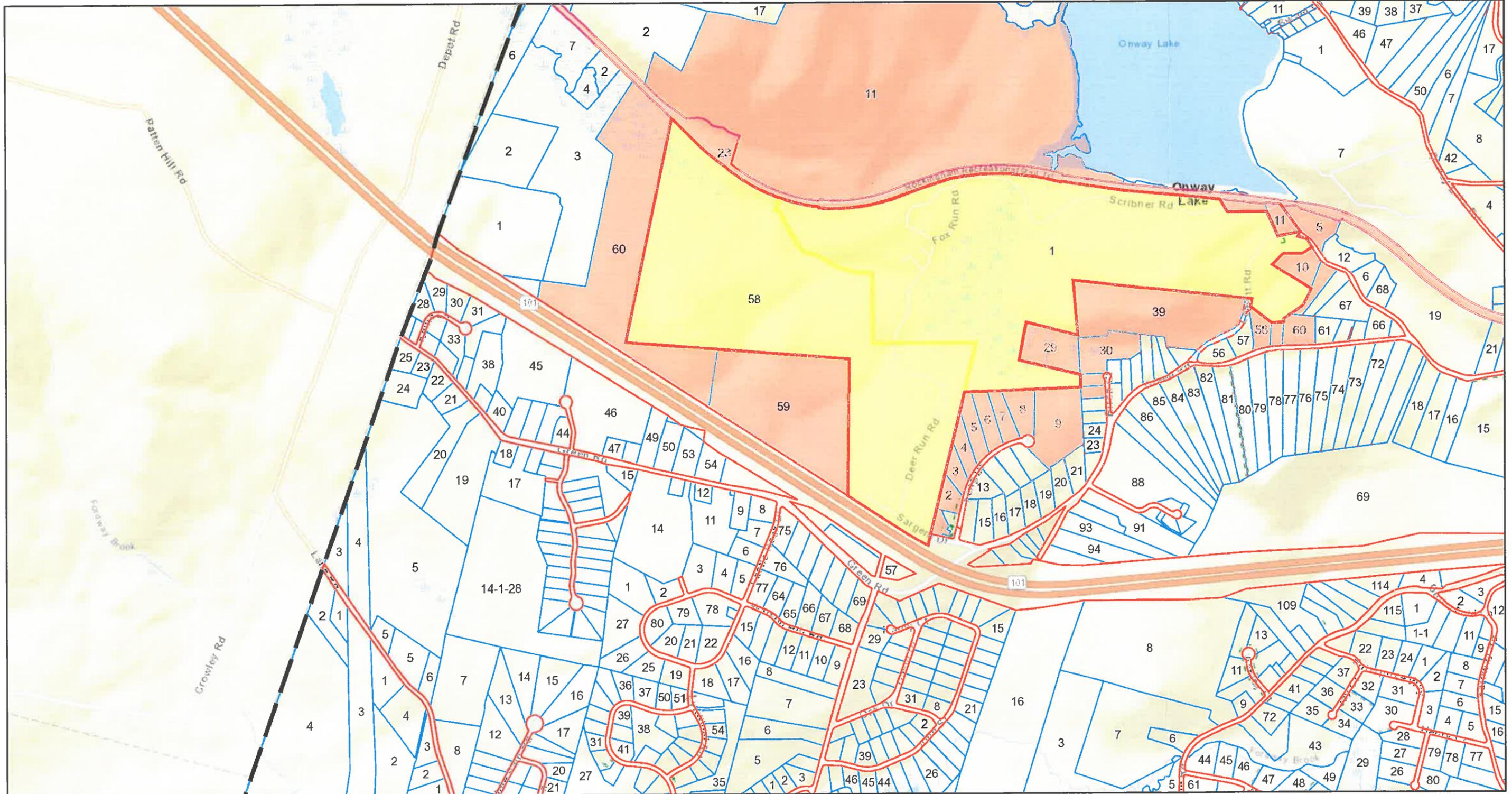
Raymond, NH

1 inch = 1101 Feet

0 1101 2203 3304



April 15, 2021



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

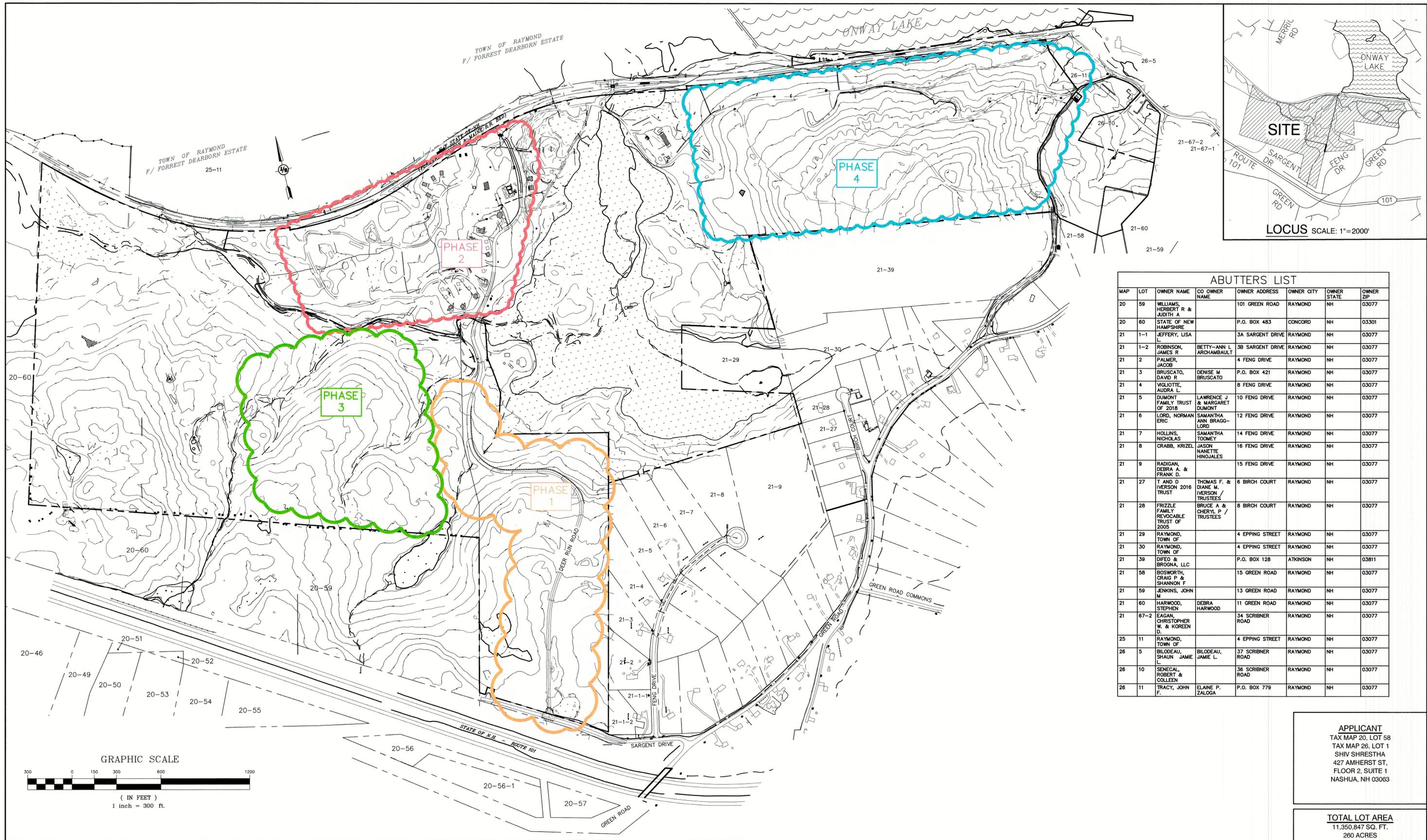
Plan Review Memorandum

To: Chairman Wood and Raymond Planning Board Members
From: Glenn Coppelman, Consultant Circuit Rider Planner
Subject: Initial comments for Onway Lake conceptual plan
Appl. #: TBD
Date: April 16, 2021

Application #TBD: DESIGN REVIEW For Onway Lake

Here are my initial comments on this preliminary submittal:

1. The applicant is requesting a “Conceptual Review” for a possible conservation subdivision of land on Sargent Drive in Raymond. Since this application goes beyond what is considered “conceptual”, I believe it falls into the “Design Review” category. As such, it should be Legally Noticed with proper abutter notification.
2. Does this contain any Zone G land? If so, is that accounted for in the Yield calculations?
3. It would be helpful to have more information regarding plans for the Phasing as shown in the application.
4. On the Cluster design, the small sliver of “Open Space” on the Eastern edge of Deer Run Road could be problematic if it gets heavily used, as it’s sandwiched in between two residential areas.
5. Road length could be an issue, especially where there is no second point of egress.
6. The proposed Conservation Subdivision greatly exceeds the minimum requirement for Open Space (a good thing). Is there a proposal for how the Open Space will be utilized? Will it be for Public or Private use? How will it be accessed?



ABUTTERS LIST

MAP	LOT	OWNER NAME	CO OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
20	59	WILLIAMS, HERBERT R & JUDITH A		101 GREEN ROAD	RAYMOND	NH	03077
20	60	STATE OF NEW HAMPSHIRE		P.O. BOX 483	CONCORD	NH	03301
21	1-1	JEFFERY, LISA L.		3A SARGENT DRIVE	RAYMOND	NH	03077
21	1-2	ROBINSON, JAMES R	BETTY-ANN L ARCHAMBAULT	3B SARGENT DRIVE	RAYMOND	NH	03077
21	2	FALMER, JACOB		4 FENG DRIVE	RAYMOND	NH	03077
21	3	BRUSCATO, DAVID R	DENISE M BRUSCATO	P.O. BOX 421	RAYMOND	NH	03077
21	4	VIGLIOTTE, AUDRA L.		8 FENG DRIVE	RAYMOND	NH	03077
21	5	DUMONT FAMILY TRUST OF 2018	LAWRENCE J & MARGARET DUMONT	10 FENG DRIVE	RAYMOND	NH	03077
21	6	LORD, NORMAN ERIC	SAMANTHA ANN BRAGG-LORD	12 FENG DRIVE	RAYMOND	NH	03077
21	7	HOLLINS, NICHOLAS	SAMANTHA TOOMEY	14 FENG DRIVE	RAYMOND	NH	03077
21	8	CRABB, KRIZEL	JASON NANETTE HINOJALES	16 FENG DRIVE	RAYMOND	NH	03077
21	9	RADIGAN, DEBRA A. & FRANK D.		15 FENG DRIVE	RAYMOND	NH	03077
21	27	T AND D IVERSON 2016 TRUST	THOMAS F. & DIANE M. IVERSON / TRUSTEES	6 BIRCH COURT	RAYMOND	NH	03077
21	28	FRIZZLE FAMILY REVOCABLE TRUST OF 2005	BRUCE A & CHERYL P / TRUSTEES	8 BIRCH COURT	RAYMOND	NH	03077
21	29	RAYMOND, TOWN OF		4 EPPING STREET	RAYMOND	NH	03077
21	30	RAYMOND, TOWN OF		4 EPPING STREET	RAYMOND	NH	03077
21	39	DIFEO & BROGNA, LLC		P.O. BOX 128	ATKINSON	NH	03811
21	58	BOSWORTH, CRAIG P & SHANNON F		15 GREEN ROAD	RAYMOND	NH	03077
21	59	JENKINS, JOHN M		13 GREEN ROAD	RAYMOND	NH	03077
21	60	HARWOOD, STEPHEN	DEBRA HARWOOD	11 GREEN ROAD	RAYMOND	NH	03077
21	67-2	EAGAN, CHRISTOPHER W. & KOREEN D.		34 SCRIBNER ROAD	RAYMOND	NH	03077
25	11	RAYMOND, TOWN OF		4 EPPING STREET	RAYMOND	NH	03077
26	5	BILODEAU, SHAUN JAMIE L.	BILODEAU, JAMIE L.	37 SCRIBNER ROAD	RAYMOND	NH	03077
26	10	SENECAL, ROBERT & COLLEEN		36 SCRIBNER ROAD	RAYMOND	NH	03077
26	11	TRACY, JOHN F.	ELAINE P. ZALOGA	P.O. BOX 779	RAYMOND	NH	03077

APPLICANT
 TAX MAP 20, LOT 58
 TAX MAP 26, LOT 1
 SHIV SHRESTHA
 427 AMHERST ST.
 FLOOR 2, SUITE 1
 NASHUA, NH 03063

TOTAL LOT AREA
 11,350,847 SQ. FT.
 260 ACRES

Design: JAC Draft: AJB Date: 4/15/21
 Checked: JAC Scale: AS NOTED Project No.: 14232.7
 Drawing Name: 14232.7-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	4/15/21	ISSUED FOR REVIEW	AJB

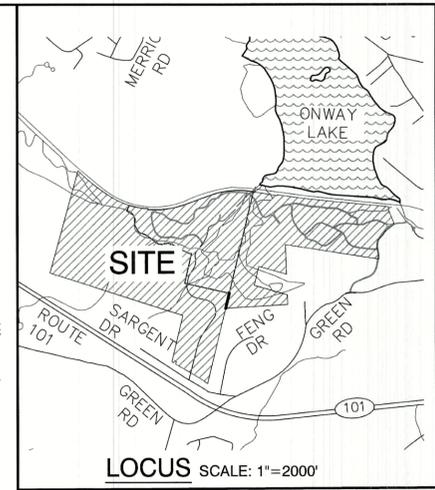
Designed and Produced in NH

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

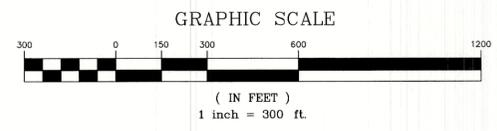
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **OVERVIEW PHASING PLAN**
 Project: **15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE**
 Owner of Record: **ONWAY LAKE VILLAGE CONDOMINIUMS, LLC P.O. BOX 779 RAYMOND, NH 03077**

DRAWING No. **C1**
 SHEET X OF 6
 JBE PROJECT NO. 14232.7



- NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED YIELD PLAN OF SINGLE FAMILY LOTS OF RAYMOND NH TAX MAP 20, LOT 58.
 - ZONING DISTRICT: RESIDENTIAL/AGRICULTURAL
 LOT AREA MINIMUM = 87,120 SF
 LOT FRONTAGE MINIMUM = 200'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 30'
 SIDE SETBACK = 30'
 REAR SETBACK = 30'
 MAX. BUILDING HEIGHT = 30'
 - YIELD CALCULATION:
 MINIMUM LOT SIZE = 87,120 S.F.
 MAP 20 LOT 58 AREA = 6,711,845 S.F.
 2 ACRE YIELD LOTS = 43 LOTS
 LINEAR FEET OF PROPOSED ROAD=5850'
 - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORSEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.



APPLICANT
 TAX MAP 20, LOT 58
 TAX MAP 26, LOT 1
 SHIV SHRESTHA
 427 AMHERST ST.
 FLOOR 2, SUITE 1
 NASHUA, NH 03063

TOTAL LOT AREA
 11,350,847 SQ. FT.
 260 ACRES

Design: JAC Draft: AJB Date: 4/15/21
 Checked: JAC Scale: AS NOTED Project No.: 14232.7
 Drawing Name: 14232.7-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	4/15/21	ISSUED FOR REVIEW	AJB

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

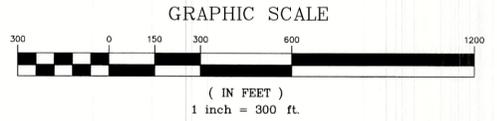
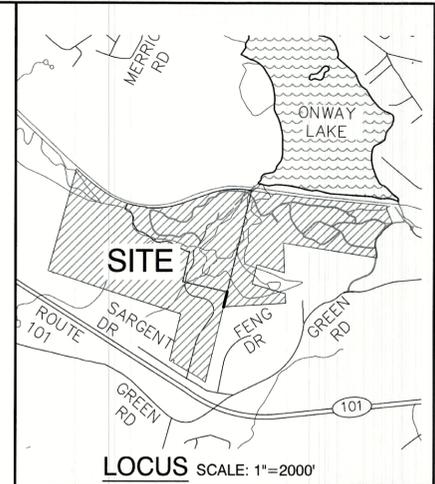
Plan Name: **YIELD PLAN**

Project: **15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE**

Owner of Record: **ONWAY LAKE VILLAGE CONDOMINIUMS, LLC P.O. BOX 779 RAYMOND, NH 03077**

DRAWING No. **Y1**

SHEET 2 OF 6
 JBE PROJECT NO. 14232.7



APPLICANT
 TAX MAP 26, LOT 58
 SHIV SHRESTHA
 427 AMHERST ST,
 FLOOR 2, SUITE 1
 NASHUA, NH 03063

TOTAL LOT AREA
 11,350,847 SQ. FT.
 260 ACRES

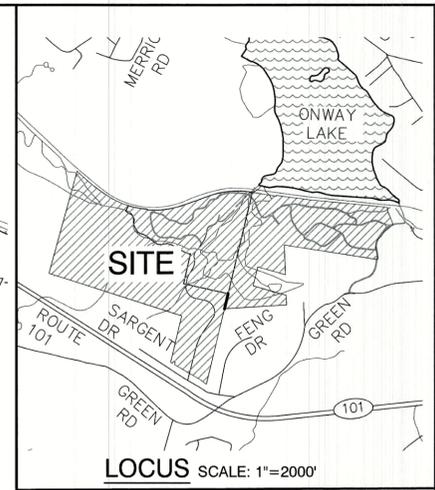
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REV.	DATE	REVISION	BY
0	4/15/21	ISSUED FOR REVIEW	AJB

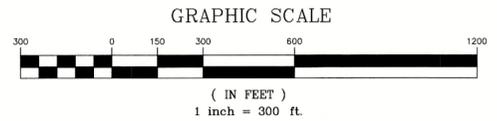
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **YIELD PLAN**
 Project: **15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE**
 Owner of Record: **ONWAY LAKE VILLAGE CONDOMINIUMS, LLC P.O. BOX 779 RAYMOND, NH 03077**

DRAWING No. **Y2**
 SHEET 3 OF 6
 JBE PROJECT NO. 14232.7



- NOTES:**
1. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED CLUSTER SUBDIVISION OF SINGLE FAMILY LOTS OF RAYMOND NH TAX MAP 20, LOT 58.
 2. ZONING DISTRICT: RESIDENTIAL/AGRICULTURAL
 LOT AREA MINIMUM = 87,120 SF
 LOT FRONTAGE MINIMUM = 200'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 30'
 SIDE SETBACK = 30'
 REAR SETBACK = 30'
 MAX. BUILDING HEIGHT = 30'
 3. CLUSTER CALCULATION:
 YIELD LOTS = 43 LOTS
 CLUSTER LOTS = 38 LOTS
 LINEAR FEET OF PROPOSED ROAD = 1770'
 OPEN SPACE: 121 ACRES OF 155 ACRES= 78% OPEN SPACE
 4. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.



