



TOWN OF RAYMOND

Planning Board Agenda

November 18, 2021

7:00 p.m. - Raymond High School

Media Center - 45 Harriman Hill

Application 2021-017 & Work Session

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

Continued from November 4, 2021

Application #2021-017: A Subdivision application has been submitted by James Lavelle of James Lavelle Assoc. on behalf of Michael and Lisa Duford for property identified as Raymond Tax Map 8/ Lot 22 located at 10 Kristopher Lane within Zone B. The applicant is proposing to subdivide an existing 7.7+/- acre lot into a 5.62+/- acre lot and 2.09+/- acre lot with a shared driveway. A variance was granted on April 28, 2021 for frontage.

Work session- Discussion of possible items for warrant articles.

2. Approval of Minutes

- 10/28/2021
- 11/04/2021

3. Public Comment

4. Other Business

- Staff Updates –
- Board Member Updates
- Any other business brought before the board- **Clarification of waiving of fees(39 Old Manchester Rd)**

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

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



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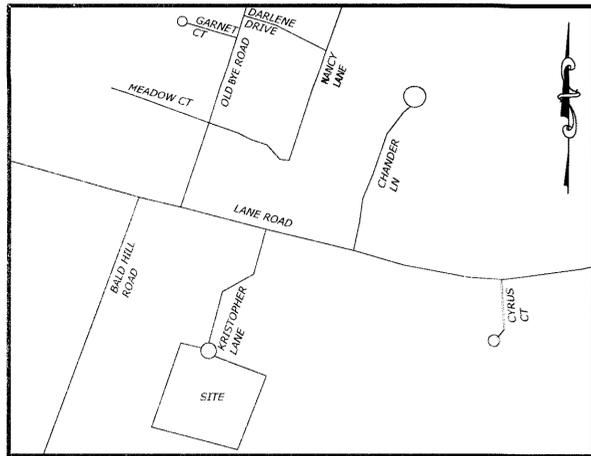
Media Center - 45 Harriman Hill

Application 2021-017 & Work Session

Planning Board Meeting Dates 2021

Submittal Deadline for Completed Application & Materials	Planning Board Meeting Dates (1st & 3rd Thursdays of the Month)
October 21, 2021	November 18, 2021 Kristopher Lane & Work Session
November 04, 2021	December 02, 2021 McDonald's & Green Road Special Permits (3 Lots)
November 18, 2021	December 16, 2021 Domino's

* 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.



SCALE: NTS
SITE LIES IN ZONING B

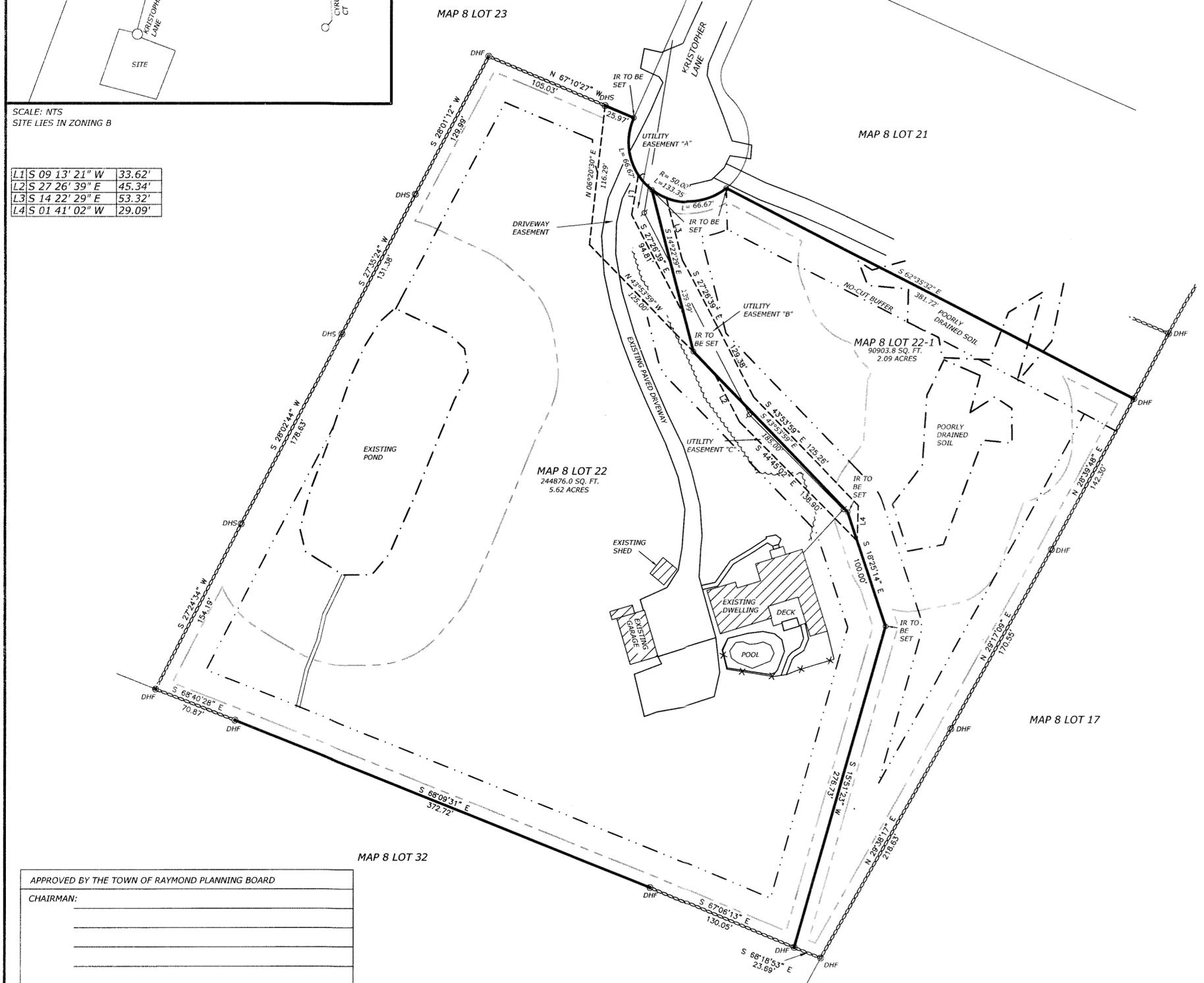
L1	S 09 13' 21" W	33.62'
L2	S 27 26' 39" E	45.34'
L3	S 14 22' 29" E	53.32'
L4	S 01 41' 02" W	29.09'