APPLICANT
 TAX MAP 20, LOT 58
 TAX MAP 26, LOT 1
 SHIV SHRESTHA
 427 AMHERST ST.
 FLOOR 2, SUITE 1
 NASHUA, NH 03063

TOTAL LOT AREA
 11,350,847 SQ. FT.
 260 ACRES

Design: JAC Draft: AJB Date: 4/15/21
 Checked: JAC Scale: AS NOTED Project No.: 14232.7
 Drawing Name: 14232.7-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	4/15/21	ISSUED FOR REVIEW	AJB

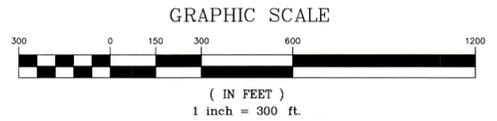
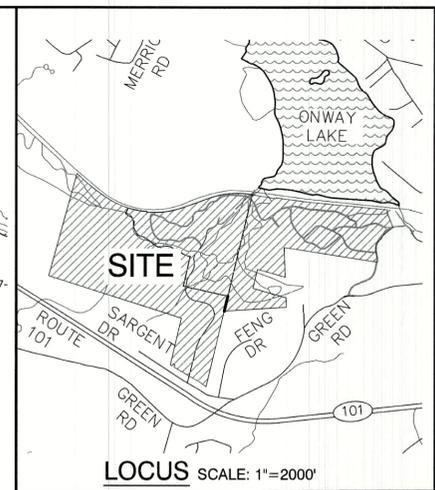
Designed and Produced in NH

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:	CLUSTER PLAN
Project:	15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE
Owner of Record:	ONWAY LAKE VILLAGE CONDOMINIUMS, LLC P.O. BOX 779 RAYMOND, NH 03077

DRAWING No.
CL1
 SHEET 4 OF 6
 JBE PROJECT NO. 14232.7



APPLICANT
 TAX MAP 20, LOT 58
 TAX MAP 26, LOT 1
 SHIV SHRESTHA
 427 AMHERST ST.
 FLOOR 2, SUITE 1
 NASHUA, NH 03063

TOTAL LOT AREA
 11,350,847 SQ. FT.
 260 ACRES

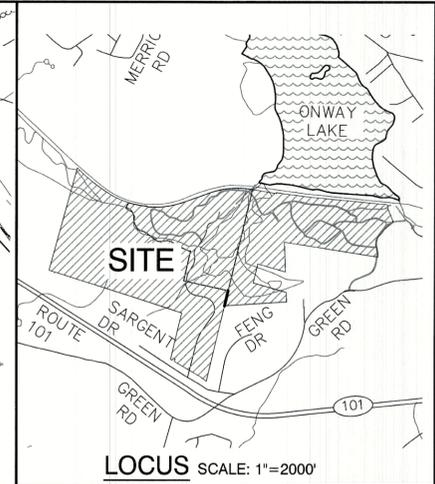
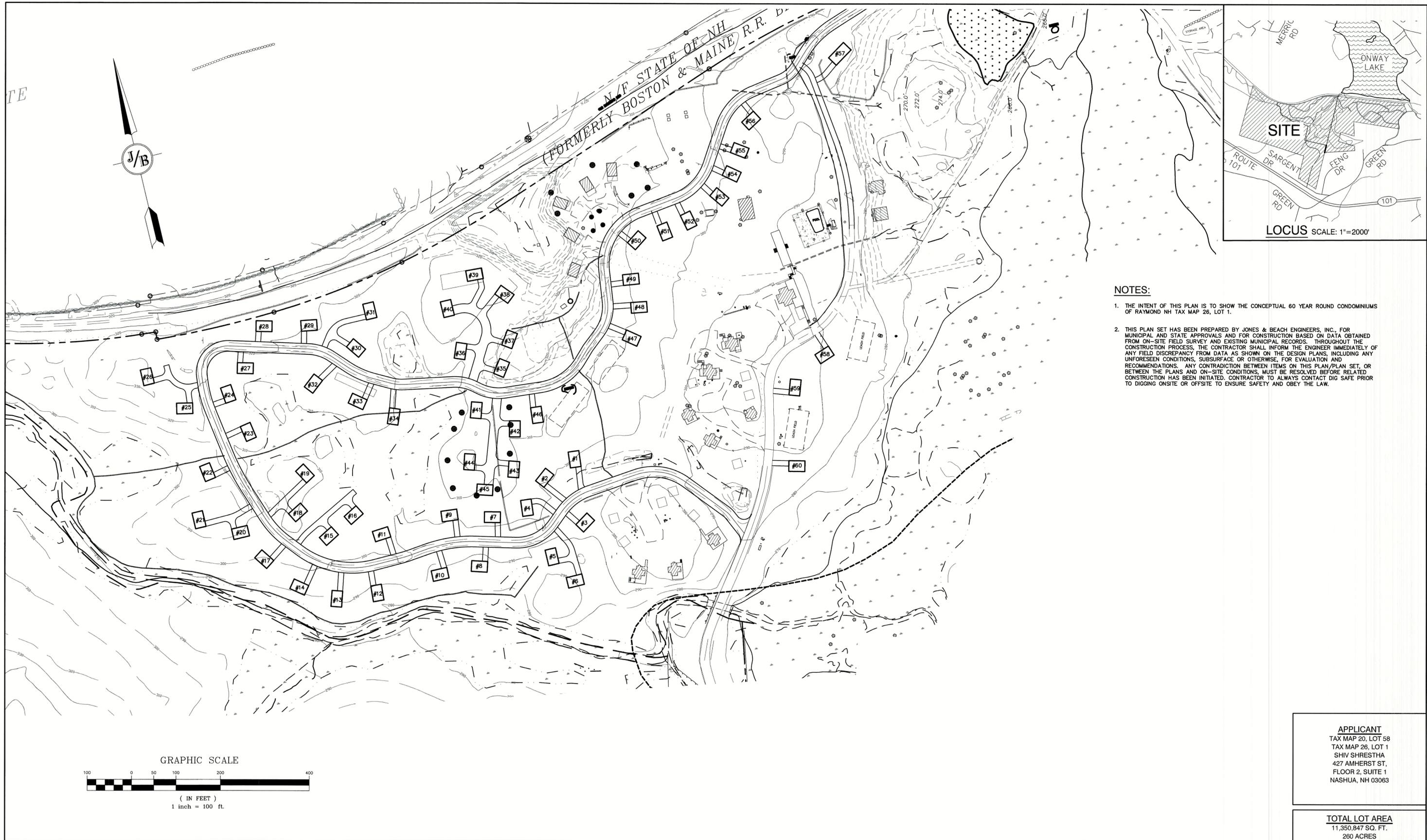
Design: JAC Draft: AJB Date: 4/15/21
 Checked: JAC Scale: AS NOTED Project No.: 14232.7
 Drawing Name: 14232.7-PLAN.dwg
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REV.	DATE	REVISION	BY
0	4/15/21	ISSUED FOR REVIEW	AJB

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: **CLUSTER PLAN**
 Project: **15 SARGENT DRIVE
RAYMOND, NEW HAMPSHIRE**
 Owner of Record: **ONWAY LAKE VILLAGE CONDOMINIUMS, LLC
P.O. BOX 779 RAYMOND, NH 03077**

DRAWING No.
CL2
 SHEET 5 OF 6
 JBE PROJECT NO. 14232.7



- NOTES:**
1. THE INTENT OF THIS PLAN IS TO SHOW THE CONCEPTUAL 60 YEAR ROUND CONDOMINIUMS OF RAYMOND NH TAX MAP 26, LOT 1.
 2. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.

APPLICANT
TAX MAP 26, LOT 58
TAX MAP 26, LOT 1
SHIV SHRESTHA
427 AMHERST ST,
FLOOR 2, SUITE 1
NASHUA, NH 03063

TOTAL LOT AREA
11,350,847 SQ. FT.
260 ACRES

Design: JAC Draft: AJB Date: 4/15/21
Checked: JAC Scale: AS NOTED Project No.: 14232.7
Drawing Name: 14232.7-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	4/15/21	ISSUED FOR REVIEW	AJB

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: **CONDO PLAN**
Project: **15 SARGENT DRIVE
RAYMOND, NEW HAMPSHIRE**
Owner of Record: **ONWAY LAKE VILLAGE CONDOMINIUMS, LLC
P.O. BOX 779 RAYMOND, NH 03077**

DRAWING No.
CO1
SHEET 6 OF 6
JBE PROJECT NO. 14232.7



May 11, 2021

Ms. Christina McCarthy
Raymond Community Development
Town of Raymond
4 Epping Street
Raymond, New Hampshire 03077

Subject: Map 8 Lot 37 – "Conservation Subdivision, Bald Hill Road"
Engineering Review

Dear Ms. McCarthy

As requested, we have completed our review of the plans and materials submitted for the above referenced project. The submission includes the following documents:

- Plan set by Blaisdell Survey and Beals Associates PLLC consisting of 13 sheets with an October 2020 date, and a revision date of April 20, 2021.
- Drainage Analysis by Beals Associates PLLC with an October 2020 date, and a revision date of April 19, 2021. The following were comments noted during the review.

The following comments were noted in our review:

1. The resubmission did not include a response letter from the applicant. We recommend that the applicant provide a response letter for each submission to confirm that comments were addressed. A response memo is provided.
2. Drawings. Several Plan sheets do not contain a revision block or contain a revision block with missing information. We recommend that the applicant place a revision block on all drawing sheets that accurately reflects the submissions to date.
THIS IS NOW COMPLETED
3. The electronic submission from the applicant included multiple drawing file PDFs and did not include the drainage analysis. We recommend that the applicant prepare a complete compiled engineering drawing set for transmittal along with the drainage analysis in all future submissions. The PDF drainage analysis is provided as requested.
4. The Yield Plan shows the eastern cul-de-sac which has a distance from the nearest intersecting street to the throat of the cul-de-sac that is less than 400 feet. This is not in compliance with Subdivision Regulations Section 5.6.E.3 which states "The distance from the throat to the nearest intersecting street shall not be less than 400 feet, nor more than 850 feet." We recommend that the applicant revise the yield plan to be in conformance with this requirement.
THIS HAS BEEN REVISED
5. The Yield Plan shows two proposed cul-de-sacs interconnected by a street that crosses a wetland. Based on the existing conditions contours, a large embankment fill would be needed in the wetland in order to provide this connection street. We recommend that the applicant provide grading contours for the yield plans so that it can be determined what the resulting wetland impacts would be. Additionally, to comply with the "no loss" requirement indicated in Article 2.9 of the Zoning Ordinance, we recommend that the yield plan indicates the potential proposed location of new wetland creation.

THIS HAS BEEN DONE. I OWN MULTIPLE PROPERTIES ON CILLY ROAD IN RAYMOND WITHIN 4 MILES OF THE PROJECT THAT COULD BE USED AS MITIGATION

6. Yield Plan. Lots 23 and 11 do not meet the minimum frontage requirement of 200 feet. The Yield Plan needs to satisfy the Zoning Ordinance Article 15 "AREA AND DIMENSIONAL REQUIREMENTS & ASSOCIATED NOTES", Zone B requirements of 30 ft front, rear, side setbacks, 200 ft of road frontage, and minimum 2-acre lot size. We recommend that the applicant revise the yield plan to address this.
LOTS 23 & 11 DID NOT MEET AND STILL DO NOT MEET ADJUNCT FRONTAGE
7. Yield Plan. A note on the plans states "ALL 34 LOTS ARE IN EXCESS OF 2 ACRES OF NON ZONE G LAND". We recommend that the applicant clarify this note and define where Zone G land is present on the site, and that the minimum usable area calculations for each lot containing Zone G land are shown to confirm that the requirements of Zoning Ordinance Section 15.3.1 are being met.
THIS HAS BEEN DONE
8. In a previous electronic submission, the applicant has provided additional survey documentation that shows where ground shots were conducted. However, as discussed in the previous TRC meeting on February 9, 2021, there are proposed cross sections where grading is proposed that extends beyond the limit of where topographic survey shots were provided. We recommend that the applicant provide survey documentation to confirm that ground survey was conducted within all limits of proposed grading to comply with Subdivision Regulations 5.2.U.
THIS HAS NOW BEEN SCALYED AND THE SUPPLEMENTARY REFLECTS IT
9. We recommend that the applicant provide wetland delineation documentation and wetland flag numbers on the existing conditions plan to confirm that the wetland delineation is complete.
THIS HAS BEEN DONE
10. In the previous submission, each cul-de-sac served less than 20 units. In the current submission, the proposed cul-de-sac road serves more than 20 units. The plans do not include a proposed sidewalk. We recommend that the applicant revise the proposed plans to include a sidewalk to meet the requirements of the Subdivision Regulations Roadway Design Matrix.
A waiver request will be submitted for this requirement as there is no sidewalk along Bald Hill Road.
11. Sheet 1. Legend. We recommend that the applicant correct the spelling error for Sheet 11, "Cistern Details".
THIS HAS BEEN DONE
12. Sheet 4. Subdivision Plan. The proposed subdivision includes several lots with proposed shared driveways. The plans show a 20' wide driveway easement at these locations. It does not appear that a proposed 14' wide driveway can be limited to a 20' wide easement. We recommend that the applicant provide driveway grading design information to confirm what the extent of the driveway easements needed.
THIS HAS BEEN DONE
13. No design information is provided for the proposed driveway culverts. It is unclear if they are constructable. We recommend that the applicant provide inverts, slopes and lengths for all driveway culverts required, in accordance with Subdivision Regulations 5.2 K.

Repeat Comment. A minimum size and length of driveway culverts are noted on the plans as a general comment. Design of each driveway culvert has not been provided. We recommend that the applicant revise the plans to show detailed driveway culvert design that demonstrates that the proposed grading supports future installation of the culverts and provide necessary cover, and a future condition that meets the intent of the drainage ditch system.
Proposed driveway culvert data has been added to the plan views.

14. The proposed driveways shown on the plans at Station 3+50 Left is less than the required 14' in width. We recommend that the applicant revise the plans to show a 14-ft wide driveway in accordance with Road Construction Standards Section 11.4.
Driveways have been revised as needed to ensure all are 14' in width.
15. The applicant has added a note to the plans that states "a 25' wide drainage and slope easement is reserved along the perimeter of Blaisdell Lane and along Bald Hill Road". In many areas, 25' is beyond what is needed, however at Station 0+50, a 25' wide drainage easement beyond the ROW is not sufficient based on the proposed grading and cross section. We recommend that the applicant specifically define the necessary proposed drainage and grading easements for all drainage features and roadway grading located outside of the Right-of-Way in accordance with Subdivision Regulations 5.2 W.
Easements have been amended as requested.
16. **Repeat Comment.** We recommend that the applicant indicate where the proposed electrical utilities are to be placed on the cross sections in accordance with Subdivision Regulations 5.5 C. Utility trench depictions have been added to the cross-sections as requested.
17. **Sheet 9. Typical Cross Section.** The section has a note that states "Roadway underdrain if required and ordered by project engineer in and approved by Town Engineer." We recommend that the applicant determine the limits of underdrain prior to completion of the engineering design drawings or otherwise provide specific details that specify when the underdrain is required.
Possible underdrain locations have been added to the profile as estimated.
18. **Drainage Analysis.** The proposed conditions model shows an increase in peak runoff in Reach #200 in the 50 year storm event. We recommend that the applicant revise the proposed drainage system so that there is no increase in runoff from the site in post-development conditions in accordance with Subdivision Regulations 5.6.H.
This has been mitigated with the redesigned pond as discussed at the last TRC hearing.
19. **Drainage Analysis. Surface Sand Filter. Test Pit "1B"** indicates that estimated seasonal high water table (ESHWT) is 48" below, which corresponds to an elevation of approximately 333.0' based on the graphical depiction of the test pit in comparison to existing conditions contours. The Design criteria for surface sand filters in the NH Stormwater Manual requires a minimum of 1 foot of separation from the ESHWT to the bottom of the filter course material, unless an impermeable liner is provided. We recommend that the applicant revise the proposed design to meet the design requirements defined in the NHDES Stormwater Manual. Additionally, we request that the applicant provide the test pit results for test pit "D1".
The filter pond has been elevated by a foot as reviewed at the most recent TRC hearing.
20. **Sheet 4 of 18.** The proposed fire cistern is proposed to be located at the southern corner of lot 37-32. We recommend that the applicant meet with the authorized representative of the Fire Department to review fire protection and suppression improvements that may be required for approval in accordance with Subdivision Regulations Section 5.6.G.
We have review comments from the Fire Chief and response is under separate cover.
21. We recommend a "step" transition between the existing Bald Hill Road roadway material and the material of each of the proposed roadways. The step transition should consist of 12-inch long step into the existing Bald Hill Road roadway for every material course commencing at the existing Bald Hill Road edge-of-pavement. **Repeat Comment.** It does not appear that this detail has been added in the revised plans.
The step transition appears on sheet #9 and is labeled "pavement seam transition".
22. **Sheet 12. Cross Section 0+50.** The cross section is cut off. We recommend that the applicant provide a cross section that shows the full limits of the proposed grading.
The cross-section has been updated to the current grading proposal.