PLAN REFERENCE:

- 1.... "A SURVEY AND PLAT OF A SUBDIVISION PREPARED FOR RICHARD A. BLAKE SITUATED IN THE TOWN OF RAYMOND, N.H." PREPARED BY R.S.L LAYOUT & DESIGN INC AND DATED 11-3-1986 AND RECORDED AT THE R.C.R.D AS D-16443
- 2.... DEED REFERENCE BOOK 5480 PAGE 0922 RECORDED AT R.C.R.D.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF MAP 8 LOT 22
2. OWNER OF RECORD FOR TAX LOT 2-148-1:
MICHAEL D. DUFORD
LISA A. DUFORD
10 KRISTOPHER LANE
RAYMOND, NH 03077
3. WETLAND & SOIL MAPPING PROVIDED BY:
BRUCE A. GILDAY C.W.S. #088
4. ORIGINAL AREA OF MAP 8 LOT 22:
335779.8 SQ. FT.
7.71 ACRES
5. VARIANCE GRANTED FOR ARTICLE 15 SECTION 2.5 ON APRIL 28, 2021
6. UTILITY EASEMENT "A" & "C" TO BENEFIT MAP 8 LOT 22-1
UTILITY EASEMENT "B" TO BENEFIT MAP 8 LOT 22-1
7. DRIVEWAY EASEMENT TO BENEFIT MAP 8 LOT 22-1
8. THIS SITE DOES NOT LIE IN A FLOOD ZONE: F.I.R.M./ F.E.M.A. COMMUNITY PANEL 3301400190E DATED MAY 17, 2005
9. A 30' NO CUT BUFFER ON LEFT PROPERTY LINE WITHIN 30' BUILDING SETBACK STARTING AT LEFT CORNER TO BACK PROPERTY LINE
10. BUILDING SETBACKS- 30'
SEPTIC SETBACKS
ALL SIDES- 10'
POORLY DRAINED- 50'
WATER- 75'



"I HEREBY CERTIFY THAT THE FIELDWORK DONE FOR THE PREPARATION OF THIS PLAN HAD AN ERROR OF CLOSURE NO GREATER THAN 1 PART IN 10,000"

[Signature]

WETLAND CERTIFICATION STATEMENT

WETLANDS WERE IDENTIFIED UTILIZING THE STANDARDS SET FORTH IN THE 1987 ACOE FEDERAL TECHNICAL REPORT (Y-87-1). WETLANDS WERE DELINEATED BY BAG LAND CONSULTANTS, 43 ROCKINGHAM STREET, CONCORD, NH (603-228-5775)

[Signature] 4/10/21
BRUCE A. GILDAY, CWS #88 DATE



SUBDIVISION PLAN OF LAND IN RAYMOND, NH

**MAP 8 LOT 22
10 KRISTOPHER LANE**

**OWNED BY
MICHAEL & LISA DUFORD**

SCALE: 1"=50' DATE: MARCH 16, 2021



**ABUTTERS LIST
MAP 8, LOT 22
RAYMOND, NH**

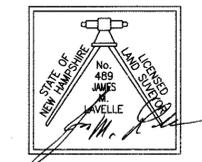
MAP-LOT	OWNER
8-22	Michael D. Duford Lisa A. Duford 10 Kristopher Lane Raymond, NH 03077
MAP-LOT	ABUTTERS
8-17 & 8-32	Spinazzola Revocable Trust Frances G. Spinazzola, Trs. Anthony Spinazzola, Trs. 96 Lane Road Raymond NH 03077
8-21	Cheryl Driscoll Darryl Driscoll 8 Kristopher Lane Raymond NH 03077
8-23	William H. Murray Tammy M. Murray 9 Kristopher Lane Raymond, NH 03077

CONSULTANTS
SURVEYOR JAMES M. LAVELLE ASS
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841

SOIL SCIENTIST BRUCE GILDAY
BAG LAND CONSULTANTS
43 ROCKINGHAM STREET
CONCORD, NH 03301

APPROVED BY THE TOWN OF RAYMOND PLANNING BOARD

CHAIRMAN: _____



PREPARED BY
JAMES M. LAVELLE ASSOC.
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841
TEL(603)329-6851

ARTICLE 15.3.1:

SPECIAL REQUIREMENTS IN ZONE G, ZONE B
REQUIRES A MINIMUM OF 40,000 S.F. CONTIGUOUS
NON-ZONE G LAND PROPOSED LOT 22-1 CONTAINS
80,127 S.F. CONTIGUOUS OF NONE ZONE G SOIL

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CONCORD, NH (603-228-5775)



Bruce A. Gilday 4/10/21
BRUCE A. GILDAY, CWS #88 DATE

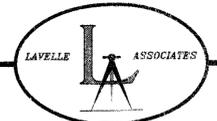
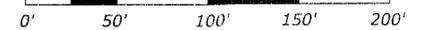


**SUBDIVISION PLAN OF LAND IN
RAYMOND, NH**

**MAP 8 LOT 22
10 KRISTOPHER LANE**

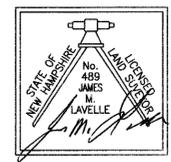
**OWNED BY
MICHAEL & LISA DUFORD**

SCALE: 1"=50' DATE: MARCH 16, 2021



" I HEREBY CERTIFY THAT THE FIELDWORK DONE FOR THE
PREPARATION OF THIS PLAN HAD AN ERROR OF CLOSURE NO
GREATER THAN 1 PART IN 10,000."