Ms. Christina McCarthy, Raymond Community Development
May 11, 2021
Page 4 of 4

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

Sincerely,

DuBOIS & KING, Inc.

Ross L Tsantoulis, P.E.
Project Manager



RAYMOND FIRE DEPARTMENT

1 Scribner Road
Raymond, New Hampshire 03077
Bus: (603) 895-3321 Fax: (603) 895-0188

Paul Hammond
Chief

May 17, 2021

BLAISDELL CISTERN SPECIFICATIONS

Beals & Associates

70 Portsmouth Ave

Stratham NH 03885

As numerically listed on the supplied cistern specification sheet, I shall identify several issues by number that need to be addressed:

8. The 6 inch female connection shall have swivel capabilities. The suction pipe shall be 38 inches above level of the vehicle pad to the center of vehicle connection... and terminated within 8 feet from the vehicle pump connection.

This has been corrected in the note and in the section view.

9. The filler connection shall be 36 inches above finished grade. The manhole covers need not be padlocked. Secured in place by a series of stainless steel bolts will be sufficient.

This has been corrected in the note and in the section view.

18. Bullard height shall be a minimum of 48 inches above finish grade.

Bollard height has been amended to 48" as required.

19. ...Shall be acceptable to Town's Engineer.

The edit to the note has been made

This cistern and all maintenance shall remain the property of the developer and or the Homeowners Association. The Town of Raymond will have no financial obligation.

This appears as note #25 on the plan.

All street signage as listed on the traffic control schedule, shall be installed prior to the issuance of a building permit.

This requirement has been added as note #26 on the plan.

Thank you for your attention to these details.

Paul Hammond, Fire Chief

Raymond NH Planning Board Waiver Request Form
Applicable to Site Plan Review and Subdivision Regulations

Project Name & Application Number:

Regulation, Article & Section from which a waiver is being sought:

DAT V 5.6 RIGHT OF WAY DESIGN MATERIAL & SIDEWALK

Where the Planning Board finds that unnecessary hardship may result from strict compliance with these regulations with respect to a particular tract of land, the Board may modify or waive these regulations so that substantial justice may be done and the public interest is secured, provided that:

Please respond to the criteria below:

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

25 LOTS WILL BE ON A DEAD END ROAD LESS THAN 1000' LONG WITH A SPEED LIMIT OF 30 MPH. THE PAVEMENT WIDTH WILL BE 20'. THIS WILL BE PLATY SAFE FOR PEDESTRIANS TO WALK ALONG WITHOUT A SIDEWALK. LARGER SUBDIVISIONS IN RAYMOND HAD NO SIDEWALKS AND HAD NO SAFETY ISSUES.

- b. Explain how granting this waiver shall not have the effect of nullifying the intent and purpose of these regulations, the Zoning Ordinance, Master Plan or Official Zoning Map;

THIS IS AN OPEN SPACE SUBDIVISION WHERE WE ARE TRYING TO LIMIT IMPACT ON THE LAND AS OPPOSED TO A CONVENTIONAL SUBDIVISION. MORE IMPERVIOUS SURFACE CAUSED BY A SIDEWALK WOULD ALSO CAUSE THE DETENTION Ponds TO BE BIGGER, MAKING EVEN MORE DISTURBANCE.

In granting waivers, the Planning Board may require such conditions as will, in the Board's judgment, secure substantially the objectives of the standards or requirements of these regulations.

A petition for waiver shall be submitted by the applicant at the time when the application is filed for consideration by the Planning Board. All petitions shall be made in writing using the Town's Waiver Request Form. The petition shall state fully the grounds for the waiver and all of the facts relied upon by the petitioner.

Any granted waivers must be noted on the final approved plan.

**DRAINAGE ANALYSIS
&
SEDIMENT AND EROSION
CONTROL PLAN**
Prepared for:
**ROSCOE BLAISDELL
CONSERVATION SUBDIVISION**

Prepared by:

**BEALS ASSOCIATES, *PLLC*
70 PORTSMOUTH AVENUE
STRATHAM, NH 03885**

Project Number:
NH-1338
Bald Hill Road
Raymond, New Hampshire

May 24, 2021



DESIGN METHOD OBJECTIVES

Roscoe Blaisdell proposes a 36-lot single family conservation development on approximately 88-acres of land located off Bald Hill Road in Raymond, NH. A drainage analysis of the proposed development was conducted for the purpose of estimating the peak rate of stormwater run-off and to subsequently design adequate drainage structures. Two models were compiled, one for the area in its existing (pre-construction) condition, and a second for its proposed (post-construction) condition. The analysis was conducted using data for the 2, 10 and 50 & 100 Yr – 24 Hr storm event using the USDA SCS TR-20 method within the HydroCAD Stormwater Modeling System environment. Extreme precipitation data was utilized as provided by Cornell University. The purpose of this analysis is to estimate the peak rates of run-off from the site for swale adequacy purposes, and to compare the peak rate of run-off between the existing and proposed conditions.

ANALYSIS COMPONENT PEAK RATE of DISCHARGE (CFS)

	2 YR		10 YR		50 YR		100YR	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Reach #100	8.57	8.49	27.88	27.60	65.73	65.22	90.36	89.42
Reach #200	4.28	4.23	17.79	17.64	46.40	46.33	65.54	64.09
Reach #300	2.76	2.76	7.40	7.40	15.71	15.71	20.91	20.91

ANALYSIS COMPONENT STORMWATER VOLUME (AF)

	2 YR	
	Existing	Proposed
Reach #100	1.897	1.845
Reach #200	0.837	0.836
Reach #300	0.271	0.271

The existing property is located on a parcel consisting of woods, trails, and wetlands. The existing topography is such that the site analysis is divided into two subcatchments. The land area all flows offsite and into a wetland complex.

The proposed 33 Lot development includes 1,195'+/- of proposed public roadway ending with a cul-de-sac and intersects Bald Hill Road. This road provides the required frontage for thirty of the residential lots, where 6 of the lots will have legal frontage on Bald Hill Road. The proposed layout will divide the parcel into twelve different subcatchments. The peak rate of run-off from the proposed development is slightly decreased from that of the existing conditions. In addition, the storm water volume is slightly decreased under a 2-year frequency storm event (see table above). Infiltration rates for the filtration practices is taken from field amoozemeter testing by TES Environmental Consultants, LLC (results provided in Appendix 3). The addition of swales, culverts, surface sand filter pond, a level spreader, and a plunge pool direct the cleaned run off overland to the wetlands. All roadway runoff receives treatment through the surface sand filter pond prior to discharge into overland areas and eventually the wetlands. In addition, the potential for increased erosion and sedimentation is handled by way of a riprap swale at the BMP treatment pond outlet. The use of Best Management Practices per the NH Stormwater manual

have been applied to the design of these structures and will be observed during all stages of construction. All land disturbed during construction will be permanently stabilized within 60 days of groundbreaking, and existing wetlands and abutters will suffer no adversity resulting from this development



May 28, 2021

Ms. Christina McCarthy
Raymond Community Development
Town of Raymond
4 Epping Street
Raymond, New Hampshire 03077

Subject: Map 8 Lot 37 – “Conservation Subdivision, Bald Hill Road”
Engineering Review

Dear Ms. McCarthy

As requested, we have completed our review of the plans and materials submitted for the above referenced project. The submission includes the following documents:

- Plan set by Blaisdell Survey and Beals Associates PLLC consisting of 13 sheets with an October 2020 date, and a revision date of May 25, 2021.
- Drainage Analysis by Beals Associates PLLC with an October 2020 date, and a revision date of May 24, 2021. The following were comments noted during the review.

The following comments were noted in our review:

1. In a previous electronic submission, the applicant has provided additional survey documentation that shows where ground shots were conducted. However, as discussed in the previous TRC meeting on February 9, 2021, there are proposed cross sections where grading is proposed that extends beyond the limit of where topographic survey shots were provided. We recommend that the applicant provide survey documentation to confirm that ground survey was conducted within all limits of proposed grading to comply with Subdivision Regulations 5.2.U.

Repeat Comment. The requested documentation has not been provided. We recommend that the applicant provide a new PDF submission that shows the individual survey point locations.

2. The applicant has provided inverts, slopes and lengths for the driveway culverts on the proposed cul-de-sac road, however several of the proposed culverts have cover that is less than 6 inches. We recommend that the applicant revise the plans to provide a minimum of 2 feet of cover for all proposed driveway culverts. Additionally, no culvert design data was provided for the driveways on the frontage lots on Bald Hill Road. For the frontage lots, we recommend the applicant provide culvert inverts, slopes and lengths for all driveway culverts required, in accordance with Subdivision Regulations 5.2 K.
3. Sheet 9. Typical Cross Section. The section has a note that states “Roadway underdrain if required and ordered by project engineer in and approved by Town Engineer.” We recommend that the applicant determine the limits of underdrain prior to completion of the engineering design drawings or otherwise provide specific details that specify when the underdrain is required.

Repeat Comment. The applicant has added underdrain to the profiles, however, we recommend that the applicant delete the phrase “if ordered and required by project engineer and approved by town engineer” to remove any ambiguity from the approved plan set.

4. Sheet 12. Cross Section 0+50. The cross section is cut off. We recommend that the applicant provide a cross section that shows the full limits of the proposed grading.

Repeat Comment. This has not been addressed.

5. Sheet No. 9, Mortar Rubble, Masonry Headwall Detail.
 - a. The dimension chart does not provide headwall dimensions for a pipe diameter of 12 inches. We recommend that the applicant revise the detail to provide the dimensions for a 12-inch diameter pipe since there are several locations where a 12” pipe is specified for the driveways.
 - b. The detail states “rip-rap shall be sized to resist the tractive velocity forces”. We recommend that the applicant provide outlet riprap protection apron details that are sized appropriately to dissipate energy and resist erosion.
 - c. We recommend that the applicant add a note to the detail that states that the pipe headwalls shall be constructed in accordance with NHDOT standard specifications.

6. Sheet No. 11, Cistern Details.

- a. Cistern Specifications Note No. 4 indicates that the fire cistern shall be rated for HS-20 loading, while the fire cistern detail indicates that it shall be reinforced for H-20 loading. We recommend that the applicant revise the plan sheet so that there is a consistent design loading requirement, that is capable of handling the vehicle loads from the Town of Raymond’s fire equipment.
- b. Cistern Specifications Note No. 13 states that “the top of cistern shall be insulated with vermin resistant foam insulation and two feet of backfill with a minimum weight of 120 PCF.” The thickness of the foam insulation is not specified, and the fire cistern detail Section A-A does not show the insulation. We recommend that the applicant revise the notes and the detail to show the foam insulation thickness requirement and installation location vertically.

Additionally, the last sentence of Note No. 13 states “all backfill shall extend ten feet beyond the edge of the vehicle pad and then have a maximum of 3:1 slope, loam and seeded.” We recommend that the proposed grading around the fire cistern is revised to provide a 10-ft level pad in all directions around the edge of the cistern, with a 3H:1V slope beyond the level pad, to allow for a construction access area for future maintenance or replacement of the cistern. Additionally, we recommend that the easement area is extended at least 20 feet from the face of the cistern, or at the edge of the 3:1 grading (whichever is greater).

- c. The cistern site plan does not indicate existing or proposed elevations. We recommend that the applicant revise the plan to indicate proposed and existing elevations, including spot grades and culvert inlet/outlet elevations to confirm that the cistern apron drainage is sufficient, and that there will be adequate cover over the concrete structure to prevent freezing.
- d. The proposed fire cistern detail plan view shows a 6" space between adjacent vaults. It will be difficult to install and compact material in the space. We recommend that this design is revised so that the space this is be filled with flowable fill or concrete.
- e. We recommend that the applicant revise the bedding detail for the cistern to provide geotextile between the crushed stone bedding and subgrade to prevent migration of fine material.
- f. Note 20. Construction Sequence. We recommend that the applicant revise the construction sequence so that leakage testing is performed prior to backfill of the structure.

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

Sincerely,

DuBOIS & KING, Inc.



Ross L. Tsantoulis, P.E.
Project Manager

February 3, 2021

Re: Trip Generation calculations – Blaisdell – Bald Hill Road, Raymond, NH

The proposed development consists of 37 detached single-family residential lots, ITE code 210 used for calculations.

Weekday Vehicle Trip Ends:

Code 210: Where T = Avg. Trip Ends & X = # of dwelling units

Fitted curve equation; $\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$

$$\text{Ln}(T) = 0.92\text{Ln}(37) + 2.71$$

$$\text{Ln}(T) = 6.03$$

$$T = e^{6.03} = 415.72$$

$$T = 416 \text{ trip ends/day (50\% entering, 50\% exiting)}$$

Total avg TE/D = 416 (11.24 vehicle trips per day per household)

Weekday Trip Ends (Peak hour of adjacent traffic, one hour between 7 and 9 a.m.):

Code 210: Where T = Avg. Trip Ends & X = 1,000 s.f. GFA

$$\text{Fitted curve equation; } T = 0.71(x) + 4.8$$

$$T = 0.71(37) + 4.8$$

$$T = 31.07 = 31 \text{ Trip ends (25\% entering, 75\% exiting)}$$

Total avg TE = 31

Weekday Trip Ends (Peak hour of adjacent traffic, one hour between 4 and 6 p.m.):

Code 210: Where T = Avg. Trip Ends & X = 1,000 s.f. GFA

$$\text{Fitted curve equation; } \text{Ln}(T) = 0.96\text{Ln}(X) + 0.20$$

$$\text{Ln}(T) = 0.96\text{Ln}(37) + 0.20$$

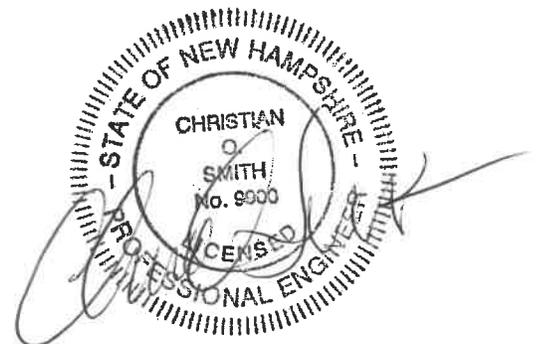
$$\text{Ln}(T) = 3.67$$

$$T = e^{3.67} = 39.25$$

$$T = 39 \text{ trip ends (63\% entering, 37\% exiting)}$$

Total avg TE = 39

Please see ITE select pages attached for fitted curves used in calculations.