James M. Lavelle



PREPARED BY
JAMES M. LAVELLE ASSOC.
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841
TEL: (603) 329-6851

1 Planning Board Minutes
2 October 28, 2021
3 7:00 PM
4 Media Center Raymond High School
5

6 **Planning Board Members Present:**

7 Brad Reed
8 Gretchen Gott
9 Paul Ayer
10 Patricia Bridgeo
11 John Beauvilliers
12 Dee Luszcz (Alternate)(Seated)
13 George Plante (Selectmen ex officio)
14

15 **Planning Board Members Absent:**

16
17 **Staff Present:**

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

21 **ZBA Present:**

22 Joyce Woods
23 Paul McCoy
24

25 Pledge of Allegiance.

26 Mr. Reed: "What I was told was there could be two members of the zoning board
27 here. But if they meet a quorum, then we've got a problem. Somebody's got to sit
28 back and declare themselves officially withdrawn from the zoning board. Because
29 we don't meet together very often, I just like to go around the room and introduce
30 ourselves. Just to make sure everybody knows."

31 Mrs. Wood: "We get four members if we count you. Oh, yes. In three. It's not three
32 out of five."

33 Mr. Reed: "We voted on it. But that has not passed. The vote has not passed yet. I
34 think for the purposes of this meeting, you're sitting as a planning. I'm sitting as a
35 planning board chairman, so I don't think I count in your quorum. Okay, but what I
36 was told today this meeting was supposed to originally be noticed as a quorum
37 meeting for you guys and somehow the notice got messed up. So, the last email I
38 saw said that there could only be two. Did you folks see that email?"

39
40 Mr. Coppelman: "Yeah."

41 Keith Smith: "So I would step down because Paul has more experience Okay. On
42 the Zoning Board the still."
43
44 Mr. McCoy: "I appreciate that. Keith."
45 Keith Smith: "I'll step aside to be a citizen."
46 Mr. Reed: "Sorry about the mess up. I didn't realize it till today. We would have tried
47 to do something about it. I appreciate that. So, let's start over here. Sir. Would you
48 introduce yourself, so everybody knows?"
49
50 Mr. McCoy: "Paul McCoy. Zoning Board."
51
52 Mrs. Wood "Joyce Wood chairman of the Raymond Zoning Board of Adjustment."
53
54 Keith Smith "Keith Smith a public member at large."
55
56 Ms. Gott: "Gretchen Gott Planning Board."
57
58 Ms. Bridgeo: " Trish Bridgeo Planning Board."
59
60 Mr. Ayer: "Paul Ayer. Planning Board."
61
62 Mr. Plante: "George Plante. Planning Board as the BOS Representative ."
63
64 Mr. Reed: "Brad Reed. Planning Board Chairman"
65
66 Mr. Beauvilliers: "John Beauvilliers. Planning Board."
67
68 Mrs. Luszcz; "Dee Luszcz. Planning Board Alternate."
69
70 Maddie Dilonno: "Maddie Dilonno with the Rockingham Planning Commission."

71

72 Mr. Coppelman: "Glenn Coppelman also with the Rockingham Planning Commission
73 in an advisor capacity."

74

75 Mr. Reed: "The reason for requesting a joint meeting was or just a time to talk
76 together about our upcoming warrant articles and changes to our zoning. And what
77 and I'm sorry, sir, could you just introduce you seem to be the only member of the
78 public. Could you introduce yourself?"

79

80 Mr. Luszcz: "Thomas Luszcz."

81

82 Mr. Reed: "Anyway, so welcome. We're here to discuss our zoning. In any
83 amendments that might go on to warrant articles for this year's for this year's election
84 coming and having sat on both boards at different times. One thing a couple rules
85 we're going to do, we cannot talk about any specific projects. Okay. We can talk
86 about things that we've seen that there have been problems are needs to address
87 our zoning in general, you know, it's specifically about what needs to be addressed
88 but don't tie it to a project we don't want to get into anything that isn't finished, isn't
89 closed, or may be ongoing. And so even if there's an issue on an ongoing project,
90 we can talk about the issue, but not tie it to a project. Okay, those are the basic
91 instructions. Should we add anything to that?"

92

93 Maddie Dilonno: "I think you covered it."

94

95 Mr. Reed: "I'd like to just to begin with there. There's a list: Do you have copies of
96 this we could give to the folks in zoning? Does everybody have a copy of the list
97 from the staff?"

98 Mr. Plante: "Is that something you sent out today? "

99 Mr. Coppelman: "This is the one from last year, the one that says comments. From
100 last year."

101 Mrs. Wood: "It came in an email this afternoon. I think that is one of the five."

102

103

104 Mr. Reed: "No, it is recommended as we go into this that we have no more than
105 seven items on the warrant. So just keep that in the back of your mind if we're willing
106 to push that a little bit. But basically, in past years when we've tried to get too many

107 things through sometimes, they've all failed, because people are just overwhelmed.
108 They go to the polls to vote, and they see all this stuff. We'll do our best to get
109 whatever we decide to post, and we follow through to make sure that people have an
110 opportunity to see it on our public TV and so forth, but not everyone has access to
111 that. So, we want to just keep that in mind. So, I just like to go over staff comments
112 from last year, because these are the things that staff has observed 4.5.2 C 3 zone
113 development standards. Any development proposed within the C3 district shall be
114 followed subject to following standards. Continuing and an additional .2 any
115 nonresidential structure which is proposed to be located abutting and existing or
116 proposed residential use shall require a minimum setback of 100 feet from property
117 lines. And I believe that all it said before was a minimum of 100 feet and that setback
118 and part of that zone is from the center of the street instead of the property lines. So
119 that's why this came up and it was recognized by some of the abutters on a previous
120 project that they didn't get the kind of distance they expected to get because of this
121 won't mention any names."

122

123 Mr. Coppelman: "There was also, and I don't know if it was that same project, but
124 this goes back just in conversation with Chris, and I received Maddie's time that it
125 was it was unclear from where you measure that setback and there was some
126 possibility that it could be interpreted as setback from the different zone the zone
127 boundary."

128

129 Mr. Reed: "Right, which was in the middle of a road right?"

130 Mr. Coppelman: "So it's related to that. Okay, so this is just for clarity."

131

132 Mr. Reed: " So does everybody understand that? See, we've had at least one issue
133 over it recently, in the last few years. Anybody have any comments on that one?"

134

135 Mrs. Wood: "I just like to observe that. I'm not too familiar with the C 3 district. I
136 know. There are a lot of commercial lots in town that are relatively small, and a 100-
137 foot setback is probably bigger than some of those lots."