Single-Family Detached Housing (210)

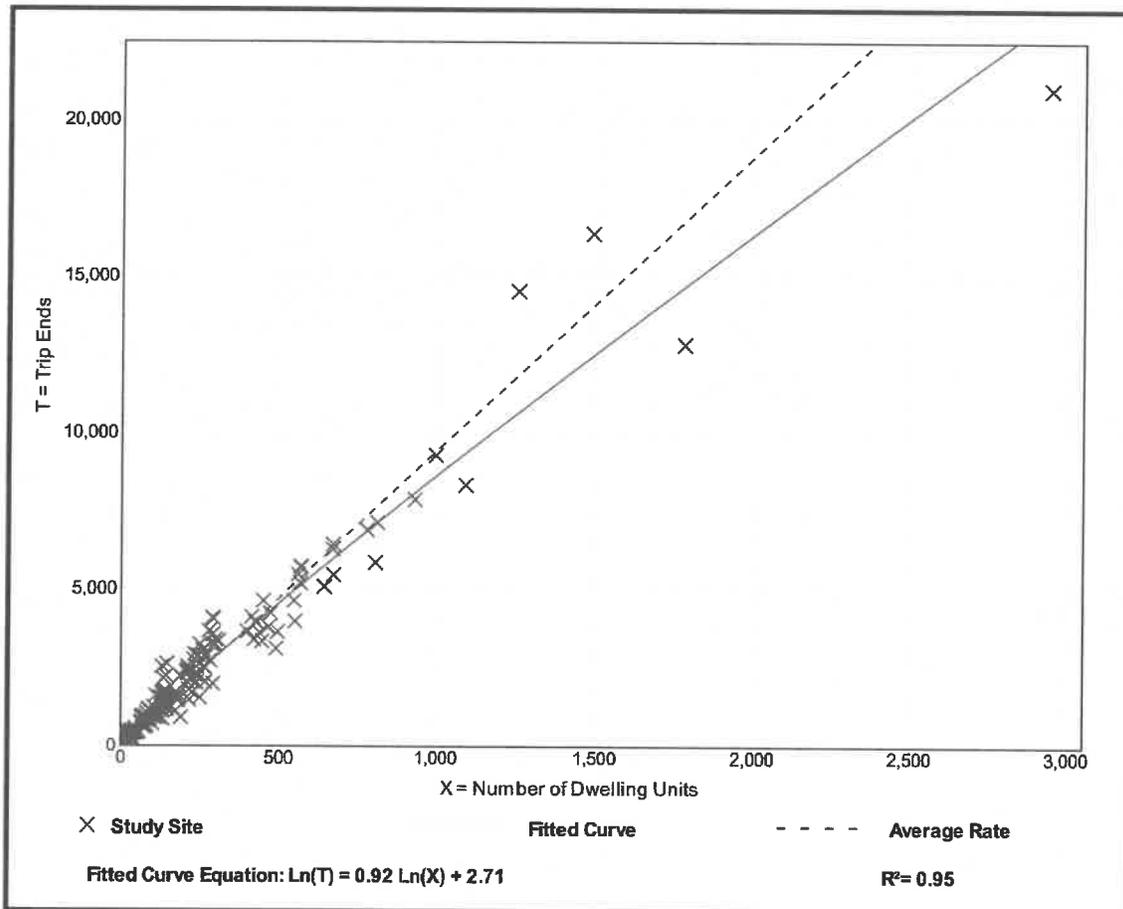
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 173

Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

Range of Rates

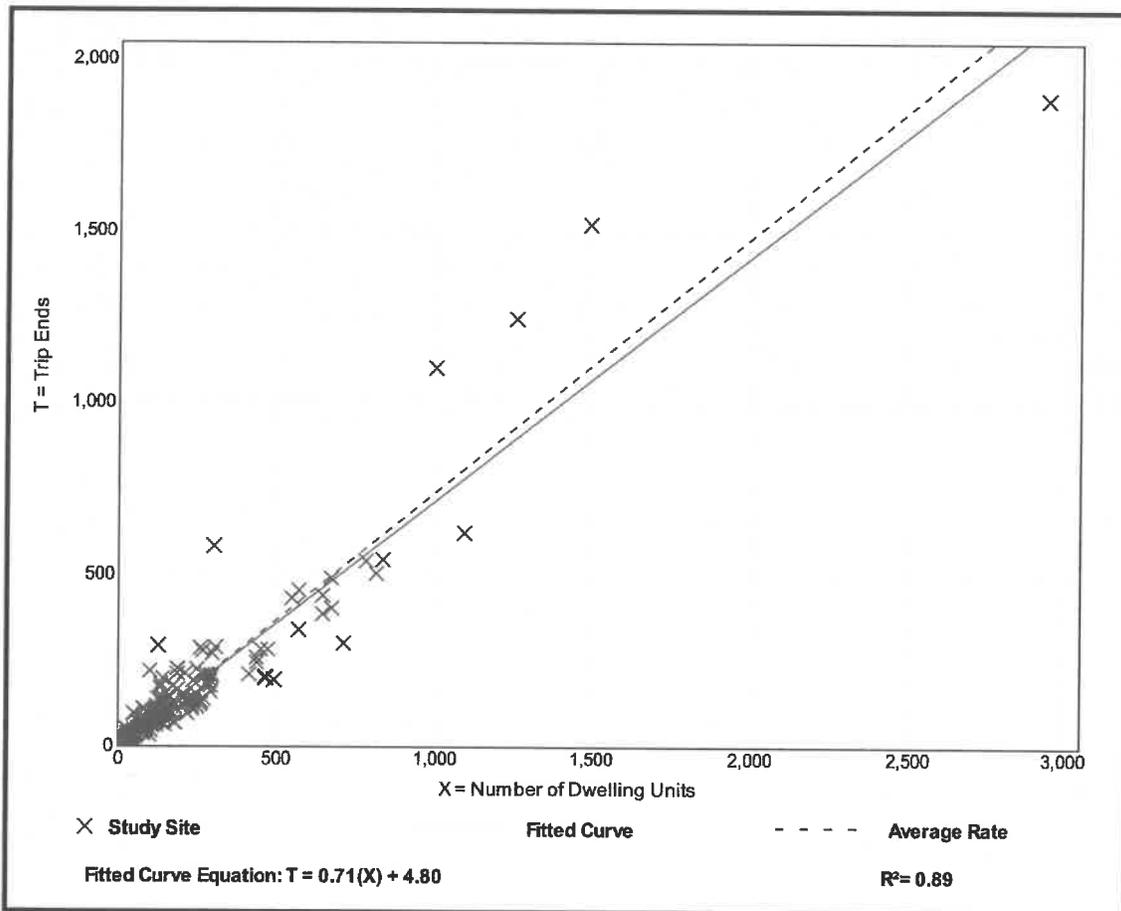
Standard Deviation

0.74

0.33 - 2.27

0.27

Data Plot and Equation



Single-Family Detached Housing (210)

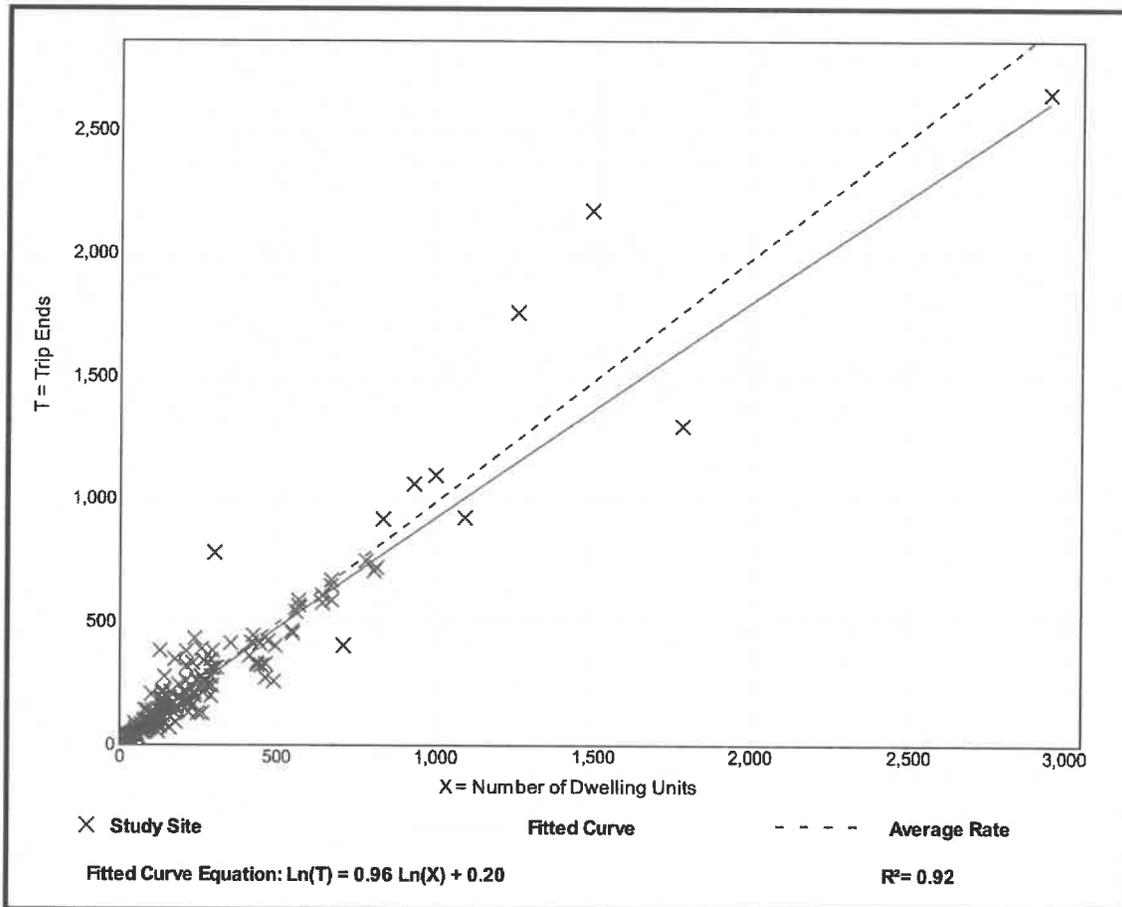
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 190
 Avg. Num. of Dwelling Units: 242
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



PLAN REFERENCES:

- R.C.R.D. #G-3010 "SUBDIVISION PLAN STEPHEN E. DEWOLF RAYMOND, NEW HAMPSHIRE" PREPARED BY THOMAS F. MORAN DATED JUNE 17, 1972.
- R.C.R.D. #D-26766 "BOUNDARY PLAT LAND IN CHESTER & RAYMOND PREPARED FOR PATRICK J. & SANDRA A. CASSIER HOOK ROAD (A/K/A/ BALD HILL ROAD) - RAYMOND, NH" PREPARED BY WEBSTER F. STOUT DATED NOVEMBER 7, 1998.
- R.C.R.D. #D-34184 "FOX RUN TAX MAP 8 LOT 35 BALD HILL ROAD RAYMOND, NH PREPARED FOR ABDALLAH CONSTRUCTION CORP" PREPARED BY ERIC C. MITCHELL & ASSOC. INC. DATED SEPTEMBER 6, 2005 WITH LAST REVISION ON JANUARY 11, 2006.
- R.C.R.D. #D-8665 "A SURVEY AND PLAT OF A SUBDIVISION TO BE KNOWN AS BELDEN ESTATES OWNED BY LEON H. & LURA F. BELDEN SITUATED IN RAYMOND, NH" PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED OCTOBER 12, 1978.
- R.C.R.D. #D-17397 "A SURVEY AND PLAT OF A SUBDIVISION PREPARED FOR LEON H. & LURA F. BELDEN SITUATED IN THE TOWN OF RAYMOND, NH" PREPARED BY R.S.L. LAYOUT & DESIGN, INC. DATED SEPTEMBER 17, 1987.
- R.C.R.D. #D-41091 "A SURVEY AND PLAT OF PROPERTY PREPARED FOR THE OWNER OF RECORD ROSCOE BLAISDELL SITUATED IN THE TOWN OF RAYMOND, NH TAX MAP 8 LOT 37" PREPARED BY THIS OFFICE DATED MARCH 8, 2018.

LEGEND

- ⊗ DENOTES DRILL HOLE IN STONE WALL
- 1/2" Ø IRON PIN WITH PLASTIC ID CAP TO BE SET
- ⊕ DENOTES EXISTING UTILITY POLE
- DENOTES UNMONUMENTED ANGLE POINT

NO.	DATE	DESCRIPTION
3	5-24-21	REVISED PER ENG. REVIEW
2	4-20-21	REVISED PER ENG. REVIEW
1	1-7-21	REVISED PER ENG. REVIEW

REVISIONS

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SHEET#

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- SUBDIVISION PLAN
- STATE PLAN
- EXISTING CONDITIONS PLAN
- PLAN AND PROFILE-P1
- PLAN AND PROFILE-P2
- HIGHWAY ACCESS H1
- CONSTRUCTION DETAILS D1
- EROSION CONTROL DETAILS
- CISTERN DETAILS
- ROAD CROSS SECTIONS - X1
- ROAD CROSS SECTIONS - X2

LICENSED LAND SURVEYOR
 ROSCOE BLAISDELL, LLS
 OF BLAISDELL SURVEY, LLC
 22 SCRIBNER ROAD
 RAYMOND, NH 03077

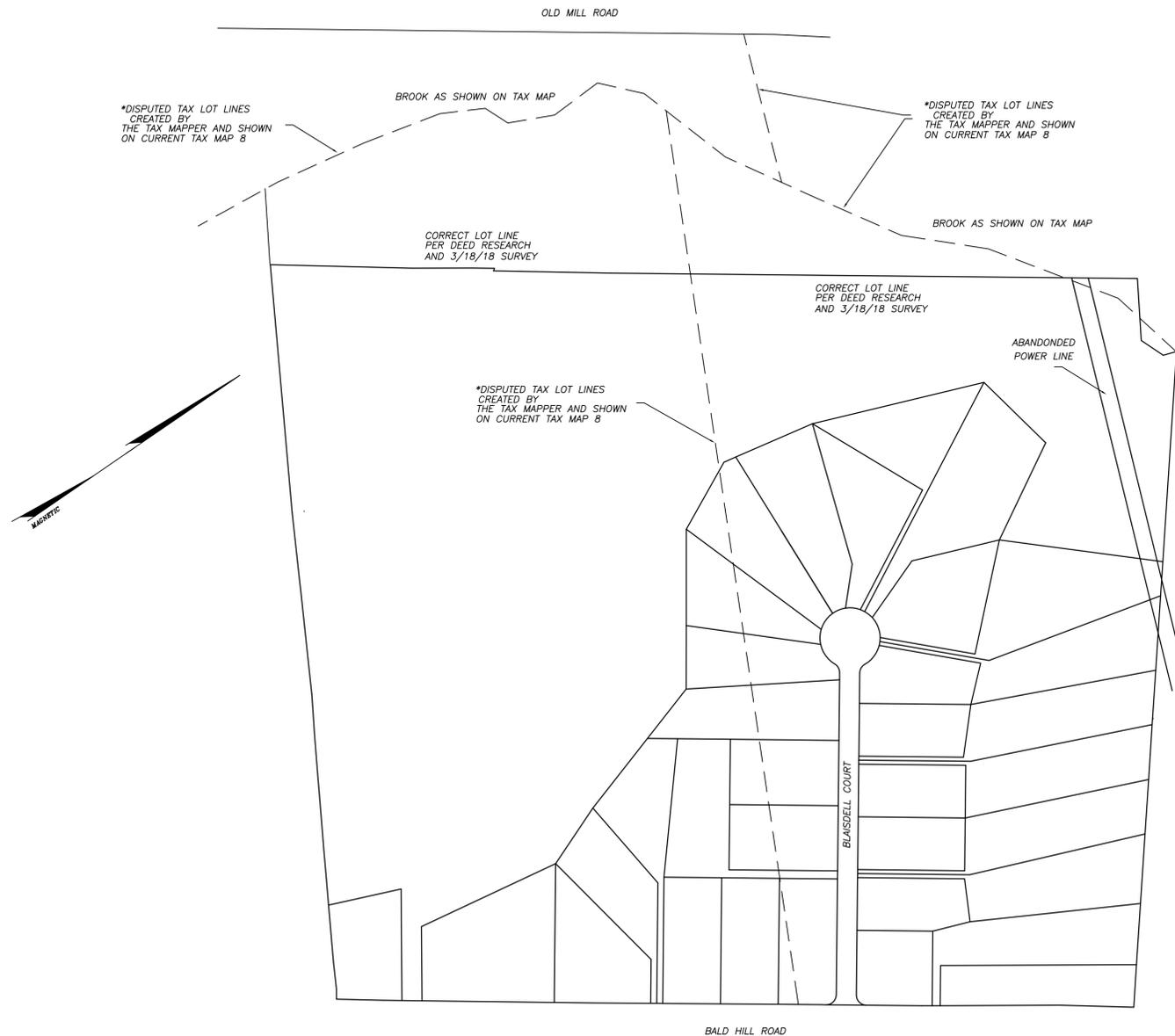
WETLAND SCIENTIST
 ROSCOE BLAISDELL, LLS
 OF BLAISDELL SURVEY, LLC
 22 SCRIBNER ROAD
 RAYMOND, NH 03077

PROFESSIONAL ENGINEER
 CHRISTIAN SMITH
 OF BEALS ASSOCIATES, PLLC
 70 PORTSMOUTH AVENUE
 STRATHAM, NH 03885

SOIL SCIENTIST
 BRUCE GUILDAY, CSS
 OF BAG LAND CONSULTANTS
 44 ROCKINGHAM STREET
 CONCORD, NH 03011

APPROVED BY THE RAYMOND PLANNING BOARD

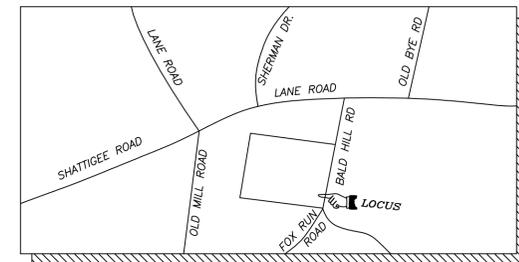
ON _____ CERTIFIED BY
 _____ CHAIRMAN AND / OR
 _____ SECRETARY AND / OR
 OTHER MEMBERS _____



*FOR FURTHER INFORMATION ON THE TOWN OF RAYMOND ESTABLISHING THE INCORRECT TAX LINES SHOWN ABOVE, REFER TO DOCUMENTS FILED IN DOCKET #218-2020-CV-0350, IN THE ROCKINGHAM SUPERIOR COURT.

NOTES:

- LAND IS DESCRIBED BY DEED OF ROSCOE BLAISDELL OF 22 SCRIBNER ROAD RAYMOND, NH 03077 AND IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.), BRENTWOOD, N.H. IN BOOK 5806 PAGE 0428 ON MARCH 21, 2017.
- I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN FEBRUARY, 2018 USING A LEICA TCA1105 TOTAL STATION AND HAS A TRAVERSE ERROR OF CLOSURE BETTER THAN 1':10,000" ON ALL PROPERTY LINES BORDERING ON THE SUBJECT PROPERTY. *Roscoe T. Blaisdell*
- NOTE THAT THIS PLAN SHOWS BOUNDARY LINES DIFFERENT FROM THE TOWN OF RAYMOND TAX MAP AS OF THE YEAR 2020. SEE NOTE BELOW.
- LAND IS LOCATED IN THE RESIDENTIAL AGRICULTURAL ZONE.
- STATE OF N.H. D.E.S. SUBDIVISION APPROVAL NUMBER
 STATE OF N.H. D.E.S. ALTERATION OF TERRAIN APPROVAL NUMBER
- PURPOSE OF PLAN: TO CREATE AN OPEN SPACE SUBDIVISION OF TAX MAP 8 LOT 37. TOTAL AREA INVOLVED IS 88.0267 ACRES.
- A PORTION OF THE LAND IS LOCATED IN THE FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 33015C0190E EFFECTIVE MAY 17, 2005.
- ANY WALLS REMOVED BY ROAD OR DRIVEWAY CONSTRUCTION WILL BE PLACED ALONG THE NEW ROADS AND DRIVEWAYS.