138

139 Mr. Reed: "And I believe it's the C3 of these are the lots of border residents. So that's
140 why the 100 feet is there. So that's the reason and the 100 feet was already there.
141 This just specifies that it's from the property line. That's all this change does. It's so
142 we're not we're not changing the intent of the zoning at all. It's just that when these
143 rules were originally written, nobody noticed where the zone line was drawn on some
144 of the maps and some places it was drawn down the middle of the street instead of
145 down the property lines. So that's the only reason for this."

146

147 Mr. Coppelman: "Yeah. And it's also the fact that I mean, when we talk about
148 setbacks, the setbacks are almost always from property lines. You know, when we're
149 talking about buffers or anything else, that you're always from the property line and
150 so, without saying that one could further it, it means that but again, during that
151 discussion on that particular project, there was some discussion and some
152 unclerness and so, this was intended to make that clear."

153 Mr. Reed: "This is just to clarify."

154 Mrs. Wood: "And this is 100 feet on all sides. Is that correct?"

155 Mr. Reed: "All sides abutting the residential area. If I'm reading that right Yeah, any
156 nonresidential any nonresidential structure supposed to but an existing or proposed
157 residential shall require a minimum setback of 100 feet including the dense the 50
158 feet with a 20-foot dense that's the alternate instead. of 100. And I'd have to get the
159 residential property line if it's intended to buffer the commercial from the residential.
160 And that's something I know we as a board are always concerned about when we
161 have new development. That's commercial right next door to residents or
162 residences.

163

164 Ms. Bridgeo: "I think you just hit the nail on the head that we're all having this
165 conversation. And you just clarified the biggest thing I hear everybody talk about
166 when I talk to people about zoning in our laws is the language is so difficult, trying to
167 understand what we're saying and you just simplified it, that you clarified it by
168 simplifying it. So, do we write a sentence on and I'm not saying this one, but do we
169 make it that way where your sentence which just clarified it is what people can
170 actually read? I think the going back and forth and then even whoever's sitting at
171 home listening, you sit there and then all sudden you go, I don't know anymore. You
172 summed it up? I guess that's a different way of saying that."

173

174 Mr. Reed: "I'd have to actually go for it. And believe me, I'm not a legal writer by any
175 stretch. And I know how dangerous that can be. So anyway, and that's something
176 else to any proposed changes we make will go to legal to forgive worded properly so
177 that they can withstand the test."

178

179

180 Ms. Bridgeo: "Am I confusing though these are you reviewing last year's."

181

182 Mr. Reed: "These are comments from last year these were not warning. These are
183 comments. So, these are things that are some of the things that are on the table for

184 possible changes this year.”

185

186 Mr. McCoy: “Yes, in Zone three what's this lot size?”

187 Ms. Gott: “That's what I mean. There's no lot size.”

188 Mr. McCoy: “No lot size. No required block size.”

189 Ms. Gott: “ Half an acre half an acre.”

190 Mr. McCoy: “Okay, so, thank you. So, the question I have for you is if you're if you
191 have a commercial bought next to a residential lot, how can you have a 100-foot
192 buffer?”

193 Mr. Reed: “Sometimes with great difficulty there isn't a lot of room, that's one of the
194 and so.

195 Mr. McCoy: “There wouldn't be any room. Because the minimum frontage is only 50
196 feet.”

197 Ms. Gott: “But you could have the 50 with the buffer. Yeah, that's probably that's
198 more doable.”

199 Mr. Reed: “And you could have a small commercial along one of the streets that has
200 that backs up to residents and it could be deeper in one direction. And that's where
201 the relief in the actual article is only that 70 foot where you can have 50 plus a 20-
202 foot dense. That's the only relief here. And of course, that's the thing that often
203 zoning has to deal with. If somebody comes to you for variants, and claims what
204 they're doing, even though it's C3 most commercial, we're going to be quieter than
205 anybody else that's ever been commercial.”

206

207 Mr. McCoy: “I think it's the same thing and C1 and C2 are 100 feet, you have a lot of
208 areas.”

209 Mr. Reed: “And it's and it's a mixed use. So that's what the C3 areas, it's an excuse.”

210 Mr. Coppelman: “And there are different frontage requirements for different uses
211 within C3.

212 Mr. Reed: “There's a lot of there's a lot of there's a lot in that as far as stipulations
213 regulations. But this is something that came up and was, specifically an issue.
214 “Basically just because of where the zone line was so that we want to make sure that
215 backs are from property lines. And if we find another section in the code that doesn't
216 say from the property line, then we'll probably be updating those as well. Or it would
217 be recommended to update it so it's clearer and it's consistent throughout.”

218 Ms. Bridgeo: “So we can do that because that's one of my questions as I look
219 through these terms change so we can if we do an update, we can do it across the

220 board.”

221 Mr. Reed: “That would be the hope, so we'd go through if it's that right, but this
222 particular recommendation right here is only specific to this one.”

223 Mr. Coppelman: “We can't say.”

224 Mr. Reed: “Right, you have to go to each section.”

225 Mr. Coppelman: “You have to find each of the places and identify them specifically
226 and they'd have to be listed on the warrant for all the places where you.”

227

228 Ms. Bridgeo: “Could it be one warrant?”

229 Mr. Reed: “ Yes, yeah. But it's where it's placed that it's identified each place before
230 that he's placed it changes into an x y. And that's one good thing about the warrant
231 articles because it does allow us to put an explanation because they get upset
232 about the printing costs sometimes. Okay, moving on, we are good with that,
233 anybody else comments on that particular thing everybody understands. We're just
234 trying to warm ourselves up with the ones that were already written down in our
235 copy. Alright, so notes to area and dimensional requirements. This is under 15.2 I
236 don't know why the D is crossed out twice here.”

237 Ms. Gott: “And what is Zone E?”

238 Mr. Reed: “Okay, so excepted from this requirement are all buildings on any pre-
239 existing lots and zones B, C, or E that are less than two acres. So, what is, E is
240 manufactured housing. So that's just eliminating D from that. Whichever requires
241 setbacks. Again, we're talking about setbacks with 25 feet.”

242

243 Mr. McCoy: “Yep, but the question on here is, C, you've got a 25-foot setback from
244 all property on a two-acre lot. Yep, zoning is 15 feet half acre. Commercial lot. Yes.
245 So, if you have a pre if you have a commercial lot, that's preexisting, let's say you
246 have a 25-foot setback.”

247 Mr. Reed : “And that's one of the problems that people have been complaining
248 about.”

249

250 Unknown Speaker: “C, should be taken off. That doesn't make any sense.”

251

252 Mr. Reed: “So it doesn't make sense to make a pre-existing lot require greater
253 setbacks than a new lot.”

254 Mrs. Wood: “The other side.”

255

256 Mr. McCoy: "Commercial lots only half acre."

257 Ms. Gott: "The setbacks is where setbacks are where we have the greatest number
258 of discussions and disagreements and things and how do we resolve that problem, I
259 guess, and I don't have an answer to that. I'm asking a question. I really do not have
260 the answer to."

261

262 Mr. Beauvilliers: "When you say C, we're talking about one, two or three ?"

263 Mr. McCoy: "I think it's all C."

264 Ms. Gott: "But no industrial."

265 Mr. McCoy: "Industrial Yeah. Okay, cross that off. They knew it was wrong. They
266 didn't on C."

267 Mr. Beauvilliers: "Should that be clarified. Policies zone C one, two and three?"

268 Ms. Bridgeo: "Can we have some commercial in residential because of the way the
269 zoning has been? So that would be C."

270 Mr. Reed: "I understand, though, the suggested changes just to take the industrial
271 out of this everything else is going to be left like it is."

272 Mr. Beauvilliers: "Well. We're at the point where we can make other changes, right,
273 exactly. So, my question again, is to clarify. C one, two and three."

274 Mrs. Wood: " I don't see how it could hurt. The less ambiguous, the better."

275 Mr. Beauvilliers: "I think if it says C and it just says C it refers to all of them. Yeah.
276 Sometimes that only refers to like the next one only refers to C1 and C2, so they
277 spell it out. And we just have to be careful to make a change here to just this one.
278 And then throughout the code it's done this way for everything that's C now we really
279 need to really need to make changes to all of them."

280

281 Ms. Gott: "John, what's your suggestion then?"

282 Mr. Beauvilliers: "My suggestion is that 15.2.1 versus any pre-existing lot in zones B
283 and C as if you are to clarify, C is saying C1, C2 and C3 ."

284

285 Mr. McCoy: "So are you going to leave C in this requirement, the 25 feet Shouldn't it
286 just be taken out."

287

288 Mr. Reed: Well, that's the question Paul brought up: should C even be in here or

289 should it be taken out? Commercial lot is 50 feet 50-foot frontage and half acre with
290 15-foot setbacks.”

291

292 Mr. Reed: “Okay, minimum frontage and commercials are all 50 Except C3. If it's a
293 single family, residential, multi, you know, then it goes to 150 feet.”

294

295 Mr. Coppelman: “That's setbacks are different than C1.”

296

297 Mr. Reed: “But setbacks are different, right? I'm just talking about just to give
298 everybody an idea that the size requirement changes. That's in C3. That's what
299 keeps us so interesting, right? That's part of it. Yeah. That's part of one of the later
300 proposals. You have. Maddie, do you have a copy of the things that Jonathan
301 forwarded to us? He had some suggested changes to block sizes, setbacks, Flag
302 lots. kind of rolls into this thing because there's a whole lot about setbacks and like.
303 That's a mistake because it's 21,000 square feet. So, it's point five. This goes back a
304 couple pages in the book from where we are. Goes back to 15.1.1 back the
305 minimum lot sizes and then he spells it all out. One table with minimum frontage and
306 minimum setbacks. So, let's look through this just quickly. Because it goes along
307 with what we're looking at for dimensional requirements. So, lot A, Zone A, excuse
308 me service by kind of water requires 40,000 square feet 100 feet of frontage. 20 foot
309 20 No, sorry, that's not what it is. Right now. I'm looking at the wrong thing. If you put
310 these things together, this most of this stays the same. But you got to go to three
311 different pages. To get it. Okay in the book, where you know, we're on pages like 79
312 to 84 So you've got a zone A in the in the service area with the town water. You have
313 a 40,000 square foot minimum with 100 feet of frontage and 25 feet of setback 10
314 feet and 10 feet, so he didn't change anything. He put this all on one chart just
315 combined it and combined. It did add a few new lines when it comes to zone B right,
316 I believe but yes. So, then he added then he added a line so that you didn't have to
317 go to three places to find out if you're not serviced by town water. What do you have
318 to do? It's the same category, but now you're serving you're not service by town
319 water. So, the requirement is two acres at 7000 square feet minimum frontage. 200
320 setbacks of 25 feet on all sides so he didn't change the setbacks. Again, he
321 combined this trying to simplify this whole process, because this comes up
322 constantly in our meetings with people making applications and so forth. Then he
323 goes to bed and does the same thing service by town water, not service by town
324 water, minimum frontage. And he changed the frontage requirement for because he
325 gave us a place service by town water that he felt should have the same
326 requirements. As Zone A and the 25-foot setbacks but gave us he split it up between
327 service by town water does not service by town water and he gave us a residential
328 two-family service by town water and the requirement for that which is 100. He said
329 two acres there but that's 130,000 square feet. It's more than that.”

330 Ms. Gott: “Three acres.”

331 Mr. Reed: "That's three, right? Yeah, just to tie the fifth line down should be three
332 acres. The way it's presented here."

333

334 Ms. Gott: "Question Brad? Yeah. Where did the .92A under the acreage of A
335 residential serve by town water."

336

337 Mr. Reed: "It comes right out of our book. That's what our standard says. Now that
338 didn't change 40,000 square feet. It's .92 acres. And that's in our zoning right now.

339

340 Ms. Gott : " I know it's 40,000 Okay, I just didn't ever see a written I guess remember
341 that it was written that way."

342

343 Mr. Reed: "Most people ever just say it's a one-acre lot but it's actually .92 that's
344 what I guess if you're a realtor, it makes a difference. Or developer I mean you
345 know."

346

347 Ms. Bridgeo: "The other thing is the definition of two family. A two-family condo unit a
348 two-family duplex. That's like some of the language that's in here also, I think adds to
349 confusion."