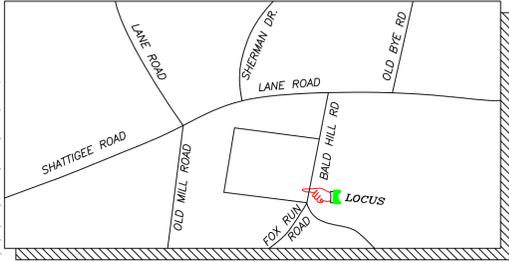
VICINITY

TITLE SHEET
 A SURVEY AND PLAT OF A
OPEN SPACE SUBDIVISION
 TO BE KNOWN AS
WHITETAIL CROSSING
 PREPARED FOR THE OWNER OF RECORD
ROSCOE BLAISDELL
 SITUATED IN THE TOWN OF
RAYMOND, NH
 TAX MAP 8 LOT 37

PREPARED BY:
BLAISDELL SURVEY, LLC
ROSCOE T. BLAISDELL, LLS
 22 SCRIBNER ROAD, RAYMOND, N.H. 03077
 DATE: 4/6/18 603-895-9947 JOB NO. 2477
 FB NO. 31 DRAWING NAME: 2477SLB RBLAISDELL@COMCAST.NET
 SCALE: 1" = 200'



NO.	DATE	DESCRIPTION
3	5-24-21	REVISED PER ENG. REVIEW
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		REVISIONS

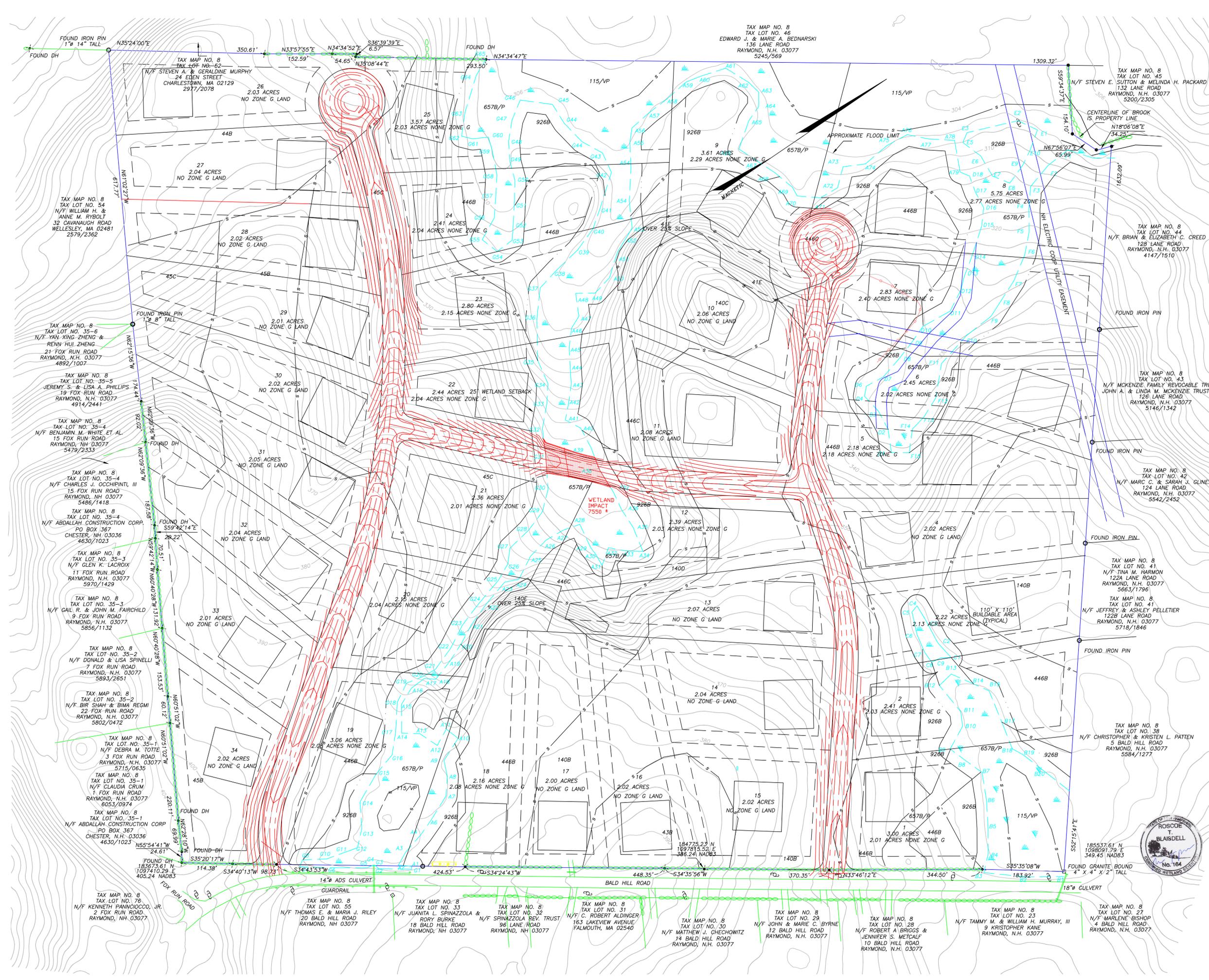
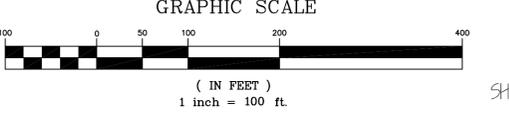


VICINITY
 YIELD PLAN
 A SURVEY AND PLAT OF A
OPEN SPACE SUBDIVISION
 TO BE KNOWN AS
WHITETAIL CROSSING

PREPARED FOR THE OWNER OF RECORD
ROSCOE BLAISDELL
 SITUATED IN THE TOWN OF
RAYMOND, NH
 TAX MAP 8 LOT 37



PREPARED BY:
BLAISDELL SURVEY, LLC
ROSCOE T. BLAISDELL, LLS
 22 SCRIBNER ROAD, RAYMOND, N.H. 03077
 DATE: 4/6/18 605-895-9947 JOB NO. 2477
 FB NO. 31 DRAWING NAME: 2477SLB RBLAISDELL@COMCAST.NET



TAX MAP NO. 8
 TAX LOT NO. 46
 EDWARD J. & MARIE A. BEDNARSKI
 136 LANE ROAD
 RAYMOND, N.H. 03077
 5245/569

TAX MAP NO. 8
 TAX LOT NO. 45
 N/F STEVEN E. SUTTON & MELINDA H. PACKARD
 132 LANE ROAD
 RAYMOND, N.H. 03077
 5200/2305

TAX MAP NO. 8
 TAX LOT NO. 44
 N/F BRIAN & ELIZABETH C. CREED
 128 LANE ROAD
 RAYMOND, N.H. 03077
 4147/1510

TAX MAP NO. 8
 TAX LOT NO. 43
 N/F MCKENZIE FAMILY REVOCABLE TRUST
 JOHN A. & LINDA M. MCKENZIE TRUSTEES
 RAYMOND, N.H. 03077
 5146/1342

TAX MAP NO. 8
 TAX LOT NO. 42
 N/F MARC C. & SARAH J. GUNES
 124 LANE ROAD
 RAYMOND, N.H. 03077
 5542/2452

TAX MAP NO. 8
 TAX LOT NO. 41
 N/F TINA M. HARMON
 122A LANE ROAD
 RAYMOND, N.H. 03077
 5663/1796

TAX MAP NO. 8
 TAX LOT NO. 41
 N/F JEFFREY & ASHLEY PELLETIER
 122B LANE ROAD
 RAYMOND, N.H. 03077
 5718/1846

TAX MAP NO. 8
 TAX LOT NO. 38
 N/F CHRISTOPHER & KRISTEN L. PATTEN
 5 BALD HILL ROAD
 RAYMOND, N.H. 03077
 5584/1277

185537.61 N
 1098091.79 E
 349.45 NAD83

FOUND IRON PIN
 1" 14" TALL
 N35°24'00"E
 350.61'

TAX MAP NO. 8
 TAX LOT NO. 62
 N/F STEVEN A. & GERALDINE MURPHY
 24 EDEN STREET
 CHARLESTOWN, MA 02129
 2977/2078

TAX MAP NO. 8
 TAX LOT NO. 54
 N/F WILLIAM H. &
 ANNE M. RYBOLT
 32 CAVANAUGH ROAD
 WELLESLEY, MA 02481
 2579/2362

TAX MAP NO. 8
 TAX LOT NO. 35-6
 N/E YAN XING ZHENG &
 RENN HUI ZHENG
 21 FOX RUN ROAD
 RAYMOND, N.H. 03077
 4892/1007

TAX MAP NO. 8
 TAX LOT NO. 35-5
 JEREMY S. & LISA A. PHILLIPS
 19 FOX RUN ROAD
 RAYMOND, N.H. 03077
 4914/2441

TAX MAP NO. 8
 TAX LOT NO. 35-4
 N/F BENJAMIN M. WHITE ET AL
 15 FOX RUN ROAD
 RAYMOND, N.H. 03077
 5479/2333

TAX MAP NO. 8
 TAX LOT NO. 35-4
 N/F CHARLES J. OCCHIPINTI, III
 15 FOX RUN ROAD
 RAYMOND, N.H. 03077
 5486/1418

TAX MAP NO. 8
 TAX LOT NO. 35-4
 N/F ABDALLAH CONSTRUCTION CORP.
 PO BOX 367
 CHESTER, NH 03036
 4630/1023

TAX MAP NO. 8
 TAX LOT NO. 35-3
 N/F GLEN K. LACROIX
 11 FOX RUN ROAD
 RAYMOND, N.H. 03077
 5970/1429

TAX MAP NO. 8
 TAX LOT NO. 35-3
 N/F GAIL R. & JOHN M. FAIRCCHILD
 9 FOX RUN ROAD
 RAYMOND, N.H. 03077
 5856/1132

TAX MAP NO. 8
 TAX LOT NO. 35-2
 N/F DONALD & LISA SPINELLI
 7 FOX RUN ROAD
 RAYMOND, N.H. 03077
 5893/2651

TAX MAP NO. 8
 TAX LOT NO. 35-2
 N/F BIR SHAH & BIMA REGMI
 22 FOX RUN ROAD
 RAYMOND, N.H. 03077
 5802/0472

TAX MAP NO. 8
 TAX LOT NO. 35-1
 N/F DEBRA M. TOTTE
 3 FOX RUN ROAD
 RAYMOND, N.H. 03077
 5715/0635

TAX MAP NO. 8
 TAX LOT NO. 35-1
 N/F CLAUDIA CRUM
 1 FOX RUN ROAD
 RAYMOND, N.H. 03077
 6053/0974

TAX MAP NO. 8
 TAX LOT NO. 35-1
 N/F ABDALLAH CONSTRUCTION CORP
 PO BOX 367
 CHESTER, N.H. 03036
 4630/1023

TAX MAP NO. 8
 TAX LOT NO. 76
 N/F KENNETH PANNOCCIO, JR.
 2 FOX RUN ROAD
 RAYMOND, N.H. 03077

TAX MAP NO. 8
 TAX LOT NO. 55
 N/F THOMAS E. & MARIA J. RILEY
 20 BALD HILL ROAD
 RAYMOND, NH 03077

TAX MAP NO. 8
 TAX LOT NO. 33
 N/F JUANITA L. SPINAZZOLA &
 RORY BURKE
 18 BALD HILL ROAD
 RAYMOND, NH 03077

TAX MAP NO. 8
 TAX LOT NO. 32
 N/F SPINAZZOLA REV. TRUST
 96 LANE ROAD
 RAYMOND, NH 03077

TAX MAP NO. 8
 TAX LOT NO. 29
 N/F C. ROBERT ALDINGER
 163 LAKEVIEW AVENUE/
 FALMOUTH, MA 02540

TAX MAP NO. 8
 TAX LOT NO. 30
 N/F MATTHEW J. CHECHOWITZ
 14 BALD HILL ROAD
 RAYMOND, N.H. 03077

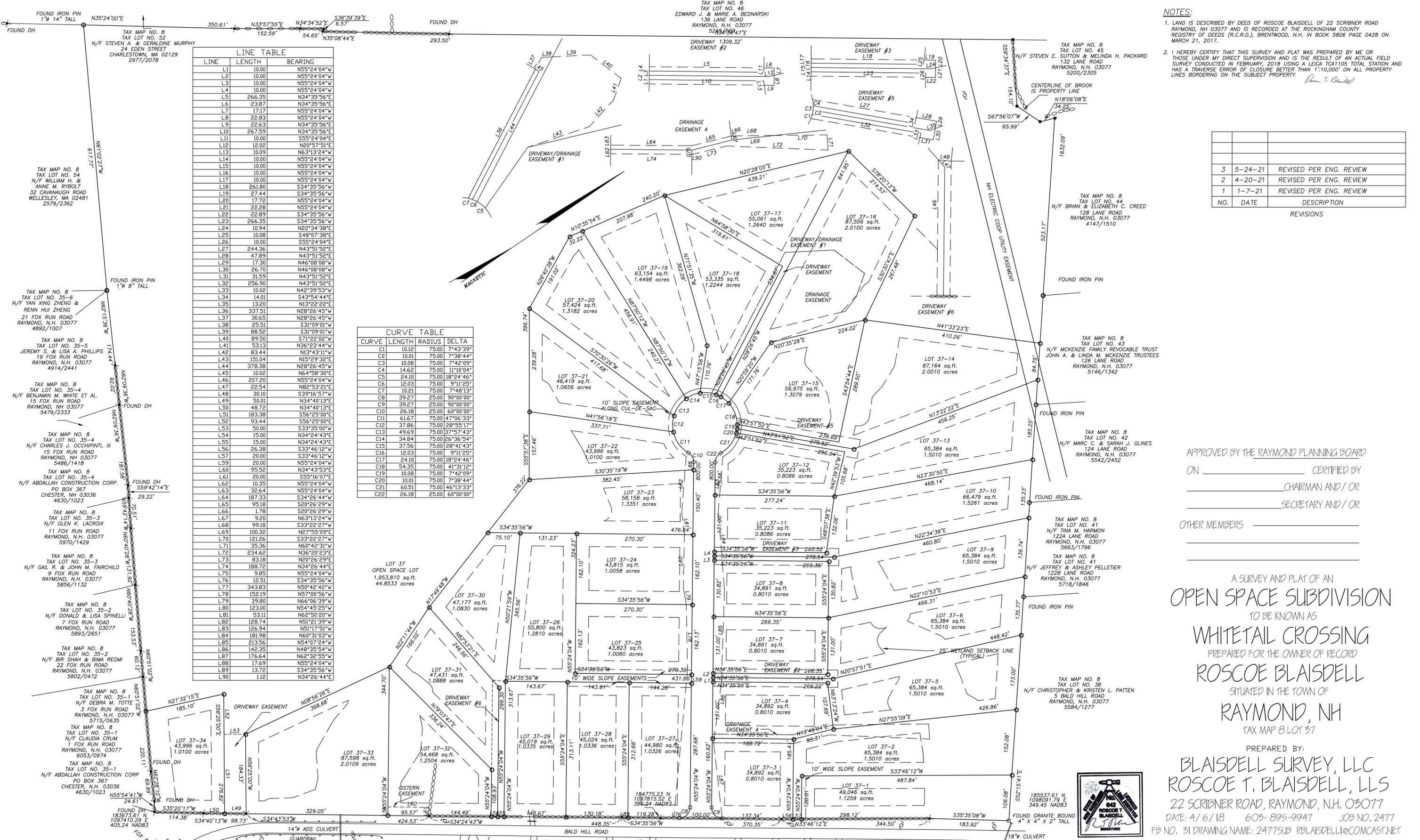
TAX MAP NO. 8
 TAX LOT NO. 29
 N/F JOHN & MARIE C. BYRNE
 12 BALD HILL ROAD
 RAYMOND, N.H. 03077