350 Mr. Reed: "There's a two family and there's multifamily. The multifamily is not two
351 family."

352

353

354 Ms. Bridgeo: "That's what I'm saying when you go through, and you start to highlight
355 each one and you line them up your language begin to rebuild.

356

357 Mr. McCoy: "Question because originally, residential used to be half acre? And
358 problem you have with 100-foot frontage you're talking about these lots. Yeah, you're
359 going to have 100-foot frontage it's going to go back 300 feet, right three 400 feet. I
360 mean, it's so he talked about wasting land, it's especially if you want to be in those in
361 an area where you want to try to get them closer into work into it into the downtown
362 area wherever the town waters, an acre of land it'll have an acre with 100 foot
363 frontage it's, it's a way it's not really helping the road."

364

365 Mr. Reed: "So it's a depth vitalize and so forth. Okay, well, having the extra depth is

366 not helping the situation.”

367 Mr. McCoy: “Any I mean, what do we want the zoning if you go, we'll take a map at
368 random. We had the one-acre zoning, right? Yep. And you go to like Old Bye Road.
369 You look down and all you see is the little area that's used with houses right people
370 that most people do not use that back, back lot.”

371

372 Mr. Reed: “So would you suggest a 100 by 120,000 square foot lot?”

373 Mr. McCoy: “Yeah, I would say you know, well, yeah. 100 by 100 or 20,000 or half
374 acre. So, 104 likes Sun Hill Road. Those are all perfect. There's plenty of room there
375 in the end you've got you're not going to waste the land because you know,
376 Raymond when we get as we start building, take a good look at it is a lot of zone G
377 land and wetlands and so forth. And I just think it's a waste of land and it's very
378 costly to do something like that for the town.”

379 Mr. Reed: “Okay, so in the in the area served by town water, you think they half acre,

380 Mr. McCoy: “Half acre.”

381 Ms. Gott: “I like to talk about that first though. It is 20,000 depending on the soil that
382 you saved for the septic well and the radii required for both a house.

383

384 Mr. Reed: “The requirement for well if you have no requirement for the well if you
385 have town water.”

386

387

388 Ms. Gott: “A house it's reasonable size that people want enough room for the
389 setbacks does 20,000 give room for all of them.”

390 Mr. Coppelman: “If the soils are suitable, yes if they're suitable.”

391 Mr. Reed: “That's all they have ever seen the on a septic they give you the distance
392 you can't have water within it is 75 is there a minimum distance to another septic or
393 is it the same.”

394

395 Ms. Gott “ 75 or 100 feet”

396 Mr. Reed: “I've just never had that question.”

397 Mr. McCoy: “I think the septic can stay because no I don't think any requirement on
398 the septic Okay. itself. Okay. You have a well it's 70 to 70% a lot of places 100 feet,
399 okay. “

400

401 Mrs. Luszcz: "If we reduce the lot size required for residential housing, how does
402 that impact our infrastructure?"

403 Mr. Reed: "That's a good question. What would that do to the land that is left and
404 Raymond if we reduced the lot size requirements, the schools that are really the rate
405 affects everything."

406 Ms. Bridgeo: "and our water as far as if we double all of a sudden you cut a lot and
407 you double in the areas, and they become that congested."

408 Mr. Reed: "If you go from two-acre requirement to have it and then you go to a half-
409 acre you know for two acres and you don't have town water, but then you can get to
410 town water extended. Now you don't actually but you could quadruple the number of
411 homes in the same area. I mean, with streets and everything else you'd never be
412 able to do quite that."

413 Mr. Coppelman: "If this is something that you didn't want to act on, like right away
414 and you wanted to spend a little time which you might want to do. Because of that
415 potential impact is perhaps work with the RPC to get a build out analysis based on
416 certain assumptions and with certain types of zoning. Because all the maps are GIS
417 based."

418 Ms. Gott: "We do have a build out based on this current zoning."

419 Mr. Coppelman: "Okay. But you could not write to bend if you're going to do some
420 what ifs with different parameters exactly. You could have different build out
421 analyses and you could do some comparison; get an idea of what kind of impact you
422 might have on your town and your services and your infrastructure."

423

424 Ms. Gott: "This is very much the kind of proposal that I wish we had 150 people in
425 this room looking at and thinking about because this is a big change. And I wish we'd
426 had input from I mean, we have some of us here. Jan has a question, but I wish we
427 had input and we should do things to seek more input. One is we talked as Glenn is
428 talking about, you know, talking about it, thinking about it."

429

430 Mr. Reed: "Jan you had a hand up can you come up to one of the mics please?"

431 Jan Kent: "Yeah, I just want to call up and say that I'd be cautious about it.
432 Considering how many wetlands we have in town in the setbacks for the wetlands
433 and the streams. If you reduce the lot size to that small and get wetlands and they
434 get a setback. You might not have as much area to build on as you anticipate."

435 Ms. Gott: "And zone G would impact that zone G would come into place on these
436 smaller lots."

437 Keith Smith: "Wasn't this just reviewed a little while back with a water line was
438 brought down 102 and all the lots down there. The fear was the half acre lots be
439 allowable. So, it was just all reviewed, and I didn't go to a warrant article to change
440 the westerly side or 102 to C1 and you guys did a pretty extensive review on what
441 the impact would be down on 102 when it came all the way down and went down
442 into Blueberry Hill."

443 Ms. Gott: "I'm sorry to say I don't remember all the details."

444

445 Keith Smith: "It wasn't that long ago. So, it's current history. C3 went in? So, they
446 changed one whole side zoning on one side of Route 102 and the other side. I don't
447 know the verbiage. Of the word it's that was used. But while the fear was it was
448 going to go to half acre lots with the water line coming through. It was written that
449 way that it had allowed us if the water line was going through. So that's recent with
450 me."

451 Mr. Reed: "Other than preexisting 102 is all C that's all zoned commercial."

452 Keith Smith: "It's B on the other."

453 Mr. McCoy: "It's one and a half acres. On the west side."

454 Keith Smith: "They kept at its twosome it's still two on the on one side and West Side
455 and must be it's commercial on the other side, east side. Okay, I forget all the
456 particulars about it, but it was within the last five years or so."