TAX MAP NO. 8
 TAX LOT NO. 29
 N/F ROBERT A. BRIGGS &
 JENNIFER S. METCALF
 10 BALD HILL ROAD
 RAYMOND, N.H. 03077

TAX MAP NO. 8
 TAX LOT NO. 27
 N/F MARLENE BISHOP
 4 BALD HILL ROAD
 RAYMOND, N.H. 03077

TAX MAP NO. 8
 TAX LOT NO. 23
 N/F TAMMY M. & WILLIAM H. MURRAY, III
 9 KRISTOPHER KANE
 RAYMOND, N.H. 03077

TAX MAP NO. 8
 TAX LOT NO. 23
 N/F MARLENE BISHOP
 4 BALD HILL ROAD
 RAYMOND, N.H. 03077



LINE TABLE

LINE	LENGTH	BEARING
L1	10.00	N55°24'04"W
L2	10.00	N55°24'04"W
L3	10.00	N55°24'04"W
L4	10.00	N55°24'04"W
L5	266.35	N34°35'56"E
L6	23.87	N34°35'56"E
L7	17.17	N55°24'04"W
L8	22.83	N55°24'04"W
L9	22.63	N34°35'56"E
L10	267.59	N34°35'56"E
L11	10.00	S55°24'04"E
L12	12.02	N20°57'51"E
L13	10.09	N63°13'24"W
L14	10.00	N55°24'04"W
L15	10.00	N55°24'04"W
L16	10.00	N55°24'04"W
L17	10.00	N55°24'04"W
L18	261.80	S34°35'56"W
L19	27.44	S34°35'56"W
L20	17.72	N55°24'04"W
L21	22.28	N55°24'04"W
L22	22.89	S34°35'56"W
L23	266.35	S34°35'56"W
L24	10.94	N22°34'38"E
L25	10.08	S48°07'38"E
L26	10.00	S55°24'04"E
L27	244.36	N43°51'52"E
L28	47.89	N43°51'52"E
L29	17.30	N46°08'08"W
L30	26.70	N46°08'08"W
L31	31.59	N43°51'52"E
L32	256.90	N43°51'52"E
L33	10.02	N42°39'53"W
L34	14.01	S43°54'44"E
L35	13.20	N13°22'22"E
L36	337.51	N28°26'45"W
L37	30.65	N28°26'45"W
L38	25.51	S31°09'01"W
L39	88.52	S31°09'01"W
L40	89.50	S71°20'02"W
L41	53.13	N36°29'44"W
L42	83.44	N13°43'11"W
L43	151.04	N15°29'32"E
L44	378.38	N28°26'45"W
L45	10.02	N64°58'30"E
L46	207.20	N55°24'04"W
L47	22.54	N28°53'21"E
L48	30.10	S39°16'57"W
L49	50.01	N34°40'13"E
L50	48.72	N34°40'13"E
L51	183.38	S56°25'00"W
L52	93.44	S56°25'00"W
L53	50.00	S33°35'00"W
L54	15.00	N34°24'43"E
L55	15.00	N34°24'43"E
L56	26.38	S33°46'12"W
L57	20.00	S33°46'12"W
L58	20.00	N55°24'04"W
L59	95.52	N34°43'53"E
L60	20.00	S55°16'07"E
L61	10.35	N55°24'04"W
L62	32.64	N55°24'04"W
L63	187.33	S34°26'44"W
L64	95.18	S34°26'44"W
L65	10.00	S20°56'29"W
L66	11.78	S20°56'29"W
L67	9.20	N63°13'24"W
L68	99.18	S33°22'27"W
L69	100.32	N27°55'09"E
L70	121.26	S33°22'27"W
L71	35.36	N60°42'31"W
L72	234.62	N36°20'23"E
L73	83.18	N20°26'29"E
L74	188.72	N34°26'44"E
L75	9.85	N55°24'04"W
L76	15.51	S34°35'56"W
L77	343.83	N59°42'42"W
L78	152.19	N57°00'56"W
L79	39.80	N66°06'39"W
L80	123.00	N54°45'25"W
L81	53.11	N62°50'20"W
L82	128.74	N51°21'39"W
L83	126.94	N51°17'51"W
L84	181.98	N60°31'03"W
L85	213.56	N54°07'24"W
L86	142.35	N48°35'54"W
L87	176.64	N62°32'55"W
L88	17.69	N55°24'04"W
L89	13.72	S34°35'56"W
L90	11.2	N34°26'44"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	10.12	75.00	7°43'39"
C2	10.01	75.00	7°38'44"
C3	10.08	75.00	7°42'09"
C4	14.62	75.00	11°10'04"
C5	24.10	75.00	18°24'46"
C6	12.03	75.00	9°11'25"
C7	10.21	75.00	7°48'13"
C8	39.27	25.00	90°00'00"
C9	39.27	25.00	90°00'00"
C10	26.18	25.00	60°00'00"
C11	61.67	75.00	47°06'33"
C12	37.86	75.00	28°55'17"
C13	49.69	75.00	37°57'43"
C14	34.84	75.00	26°36'54"
C15	37.56	75.00	28°41'43"
C16	12.03	75.00	9°11'25"
C17	24.10	75.00	18°24'46"
C18	54.35	75.00	41°31'12"
C19	10.08	75.00	7°42'09"
C20	10.01	75.00	7°38'44"
C21	60.51	75.00	46°13'33"
C22	26.18	25.00	60°00'00"

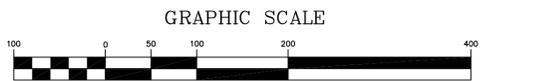
NOTES:
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Rose T. Blaisdell

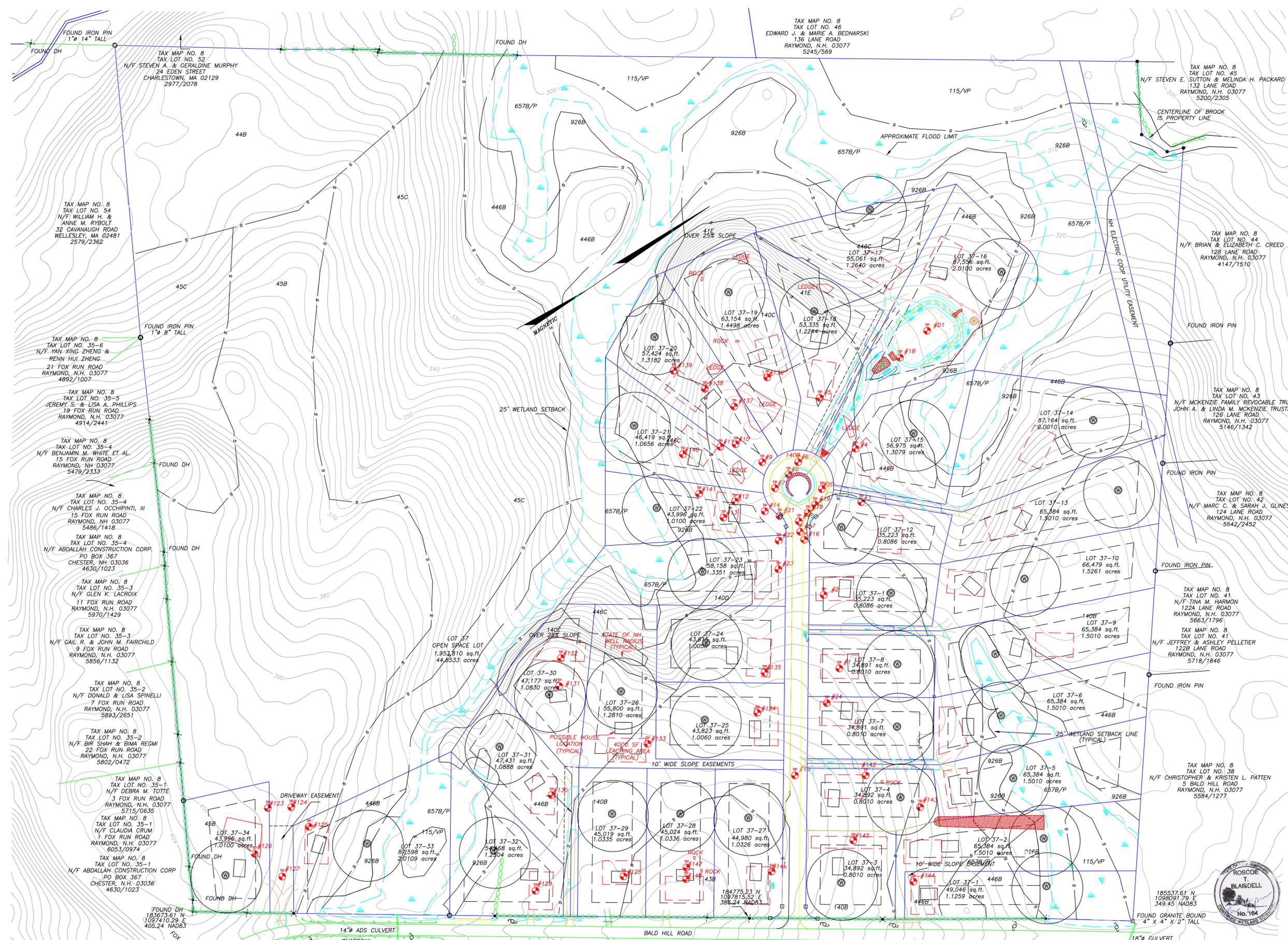
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		DESCRIPTION

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

A SURVEY AND PLAT OF AN
OPEN SPACE SUBDIVISION
 TO BE KNOWN AS
WHITETAIL CROSSING
 PREPARED FOR THE OWNER OF RECORD
ROSCOE BLAISDELL
 SITUATED IN THE TOWN OF
RAYMOND, NH
 TAX MAP 8 LOT 37

PREPARED BY:
BLAISDELL SURVEY, LLC
ROSCOE T. BLAISDELL, LLS
 22 SCRIBNER ROAD, RAYMOND, N.H. 03077
 DATE: 4/6/18 603-895-9947 JOB NO. 2477
 FB NO. 31 DRAWING NAME: 2477SLB RBLAISDELL@COMCAST.NET



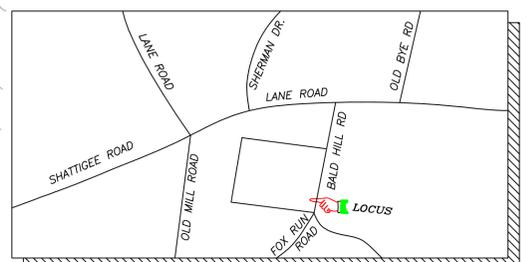


NOTES:

1. LAND IS DESCRIBED BY DEED OF ROSCOE BLAISDELL OF 22 SCRIBNER ROAD RAYMOND, NH 03077 AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN FEBRUARY, 2018 USING A LEICA TCA1105 TOTAL STATION AND HAS A TRAVERSE ERROR OF CLOSURE BETTER THAN 1":10,000" ON ALL PROPERTY LINES BORDERING ON THE SUBJECT PROPERTY.
2. I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN FEBRUARY, 2018 USING A LEICA TCA1105 TOTAL STATION AND HAS A TRAVERSE ERROR OF CLOSURE BETTER THAN 1":10,000" ON ALL PROPERTY LINES BORDERING ON THE SUBJECT PROPERTY.

Roscoe T. Blaisdell

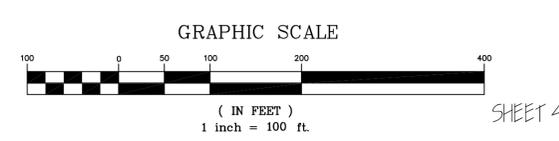
NO.	DATE	DESCRIPTION
3	5-24-21	REVISED PER ENG. REVIEW
2	4-20-21	REVISED PER ENG. REVIEW
1	1-7-21	REVISED PER ENG. REVIEW
REVISIONS		

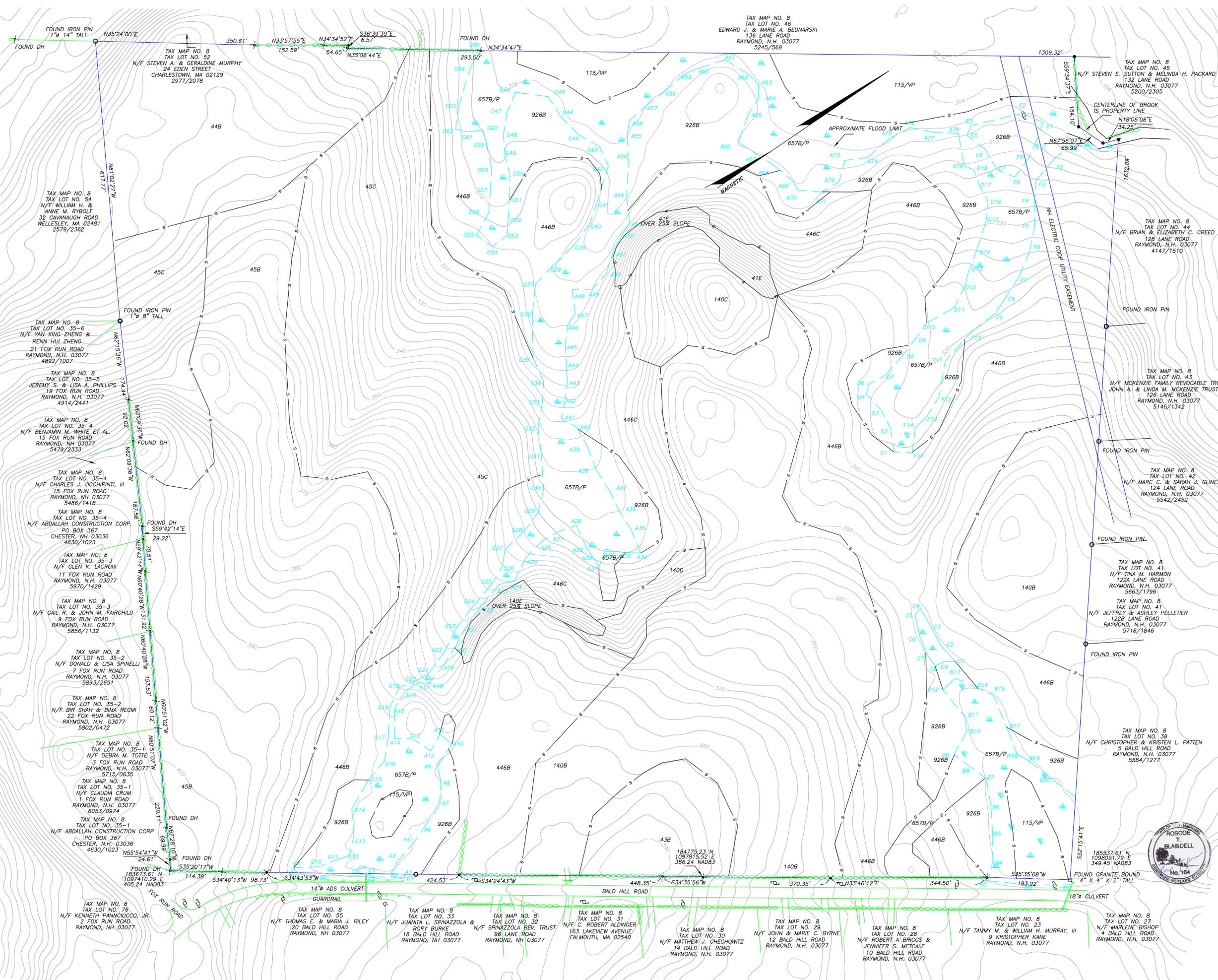


STATE PLAN
A SURVEY AND PLAT OF AN
OPEN SPACE SUBDIVISION
TO BE KNOWN AS
WHITETAIL CROSSING
PREPARED FOR THE OWNER OF RECORD
ROSCOE BLAISDELL
SITUATED IN THE TOWN OF
RAYMOND, NH
TAX MAP 8 LOT 37



PREPARED BY:
BLAISDELL SURVEY, LLC
ROSCOE T. BLAISDELL, LLS
22 SCRIBNER ROAD, RAYMOND, N.H. 03077
DATE: 4/6/18 603-895-9947 JOB NO. 2477
FB NO. 31 DRAWING NAME: 2477SLB RBLAISDELL@COMCAST.NET



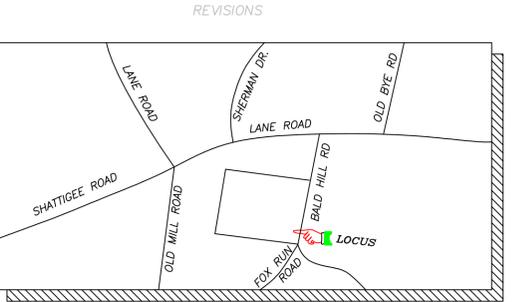


WETLAND DELINEATION
 ROSCOE T. BLAISDELL, CWS PERFORMED THE WETLAND DELINEATION ON THE BASIS OF HYDROPHITIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE "CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECH REPORT Y-87-1" MARCH, 2018. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4", MAY, 2017.