457

458 Mr. McCoy: "If you haven't had to make a minimum Yeah. Subject to soil anyways,
459 you got to have a satisfactory Is that what's happening with the people of most of the
460 people that buying and Raymond right now they don't have children. Okay, we got
461 we got a high school. It's half full. We're going to middle school half full. All right. We
462 got a problem with it. We have a problem with the school. I mean, let's face it, we're
463 with the we probably we probably should be taking tuition kids, but that's neither here
464 to me. But one of the one of the problems you have is people have got to be able to
465 move in. We're talking about workforce housing. You're talking right now in our
466 neighboring town. I bought a piece of land and industrial zone. It they but they put in
467 the workforce housing get it done. They tried to put 315 units. In the thing we have
468 here is we have a problem with single we got we're at breaking point right now. The
469 town of Raymond happens to be sitting right in the middle of 750,000 people. Okay,
470 you have half an hour from Concord and half an hour to Nashua. You got Strafford
471 County and the border is like a half an hour away, more companies and so forth are
472 looking to come to Raymond or they're going to come to Raymond even though we
473 got a bad reputation with the schools. They become a place to put it all right. I don't
474 know if we want to grow or not. But the thing is, we're growing but we're growing the
475 wrong way. We don't have any young people coming in here now. They're all going
476 to Exeter they live in a mobile home before they come to Raymond, or they go up to

477 Bedford or whatever. So, we're going to change some things around zoning. I got a
478 couple things here I wanted to bring up but the thing we're doing is we're pushing
479 people. The land cost now is ridiculous. You go to the state to get approvals of is
480 ridiculous. You got to go to the engineers and when they come in there, it's costing
481 the town more in the long run with these know these crazy lots 300 feet back in a
482 way you're supposed to be in a neighborhood that's all I'm saying, but you got to still
483 have a septic and you're going to have it's going to be good land. That's the
484 requirement we have. Right?"

485 Ms. Gott: "May I please comment about the schools have a bad reputation. I think
486 that you are repeating things from the past. I disagree with you, and I believe if you
487 look at the statistics."

488 Mr. McCoy: "Bring up Raymond statistics We were rated three junior high will rate."

489 Ms. Gott: "Based on what I mean, what is the overall rating?"

490 Mr. McCoy: " But what are the ratings, the rating, graduation, high school tests and
491 so forth. They said an EVA look."

492 Ms. Gott: "I'd like to look that up, what is your source?"

493 Mr. McCoy: "It's probably worth just going to State high schools. I know when
494 people come in and give real estate, they go online, it says go to the schools. And
495 what happens is they see the rating on there and they tell you they don't come into
496 right because of that reason. And we better do something about it. Pretty quick.
497 Because I've been fighting that for 30/40 years. I said that's not that's not the way it
498 is. It's not the way it is but it is a big issue."

499

500 Mr. Reed: "Alright, let's do that. And that's fine. And I understand this. I'd like to get
501 through other ideas tonight. I'd like you all to look at this. Jonathan tried to take all of
502 our there's been a lot of questions about this. He tried to put it all in one lump thing
503 and the biggest thing he added was some larger lot sizes for multi families and a
504 little bit larger lot requirement for a flag lot which He then gave us a definition for and
505 gave us a couple drawings so you can understand it. So, take a look at those and
506 this is not the last meeting we have and maybe the last joint meeting, but hang on a
507 second because I want to get as many ideas as we can out here tonight and see
508 which appear to be the most important one so we can concentrate on them. I
509 thought this was a great idea even if we made some changes to it. I thought this was
510 great because I saw this come up. And a lot of questions on a lot of applications,
511 questions get asked. And I think this is a great application."

512 Ms. Gott: "In addition to the flag lots we have long discussed what Paul was referring
513 to as ball and we call them bowling alley lots of frontage and the long amount of
514 acreage all the way back 200-foot frontage out of five-acre lot that's a lot of property
515 going back like that's what we're calling bowling alley lots. So, I think we should add
516 that to our flag lot, definition or concerns to definition or concerns. I don't believe

517 that's what we want in our town.”

518 Mr. Reed: “The other thing is, so the accounting staff was concerned about some
519 dimensional requirements, mostly definitions from property lines, again from property
520 lines. And then there was a mistake that was found in the signs section. Which
521 they've moved the wording on in no case shall that 300 square feet, put it in the right
522 place.”

523

524 Mr. Coppelman: “Just changing the location, changing the location.”

525 Maddie Dilonno: “It is listed twice. It's just a repeat sorry.”

526 Mr. Reed: “ Get rid of the second listing stuff with the single listing. So, these are the
527 things I mean this is really kind of mostly housekeeping kind of stuff for clarifications.
528 So, these are important but not big items for the most part and we can certainly get
529 into as we talk about lot sizes and everything we can get into some more nitty gritty
530 there. Now so that we have time. Did you bring copies of John Beauvilliers solar?
531 Would you pass them? Has everybody seen the solar proposal ordinance table has
532 one? I have several if you need more so make sure everybody gets one. This has
533 been put on the table several times for nearly a year now. And John had this ready
534 for us and Was it May, or June was on the line. You know it's been quite a while
535 since May 2 in. One of my personal concerns with this is right now we virtually have
536 no regulation on solar. And the residential aspects are pretty simple, pretty
537 straightforward as to what most people have available to them to do. But in George's
538 and my business. Somebody could come in and buy up a couple 100 acres of land
539 and would have no regulation other than the AOT requirements and whatever the
540 requirements are for some basic interconnection type stuff, which the utilities pretty
541 much regulate which, pardon me, it already has been done.”

542 Mr. Plante: “People have already done this.”

543 Mr. Reed: “Yeah, look at what's happened and a lot of places. Yes, it has, so John
544 got this stuff together. I don't want to spend the whole meeting carrying every inch of
545 it apart. But I'd like you all to look at it. And I don't know if you can mark it up. I mean,
546 we go through it quickly and just see what it does. But it basically talks about the
547 different types of systems that can be installed and the requirements, like a
548 residential system needs to be cleared with the FAA and stuff because you can
549 cause problems for planes you can cause reflection problems you can cause all
550 kinds of things. We addressed a lot of this stuff. I know he stole this from me and did
551 a good job.”