SOIL MAPPING
 SITE-SPECIFIC SOIL MAPPING WAS PERFORMED BY BRUCE GILDAY, CSC IN APRIL, 2019

115/VP	SCARBORO	VERY POORLY DRAINED	D
41	CHATFIELD/HOLLIS/ROCK	N/A	D
43	CANTON	WELL DRAINED	B
44,45	MONTAUK	WELL DRAINED	C
140	CHATFIELD/HOLLIS/CANTON	WELL DRAINED	B
446	SOTIUAITE-NEWFIELDS	MODERATELY WELL DRAINED	B
657/P	RIDGEBURY	POORLY DRAINED	C
926	RIDGEBURY	SOMEWHAT POORLY DRAINED	C

NO.	DATE	DESCRIPTION
3	5-24-21	REVISED PER ENG. REVIEW
2	4-20-21	REVISED PER ENG. REVIEW
1	1-7-21	REVISED PER ENG. REVIEW

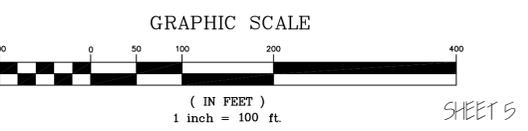


VICINITY

EXISTING CONDITIONS PLAN
 A SURVEY AND PLAT OF A
OPEN SPACE SUBDIVISION
 TO BE KNOWN AS
WHITETAIL CROSSING
 PREPARED FOR THE OWNER OF RECORD
ROSCOE BLAISDELL
 SITUATED IN THE TOWN OF
RAYMOND, NH
 TAX MAP 8 LOT 37



PREPARED BY:
BLAISDELL SURVEY, LLC
ROSCOE T. BLAISDELL, LLS
 22 SCRIBNER ROAD, RAYMOND, N.H. 03077
 DATE: 4/6/18 603-895-9947 JOB NO. 2477
 FB NO. 31 DRAWING NAME: 2477SLB RBLAISDELL@COMCAST.NET



1 Planning Board Draft Minutes
2 May13, 2021
3 7:00 PM
4 Zoom meeting
5
6

7 **Planning Board Members Present:**

8 Jonathan Wood
9 Gretchen Gott
10 Patricia Bridgeo
11 Paul Ayer
12 George Plante (Selectmen ex officio)
13 Brad Reed
14 John Beauvilliers
15 Paul Lynn - Alternate (Seated for first application)
16
17

18 **Planning Board Members Absent:**

19 none
20

21 **Staff Present:**

22 Glenn Coppelman - Circuit rider
23 Christina McCarthy - Tax Collector/Planning Technician
24

25 Pledge of Allegiance
26

27 Application #2021-001: A Lot Line Adjustment has been submitted by Roscoe Blaisdell on
28 behalf of Edward Clifford. The applicant is proposing to adjust a lot line for properties identified
29 as Raymond Tax Map 22 Lot 1 & 1-1 located at 8 Butterfield Lane Raymond NH, 03077 and is
30 within Zone B.
31

32 Ms. Gott: "I will be recusing myself for the first application."
33

34 Mr. Beauvilliers: "When this application was first submitted, I stated that I am a neighbor of Mr.
35 Blaisdell and it would have no bearing on my opinion and that still holds."
36

37 Mr. Wood: 'Just to know that Roscoe was a subcontractor to my recent septic design and
38 installation, and this will have no bearing on my decision making. "
39

40 Roscoe Blaisdell: "Edward Clifford owns two abutting lots on Butterfield Lane. He lives on lot
41 one in the family homestead, and he would like to move and build a new house on lot 1-1. We
42 already have septic design for him. To give him more privacy he would like to get about 8/10 of
43 an acre from the neighboring lot. It is basically taking from one lot and adding to the other. Then

44 he will be building on this other lot. Both lots have over two acres of dry land. It should be pretty
45 simple.”

46
47 Diane Latham, 6 Enterprise Lane: “What is all this about? Is he going to build a home on the
48 other lot? What is he doing?”

49
50 Roscoe Blaisdell: “He is building a home on the other lot, and he is taking a little bit of the land
51 from his other lot. He already has an approved septic design. He will be quite always from your
52 property line. You won’t be able to see his house. I don’t believe.”

53
54 Motion:
55 Mr. Beauvilliers made a motion to approve Application #2021-001, a lot line adjustment to adjust
56 the lot line between lot 1 & 1-1, located at 8 Butterfield Lane (Tax Map 22, Lots 1 & 1-
57 1), subject to the following conditions: (See attached.) Ms. Bridgeo seconded the motion. A roll
58 call vote was taken. The motion passed unanimously with a vote of 7 in favor, 0 opposed, 0
59 abstentions.

60 Jonathan Wood -Aye
61 Patricia Bridgeo -Aye
62 Paul Ayer - Aye
63 George Plante - Aye
64 Brad Reed - Aye
65 John Beauvilliers - Aye
66 Paul Lynn - Aye

67
68
69
70 Application #2021-002: A Subdivision Application has been submitted by Paul Dobberstein on
71 behalf of Jean-Marc Meunier. The applicant is proposing to subdivide for property identified as
72 Raymond Tax Map 35 Lot 54 located at 11 Old Ham Rd. Raymond NH, 03077 and is within
73 Zone B.

74
75 Paul Dobberstein: “Paul Dobberstein, Ambit Engineering on behalf of the owner and applicant
76 Jean-Marc Meunier for a property at 11 Old Ham Road. The applicant proposes to subdivide the
77 lot into two parcels. The existing lot is just under 10 acres. The proposed lot one will be just over
78 5 acres and that will be the lot with the existing home. Lot two will have an area of 4.7 acres
79 more or less. The lots will have more than the required frontage.” “We show on here to propose
80 to widen the travelled way of Old Ham Road to at least 14 feet wide within 20 feet of wherever
81 the proposed driveway goes, and that would be to facilitate the turnaround of any emergency
82 vehicle that would need to come down there because it does dead end here at the property
83 line.”

84
85 Ms. Gott: “How wide is a fire truck or an ambulance?”
86

87 Paul Dobberstein: "Sure, I don't know the answer to that either. I would say it is probably a
88 maximum of about 10 feet."
89
90 Ms. Gott: "14 feet doesn't seem very wide is my concern."
91
92 Paul Dobberstein: "Like I said we would be happy to widen it wider. The thinking was to disturb
93 as little of what is there as possible."
94
95 Mr. Wood: "I have some questions from Trudy Willette. She says, "Old Ham Road does not
96 extend past 11 Old Ham Road's driveway and this is an old coach road." What you are
97 proposing is Old Ham Road be widened to 14 feet to the new driveway for this new lot. "
98
99 Paul Dobberstein: "As far as we can tell is that the road itself, the right of way extends to the far
100 property line of the property that we are talking about. The improved traveled way doesn't end at
101 number 11. This is based on the location of the right of way and based on number 1 the
102 assessors map and also the NHDOT database which shows it ending at the same location. I
103 don't want to say we are widening more about making it passable."
104
105 Mr. Wood: "You are going to widen it to 14 feet."
106
107 Paul Dobberstein: "Correct."
108
109 Mr. Wood: "OK I have just one further question from Trudy Willette. How does this affect her
110 property?"
111
112 Paul Dobberstein: "She is located on the other side of Old Ham Road. So, I don't believe that it
113 would impact her property in any significant way at all. Anything that would happen with the road
114 would happen well within the right of way. I believe that they access their property from Ham
115 Road."
116
117 Mr. Wood: "Would she be allowed access from Old Ham Road?"
118
119 Paul Dobberstein: "That would be up to the Town."
120
121 Trudy Willette, 20 Ham Road: "What I am trying to explain is this gentleman's nice map and
122 detail of his subdivision shows Old Ham Road passing up past through there. It does not pass
123 up through there. It is just an old coach road according to the Lovely's that own the majority of
124 the property that abuts up to that, and it is only a one lane passable, it has got grass growing up
125 through it. We walk our animals up through there. It is not a road for a home to be on. The road
126 would have to be enlarged and it would have to encroach onto our property for them to do the
127 because the property that this gentleman owns currently, his property has a large and steep
128 embankment that goes up onto their property from that old coach road. A road construction to
129 that area would affect my property."
130 Paul Dobberstein: "The road is a public right of way. "

131
132 Trudy Willette: "Up until 11 Ham Road it stops it is not a road after that."
133
134 Dan Carlyle: "My property is right next to Trudy's. I have similar questions about the road
135 because as she states right now it is basically a dirt path after 11 and not really very passable
136 and not very wide. My questions go to the specs of the road construction. It may be a Town
137 approved road, but it is not a Town maintained road. What are you guys planning for run off
138 control? "
139
140 Paul Dobberstein: "I can't speak to exactly what the design would be at this point. We obviously
141 want to work with DPW and the other town departments."
142
143 Douglas Lovely: "I took a walk up through there just looking at the property and I noticed that
144 there was some surveyor tape. One 14 foot onto my property and another one that 41 feet onto
145 my property off that road. I was curious to what that was?"
146
147 Ms. Gott: "I think it would be very helpful to have a site walk. I drove up there, but I certainly
148 didn't have all this information and all these questions. The other thing is that I think this plan
149 should go to tech review. Did the applicant speak with any of the abutters as you were doing
150 this, and I don't know if you normally would?"
151
152 Paul Dobberstein: "I didn't speak with anyone that is something that the landowner would
153 normally take care of. He does live in Florida, so he is not around to talk to people. Just to be
154 clear the only person that I have talked to be the gentleman from the DPW."
155
156 Ms. Bridgeo: "One of the things that nobody is talking about is that the beginning is currently a
157 shared driveway between those two homes. The only two homes that are on there. I don't know
158 if the beginning of Old Ham Road is actually wide enough. So, it is the whole beginning past the
159 house, past number 9 and number 10 to get to 11."
160
161 Steve Langus: "Is this, they are talking 14 feet for the road, typically a road is 20 feet, can you
162 talk another 5 on each side?"
163
164 Mr. Wood: "This is a class 6 road. It is not maintained by the Town and it doesn't have to meet
165 Town spec. "
166
167 Steve Langus: "Will it be maintained in the future?"
168
169 Mr. Wood: "No." "What I am suggesting making as one the conditions of approval were that this
170 have a residential site plan before any building permit."
171
172
173 Motion:

174 Ms. Gott made a motion that the Board have a site walk and that this application be forwarded
175 for tech review session prior to any action. Ms. Bridgeo seconded the motion. A roll call vote
176 was taken. The motion passed unanimously with a vote of 7 in favor, 0 opposed, 0 abstentions.

177
178 Jonathan Wood - Yes
179 Patricia Bridgeo -Yes
180 Paul Ayer - Yes
181 George Plante - Yes
182 Brad Reed - Yes
183 John Beauvilliers - Yes
184 Gretchen Gott - Yes

185
186
187
188 Motion:

189 Ms. Gott made a motion for the site walk to happen Tuesday, May 18, 2021 at 6 pm at 11 Old
190 Ham Road. Mr. Beauvilliers seconded the motion. A roll call vote was taken. The motion passed
191 unanimously with a vote of 7 in favor, 0 opposed, 0 abstentions.

192
193 Jonathan Wood - Yes
194 Patricia Bridgeo -Yes
195 Paul Ayer - Yes
196 George Plante - Yes
197 Brad Reed - Yes
198 John Beauvilliers - Yes
199 Gretchen Gott - Yes

200
201 Ms. Gott: "Just to mention that the public is invited to all site walks."

202
203 Mr. Wood: "I want to bring up other conditions imposed by the Planning Board. And the first one
204 would be Old Ham Road is a class 6 road and will need to get Board of Selectmen approval for
205 building permits and file a limited liability with the Registry of Deeds."

206
207 Poll: Old Ham Road is a class 6 road and will need to get Board of Selectmen approval for
208 building permits and file a limited liability with the Registry of Deeds."

209
210 Jonathan Wood - Yes
211 Patricia Bridgeo -Yes
212 Paul Ayer - Yes
213 George Plante - Recused
214 Brad Reed - Yes
215 John Beauvilliers - Yes
216 Gretchen Gott - Yes

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The poll was unanimous.

Mr. Wood: "Another condition imposed is to widen Old Ham Road to new lot to 14 feet for emergency vehicle access."

Poll: to widen Old Ham Road to new lot to 14 feet for emergency vehicle access.

Gretchen Gott - Yes, it needs to be widened. I am not ready to say the number of feet.

George Plante - Yes

Patricia Bridgeo -Yes, appropriately widened.

Paul Ayer - Yes

Brad Reed - Yes

John Beauvilliers - Yes

Paul Lynn - Yes

The poll was unanimous.

Mr. Wood: "The next piece as a condition imposed by the Planning Board would be to require a review by TRC regarding runoff and road construction when building permit is applied for.

Poll: require a review by TRC regarding runoff and road construction when building permit is applied for.

Jonathan Wood - Yes

Patricia Bridgeo -Yes

Paul Ayer - Yes

George Plante - Yes

Brad Reed - Yes

John Beauvilliers - Yes

Gretchen Gott - Yes

The poll was unanimous.

Mr. Wood: "Should we require a residential site plan?"

Poll: "Should we require a residential site plan?"

Jonathan Wood - Yes

Patricia Bridgeo -Yes

Paul Ayer - Yes

George Plante - Yes

Brad Reed - Yes

John Beauvilliers - Yes

Gretchen Gott - Yes

Paul Lynn- Yes

The poll was unanimous.

262 Motion:
263 Ms. Gott made a motion to continue the application until July 1, 2021 at 7 pm. Mr. Beauvilliers
264 seconded the motion. A roll call vote was taken. The motion passed unanimously with a vote of
265 7 in favor, 0 opposed, 0 abstentions.

266
267 Jonathan Wood - Yes
268 Patricia Bridgeo -Yes
269 Paul Ayer - Yes
270 George Plante - Yes
271 Brad Reed - Yes
272 John Beauvilliers - Yes
273 Gretchen Gott - Yes
274

275 Approval of minutes:

276 Motion:
277 Ms. Bridgeo made a motion to accept the minutes from April 15, 2021as amended. Mr. Plante
278 seconded the motion. A roll call vote was taken. The motion passed unanimously with a vote of
279 7 in favor, 0 opposed, 0 abstentions.

280
281 Jonathan Wood - Yes
282 Patricia Bridgeo -Yes
283 Paul Ayer - Yes
284 George Plante - Yes
285 Brad Reed - Yes
286 John Beauvilliers - Yes
287 Gretchen Gott - Yes
288

289
290
291 Ms. Bridgeo: "June 5th we are going to have at the Farm here from 9am to 11am. We are going
292 to post for a quorum if people want to come by. We are going to have an open discussion,
293 round table for Raymond residents."
294

295 Mr. Wood: "I have one other thing that came in the mail. It came from Deb Intonti and it is about
296 the 2021 local official's workshop. On Tuesday May 18th from 9am to 4 pm there is a free
297 Zoom. All you have to do to join it is to register with www.nhmunicipal.org."
298

299 Ms. Gott: "Glen we had talked before about you are doing some training with us based on that
300 information that Paul brought back or was it Patricia that gave us. There are a lot of RSA's and
301 a lot of references to things that would be very helpful to many of us on the Board. New and
302 old."
303

304 Mr. Coppelman: "I remember us talking about that and I don't recall what my answer was at the
305 time. Was it something we were going to talk with Tim Roche at RPC first? I just can't do that on

306 my own, so let me take that back as an action to address that with him.” “I am going to make
307 one other suggestion. I can certainly do some of that but for a fairly modest amount of money
308 the Municipal Association, in particular Steve Buckley, can do a specialized training that can be
309 tailored to the Planning Board, and I think it is like \$350.” “I don’t know how many of you might
310 have signed up for it but this Saturday from 9am to noon is the Office of Strategic Initiatives
311 Planning Board basics session.”

312
313 Board member updates:

314
315 Mr. Plante: “We do have a replacement for Jack. Some big shoes to fill. We did pick Lee Weldy.
316 He will be sitting with us until March and then he will have to run again. We picked the 3 Bean
317 Tavern candidates. Paul Brown, Gary Brown, and Terrie Dolan. Those are the people at large.”

318
319 Ms. Bridgeo: “June 5th.”

320
321 Staff member update:

322
323 Mrs. McCarthy: “So we were in a Zoom Meeting with the RPC and the Town and it looks like we
324 have gotten a contract put together for a Planner and it looks like she will be starting around
325 mid-June.”

326
327 Mr. Coppelman: “Her name is Madeline Delano. She goes by Maddie.”

328
329 Mrs. McCarthy: “She is going to be doing the Planning Board meetings. It is going to vary based
330 on the number of applications we have and the work that is at the office, but it looks like it is 18
331 office hours a month. Then 2 Planning Board meeting a month. Then some trading off with MS4
332 and Community Development stuff with some other members of the RPC. It looks like it will be a
333 well-rounded mixture of work and people.”

334
335 Mr. Coppelman: “It is a fairly comprehensive contract that will involve a team. It will be a team of
336 people from RPC. The lead person will probably be Maddie as the primary one. Tim Roche the
337 executive director will be involved in some things. I will probably be involved with some things,
338 and Jen Rowden will be particularly involved in some of the MS4 work.”

339
340 Ms. Gott: “You said it would be 2 Planning Board meetings a month. We do need to start work
341 on our master plan. We do need to have some work sessions on some items. Will a person from
342 RPC be allowed to come to an extra meeting a month, when we have one?”

343
344 Mrs. McCarthy: “I think that they have given enough play in the contract that it will allow for extra
345 things to be done. I don’t think you will have to worry about that. The contract will be starting
346 June 15th. “

347
348 Motion:

349 Mr. Wood made a motion to adjourn the meeting. Mr. Beauvilliers seconded the motion. A roll
350 call vote was taken. The motion passed unanimously with a vote of 7 in favor, 0 opposed, 0
351 abstentions.

352

353 Jonathan Wood - Yes

354 Patricia Bridgeo -Yes

355 Paul Ayer - Yes

356 George Plante - Yes

357 John Beauvilliers - Yes

358 Gretchen Gott - Yes

359 Paul Lynn - Yes

360

361 Respectfully submitted,

362

363 Jill A. Vadeboncoeur

364

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Planning Board Sitewalk- 11 Old Ham Road- May 18th @ 6pm
Draft Minutes

1 Location Class VI Old Ham Rd.

2

3 Attendees from Raymond Planning Board:

4 Gretchen Gott Raymond Planning Board

5 Patricia Bridgeo Raymond Planning Board

6 Paul Ayer Raymond Planning Board

7 Jonathan Wood Chair Raymond Planning Board

8

9 Paul Dobberstein Ambit Engineering

10

11 Abbutters:

12 Leonard Willette

13 Trudy Willette 20 Ham Rd

14

15 Paula Wieszeck 9 Ham Rd

16

17 Brenda Sigouin 24 Ham Rd

18

19 Steve Langis

20 Robin Langis 18 Ham Rd

21

22 Douglas Lovely

23 Beatrice Lovely 4 Ham Rd

24

25 Start at 6pm

26

27 Paul Dobberstein pointed out flagged grade stakes on left side of Old Ham Rd, discussed
28 markers in relation to abutter's property lines. Trudy Willette asked status of Old Ham Rd, it was
29 stated as class VI, Paul Dobberstein referred to it as a traveled way. Abutters reiterate
30 statement it is class VI. Abutters questioned trees growing near Old Ham and location any
31 changes to road would have to trees and their property.

32 Mr. Wood states the flagged grade stakes are marked as current submitted plan and all parties
33 move to driveway location per plan.

34 Gretchen Gott asks about Old Ham Rd grade.

35 At proposed driveway site, questions from abutters about Old Ham Rd and what would be done
36 to the roadway. Questions raised about runoff from abutters,

37 Trudy Willette asked about potentially risk to their water.

38 A stone wall was highlighted as the boundary edge of proposed subdivision.

39 Paul Dobberstein brought group back down Old Ham Rd and discussed a new proposed
40 driveway location closer to lot 11 Old Ham Rd.

41 Gretchen Gott asked how many feet from beginning of Old Ham Rd and how many feet from
42 Old Ham Rd to new proposed driveway.

43 Paul Dobberstein spoke of a waiver.

44 Meeting Adjourned 6:29 pm

1 Planning Board Draft Minutes
2 May 20, 2021
3 7:00 PM
4 Zoom meeting
5
6

7 **Planning Board Members Present:**

8 Jonathan Wood (Chairman)
9 Gretchen Gott
10 John Beauvilliers
11 Patricia Bridgeo
12 Paul Lynn (Alternate)
13 Brad Reed
14 Chris Long (Selectmen ex-officio)
15

16 **Staff Present:**

17 Glenn Coppelman - Circuit rider
18 Christina McCarthy - Planning Technician
19
20

21 Pledge of Allegiance
22

23 Application #2021-003: A Site Plan application has been submitted by Joe Torrisi on behalf of
24 MRCT Realty Co. LLC. The applicant is proposing to build a 13,750 S.F. addition to one of the
25 existing buildings. The property is identified as Raymond Tax Map 22/ Lot 43 and located at 10
26 Industrial Dr. Raymond NH, 03077, and is within Zone D.
27
28

29 Joe Coronati with Jones and Beach Engineers was here on behalf of Jackson Lumber.

30 Joe Coronati: "Building 1 is the store and storage, building 2 storage with racks of wood
31 and building 3 is the building we are looking at. The proposed plan is to put a 13,750 square
32 foot building addition on the back of building 3. In this building are 2nd floor offices and where the
33 millwork gets done. There are many loading bays in this building and the end is for fleet vehicle
34 maintenance, with a couple of mechanics.

35 Behind building 3 is the detention pond which was designed by Richie Ladd. It is the
36 main drainage pond for most of the site. There is a catch basin where the runoff from the
37 parking area goes and it ends up in a detention pond out in the back.

38 Second page shows the addition, what we are looking to add to building 3. The
39 proposed addition is a 50 x 275. The intent of the addition is really to store things, like orders
40 that don't shipped out right away.

41 The back of the building doesn't have a lot going on, it has an egress door. The addition
42 extends into the detention pond. We had to do a stormwater modeling of the site to see if we
43 could downsize the detention pond. We modeled the pond for stormwater and found the pond to
44 be quite oversized. We worked with Dubois & King who reviewed this application and the

45 stormwater and have signed off on the design for the whole site. We had to make a few
46 modifications to meet the updated stormwater regulations. Currently the stormwater enters the
47 pond via a drain line that comes from between buildings 2 and 3. There is a catch basin system
48 that currently runs through a drain line that goes down the side of the building and into the pond.
49 That won't work with the addition, so we extended the drain line and designed into a new outfall
50 to the detention pond. The entire building 3 pitches into the pond. We also designed this finger,
51 goes out into the pond, this helps slow the concentration of water into the pond. Low flow would
52 go around the finger and into the sediment pond which is lower than the outfall. Water will settle,
53 sediment will drop out and the water will exit the pond.

54 One of the comments from Dubois & King was to provide a maintenance road, which we
55 did. 15 % slope gravel road that leads down to the pond, steep for a car but not an excavator
56 that is needed to clean out the pond. Dubois & King was ok with that.

57 A couple of things that were talked about during TRC process was the need for extra
58 parking because we are increasing the size of the building. The main reason for this expansion
59 is for storage and no expanding of staff. We did provide a parking analysis and per regulations
60 we are required to have 74 spaces and we are providing 94.

61
62 Mr. Wood reads a Dubois & King letter: "#1 provide parking analysis, which you have
63 just done. #2 Provide access road to maintain stormwater pond where sediment is expected,
64 you have shown us that. #3 drainage analysis needed to be modified for tail water. Joe, can you
65 speak to that?"

66
67 Mr. Coronati: "Sure, because we modified the elevation to the inlet of the pond and
68 during the 50- year storm the water level in this pond gets up to almost 205 and that puts it
69 above the outfall of the new pipe, which is at elevation 203.5, so Dubois & King wants to know
70 how that elevation will effect the catch basins out between buildings 2 & 3. We ran a stormwater
71 analysis to determine whether the tail water conditions of a 50-year storm would back flow and
72 how it would react to these pipes and if we would have water coming out of the catch basins,
73 that's a concern with the tail water. The benefit to this site is the elevation drop in the short
74 period of space, the rim of the catch basin is at 213 about 8 feet above peak elevation of the
75 pond in a 50-year storm and there was no stormwater surging out of the catch basins during a
76 50-year storm.

77
78 Ms. Gott: "Why did you pick a 50-year storm?"

79
80 Mr. Coronati: "That is the storm event requested by Dubois & King as well as the
81 regulations."

82
83 Ms. Gott: "Ok, obviously that area floods and in our 2007-2008 floods, I wonder how
84 things worked then."

85
86 Mr. Coronati: "If you're referring to the Mother's Day storms, those were larger than 50-
87 year storms and they were over three days. A 50-year storm is a very big storm in the sense
88 that it's a large amount of rainfall, but the way the storm events work is that it's over a 24-hour

89 period, so it's approximately 8 inches of rainfall in 24-hour period. Not sure how this site did but
90 the detention pond is very large, it's like a vegetative meadow. Never wet and doesn't hold
91 water, it has plants growing over the entire bottom of the pond. There was one additional
92 comment from TRC and not Dubois & King which was from Chief Hammond. He wanted a note
93 added to the plan about sprinklers being extended into the addition. We have no problem with
94 that and it's sheet c2 note #9 plan dated 05/14/2021.'

95
96 Mr. Wood: "I am going to go board member by board member for questions."

97
98 Mr. Beauvilliers: "access to the addition, would that be through building 3?"

99
100 Mr. Coronati: "Yes there will be exterior doors for egress, but the main access is through
101 building 3."

102
103 Mr. Torrisi: "There will be two 20-foot-wide openings going from the original building to
104 the addition."

105
106 Mr. Reed: "No my questions have been answered."

107
108 Ms. Bridgeo: "No questions."

109
110 Mr. Ayer: "No questions."

111
112 Ms. Gott: "I have several questions. First thing actually a comment. It still does not seem
113 to match what's on the ground. Therefore, again I request a site walk, we didn't do one last time,
114 I thought I understood, and I don't. Building 3 from what I can see from the road does not match
115 what's on the ground. I didn't go down the fence line or on the property because that's not right,
116 so now I respectfully ask for a site walk.

117 Regarding parking, building 3 only has 1 handicap parking spot are there any outside
118 building 1? I couldn't find any others so if there are then they are not marked very clearly on
119 here.

120
121 Mr. Coronati: "Yes there is one in front of building 1 and 3. There is a hatched area on
122 sheet OVR just to the north of that there is a handicap symbol."

123
124 Ms. Gott: "OK, I'll take your word for it. I can't even see it."

125
126 Mr. Coronati shares his screen to point out the second handicap parking spot.

127
128 Ms. Gott: "On sheet something you have snow storage right where I think the
129 maintenance road is for the pond? How would the get around the pile of snow?"

130
131 Mr. Coronati: "They would not access the pond during winter for maintenance."
132

133 Ms. Gott: "Obviously spring there's still snow there. So, that's a snow storage area."
134

135 Mr. Torrasi: "Gretchen, the majority of the snow ends up in the front corner. That's just
136 how the plow system works."
137

138 Ms. Gott: "Another question, who owns the front part with the cut grass between the two
139 driveways now?"
140

141 Mr. Coronati: "Jackson Lumber owns that."
142

143 Members of the Planning Board and Mr. Torrasi have a discussion about when that
144 property was offered by Jackson Lumber to put in a soccer field, but the Town was not
145 interested in maintaining it.
146

147 Ms. Gott: "Did you get a variance for the retail in an industrial?"
148

149 Mr. Torrasi: "I would have to go back to 2003. I don't recall getting a variance. Retail has
150 always been there since first opening in 2003."
151

152 Ms. Gott: "It appears that the salt shed sets a tiny bit into the setbacks. And again, I
153 motion to take a site walk, what I see on the existing conditions is different from what I see on
154 the ground."
155

156 Mr. Wood and Ms. Gott discuss about making a motion with a date and time certain. Ms.
157 Gott does not want to negotiate a date and time certain until her motion for a site walk is
158 passed.
159

160 Mr. Beauvilliers: "I second Gretchen's motion for a site walk."
161

162 Mr. Wood: "Any further discussion?"
163

164 Mr. Reed: "Joe the existing conditions, is that a surveyed plan?"
165

166 Mr. Coronati: "It is a surveyed plan. I would be happy to show an aerial of the site from
167 google if the board wants. Everything matches. We added the lumber storage racks, salt shed
168 and parking areas."
169

170 Mr. Reed: "I don't visit often but when I have been there it looks accurate to me."
171

172 Ms. Gott: "The place that I see that's not accurate is building 3. It looks different on the
173 ground from what's on the plan."
174

175 Mr. Coronati: "Gretchen you can go in there it's a public accessed area. If you want, I
176 can show the aerial."
177

177 Mr. Coronati shares his screen of Google maps aerial photo of the site. He and Ms. Gott
178 discuss the corner of building 3. Mr. Coronati is showing the picture of the site and the plan set.
179 Ms. Gott is saying it looks filled in when looking at it from the road and doesn't match, she still
180 feels compelled to continue her motion for a site walk citing that "I am still confused in my mind
181 about what I see from the road and what's on the plan."
182

183 Ms. Gott made a motion for a site walk. Mr. Beauvilliers seconded the motion. The motion was
184 defeated. 3 in favor, 4 opposed, 0 abstained.

185 John Beauvilliers- Yes
186 Brad Reed- No
187 Patricia Bridgeo- Yes
188 Paul Ayer- No
189 Gretchen Gott- Yes
190 Chris Long- No
191 Jonathan Wood- No
192

193 Ms. Gott: "The problem is we will vote tonight, and I don't want to do that until I
194 straighten out the confusion I have in my mind."
195

196 Mr. Coppelman: "When I was looking at the aerial, I saw loading truck backed up to the
197 loading dock. Maybe from certain angles it appears to be built out."
198

199 Mr. Torrisi: "So we have receiving docks there and at times one or two 45-foot trucks are
200 there and it does look filled in, however it is just tractor trailer trucks."
201

202 Mr. Wood asks Ms. Gott if she has any further questions, and she declines. Mr. Wood
203 states that he will go around the board one more time for any last questions.

204 John Beauvilliers- No
205 Brad Reed- No
206 Patricia Bridgeo- No
207 Paul Ayer- No
208 Gretchen Gott- No
209 Chris Long- No
210 Jonathan Wood- No
211

212 Mr. Wood: "Paul Lynn do you have any questions or comments?"

213 Mr. Lynn: "No I do not."

214 Mr. Wood: "Ok so do we have a motion?"

215 Mr. Reed: "I make the motion." (see attached)

216 Motion:

217 Mr. Reed made a motion to approve application #2021-003, a Site Plan Application submitted
218 by Jones & Beach on behalf of Jackson Lumber and Millwork. The applicant is proposing to
219 build a 13,750 sq. ft. building addition to be used for storage. The property is identified as
220 Raymond Tax Map 22/ Lot 43 and located at 10 Industrial Dr. Raymond NH, 03077, and is

221 within Zone D.

222

223 Mr. Ayer seconded the motion. The vote was made by roll call. The vote was in favor of
224 approving the application. 6 in favor, 0 opposed, 1 abstained.

225 Jonathan Wood -Yes

226 John Beauvilliers -Yes

227 Brad Reed- Yes

228 Patricia Bridgeo- Yes

229 Paul Ayer- Yes

230 Chris Long- Yes

231 Gretchen Gott- Abstain. Reasons noted does not have complete
232 information regarding the building and also the use of retail in
233 industrial zone.

234

235 Mr. Coronati and Mr. Torrisi both thank the board for their time and approval
236 and exit the meeting.

237

238

239

240 Mr. Wood: "Approval of minutes."

241 Ms. Gott: "I do have a question. I think you said Glenn that they applicants were notified
242 of the change, but that's not reflected in the minutes. If you said that I would like to see that
243 reflected in the minutes.

244

245 Mr. Coppelman: "I honestly can't recall my exact words so if it needs checking then it
246 needs checking."

247

248 Mr. Wood: "It was mentioned a couple of times that the abutters all had the correct
249 notification, but it was the agenda that was incorrect."

250

251 Ms. Gott: "That day it was stated that the abutters were notified but were the
252 applicants?"

253

254 Mr. Coppelman: "My recall on my statement is not clear enough for me to say one way
255 or the other."

256

257 Ms. Gott: "Ok it wouldn't be a big deal to find out, would it?"

258

259

260 Ms. McCarthy: "The applicants wouldn't have been notified. They would have to have
261 come to the meeting for it to be continued. Everyone would have shown up like a normal
262 meeting and then you guys would continue the meeting to another day and time certain."

263

264 Mr. Coppelman: "In fact the applicants did show up for the meeting, did they not?"

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Mr. Wood: "Yes they did."

Ms. Gott: "Ok so where does it say they were continued? Does it say that?"

Mr. Wood: "Yeah, there's two motions to continue."

Ms. Gott: "Ok, then I'm wrong."

Mr. Wood: "Are there any other addendums to this set of minutes?"

Approval of minutes:

Motion:

Ms. Bridgeo made a motion to approve the May 6, 2021 minutes as presented. Mr. Ayer seconded the motion. The vote was made by roll call. The vote was in favor of approving the minutes as presented. 4 in favor, 0 opposed, 3 abstained.

Jonathan Wood -Yes

John Beauvilliers -Abstain

Brad Reed- Abstain

Patricia Bridgeo- Yes

Paul Ayer- Yes

Gretchen Gott- Yes

Chris Long- Abstain

There was a question about the May 13 minutes, and it was stated that they were not received on time for this meeting but will be included in the next packet.

Mr. Wood: "Public comment? None? Moving on to other business, staff updates."

Ms. McCarthy: "Quick question. June 3rd is pretty full; you have 2 conceptual and a hearing. June 17 Grants Towing/hearing. Is there another date we can look at?"

A discussion about projects and availability begins. It is determined that ethics will be scheduled for July 1 and Ms. Gott states that she will be sitting as a Planning Board member and not as an ethics member.

Mr. Wood: "Any other staff updates?"

Ms. Bridgeo: "I have a question, going forward is it possible, prior to getting plans that we go and do a site walk? Give notice and do an actual site walk boots on the ground to see what it's like? The other part is TRC reviews, is it possible to rotate us around if people have the time to be sitting on a TRC?"

Mr. Copleman: "To answer your second question, to avoid potential conflict of interest and recusal issues board members don't sit on TRC Committees. It's usually Town staff,

309 building dept., police, fire, Comm Dev., and DPW. To answer your first question, Site walks prior
310 to acceptance can be problematic as well, they are public meeting and need to be fully noticed
311 and that usually happens at a meeting when you are all together and set it up then.”

312

313 Mr. Wood: “We have to accept the application for review prior to any discussions about
314 the project.”

315

316 Ms. Bridego: “I need to have posted a quorum notice for June 5 at 7 Old Fremont Rd. for
317 9-11 for Raymond Roundtable.”

318

319 Mr. Wood: “In the event that you are all there, but mostly it’s to listen to what’s going on.”

320

321 A discussion about the Planning Board legal training and when that could happen. It is
322 brought up that the PB has done training both non-meeting and public meeting. It is advised that
323 this is done in a non-meeting due to the nature of the discussions. Especially if it is about a
324 particular project.

325

326 Mr. Wood: “If you have general legal questions, please submit them to Christina and we
327 will get trained up on those publicly. If there are specific questions about specific projects, then
328 we will do those in nonpublic.”

329

330 A question is asked about the agenda for the Board of Selectmen meeting May 24,
331 specifically about the fee tables being presented. It was asked if the Planning Board input was
332 needed. It is explained that many of these fees are not updated regularly and some
333 departments are falling behind in updating equipment because fee structures are so dated,
334 some by as much as 12 years.

335

336 Mr. Wood: “Ok so now it’s time to end. Do I have a motion?”

337

338 Motion:

339 Mr. Reed made a motion to adjourn. Mr. Ayer seconded the motion. The vote was made by roll
340 call. The motion passed 7 in favor, 0 opposed, 0 abstained.

341

Jonathan Wood -Yes

342

John Beauvilliers -Yes

343

Brad Reed- Yes

344

Patricia Bridgeo- Yes

345

Paul Ayer- Yes

346

Gretchen Gott- Yes

347

Chris Long- Yes

348

349 Respectfully submitted,

350

351 Christina McCarthy