552 Ms. Bridgeo: “Could we clarify yes and say that we would define it residential and
553 commercial so that it's distinctly different because some of the requirements have
554 shaped putting up fences and things like that. I think that it would help that they are
555 very specific in whether or not it's a residential or a commercial, putting trees where
556 it has to be sited and all of those things are all in here. I know that I'm saying this but
557 for a house and if I'm putting up a solar panel and then I have to put up buffers of

558 trees in front of them. I know from experience that those trees grow pretty fast and
559 then they cover your solar panel and then they have to be removed. Well, I'm saying
560 I didn't see it as separate. So that's why I was trying to say ``is it distinctly different
561 and is it that easy to know whether or not it is residential right through it.”

562 Mr. Reed: “It's been a couple months since I went through it in detail. Noise ,glare,
563 setbacks, you know, on a larger site, it puts the responsibility on the developer to do
564 a pre-construction, identification of vegetation, animal life, all the things that are
565 there, the runoffs and all those things to make sure that you're not having excess
566 effects on the property.”

567 Keith Smith: “Yeah, I thought right now when this was first brought up at the meeting,
568 that you're going to go towards the industrial first where that has most concerns like
569 you're saying with the big solar farms or whatever you want to call them. And then
570 later on, go with the residential but for now take one, just the industrial side of it, and
571 the large-scale ones and work on that because it is a big Yeah. It's huge.”

572 Mr. Plante: “I really do. If we can get a guess, for lack of better words are handled on
573 the industrial end of it. I am dead set against telling anybody what they can and get
574 off and put on their property. I hate that. I also get that but coming down to a
575 residential that kind of later on. I think maybe we can address that later on.”

576 Mr. Reed: “I guess that depends on whether you want to have someone go through
577 and dissect just those parts out of this and then work just on those parts. Or if we
578 can come up with something that is okay, we can all agree this isn't 100% ironclad
579 and that doesn't have every little thing figured out. Because those kinds of loopholes
580 are the things we figure out as we live with them. But it does have all the definitions
581 for all the different accepted types. And it does separate those things.”

582

583 Keith Smith: “Yeah, when I read through the original one that he did, and it was
584 pretty definitive. Yeah. On residential, and industrial. And that's what I thought the
585 task was the board was this year.”

586

587 Mr. Reed: “And then the thing I was concerned about personally, I think I've always
588 been concerned about is we have no regulation, right. I wasn't worried that a few
589 people in town have residential ones. And not bother anybody like that. I was
590 concerned that somebody could come in and make a solar farm, a solar farm is what
591 I mean there would be nothing to stop somebody from coming in and building a solar
592 power generation station.”

593 Keith Smith: “That's what I'm saying. But if you start going after the two acre lots, the
594 small family people are trying to, you know, offset their energy costs a little bit.”

595

596 Mr. Reed: “There's nothing in here that really restricts them that I read.”

597

598 Keith Smith: "There was one I read, the original one the residential was still in there.
599 It wasn't segregated out."

600 Mr. Reed: "No, it's part of it's part of the regulation, but it doesn't stop them from
601 doing it. You know, there was nothing in here for I mean, it basically just mentions it
602 and defines it. I don't think any of the restrictions."

603 Mr. Plante: "I know probably come up Yeah, and I'm sure well for profit because
604 some of these residential properties are making a little bit of profit. How much is it?
605 pennies on the dollar?"

606 Mr. Reed: " That's a state regulated thing as far as how the utility pays for the
607 generation? Correct?"

608 Mr. Plante: "Correct. I understand that. But I can see this going into a number not a
609 good situation where we mean kind of direct, stay away from industrials for profit.
610 Okay. You can understand what I'm saying.

611 Mr. Reed: "So you're suggesting we should try to find a way to limit these so
612 somebody couldn't develop one commercially for profit? Is that what you're saying?
613 Or am I mis-reading that?"

614 Mr. Plante: "I just don't want to? If there's going to be a rule. I don't want it to fall
615 back onto the residential. You see what I'm getting? Coming from because you can
616 have a residential solar ruin, you can make a profit on it. Is it a big profit? No, it's not.
617 But you're correct. But I can understand, but I can see this. I can see where this can
618 get misconstrued down the road. From industrial down to the residential. I'm sure
619 there's ways around it, but it's there. Well, the possibility is there."

620

621 Keith Smith: "Yeah. I'm also curious I didn't see anything about it's a mechanical
622 system. But I know in the past there were issues with the disconnect. And how would
623 you know the installation be monitored by the town, the code enforcement officer,
624 what code are they going to follow this several different codes for the installation of
625 soldiers? I know when there was a fire, they couldn't find the disconnect box at times
626 and firemen were getting electrocuted. And then there's just a lot. I don't know if it
627 comes on to "Bolger" or what group the mechanical inspection on an installation
628 would be."

629 Mr. Reed: "I mean, these are covered by the National Electric Code."

630 Keith Smith: "That's what I didn't see that in there where."

631 Mr. Reed: "It is covered by that, and these inspections have to be done by our code
632 enforcement office.

633 Keith Smith: "This is all going to tie into your that should all tie in."

634 Mr. Reed: " I didn't see anything that caught my eye. I have not heard about anything
635 because there's specifically has a thing in here that they're under emergencies a
636 response on 12. There has to be access on site with the detailed plan. And there has
637 to be a manual for the local fire departments or the response and industry
638 guidelines. For disconnects and so forth. So, I didn't think there were any issues."

639 Mr. Plante: "If I'm wrong. Say I wanted to put in a solar panel. Yeah, I would have to
640 go to New Hampshire Co Op. Yes. And I would have to figure out something with
641 New Hampshire Co Op to make them happy. Okay, this is what you need to do. So, I
642 think that part is covered."

643

644 Ms. Gott: "I would hope that this would be reviewed by the fire chief and Emergency
645 Management Services. We would get there on foot to cover questions like you have
646 kids in questions that others may have so that they're aware of. They don't even
647 know we're probably at work looking at this and thinking about it. But they should be,
648 tech committee looks at it."

649

650

651

652 Mr. Reed: "And I was going to ask if this is something we wanted to go through, I
653 was going to suggest that we get it to our TRC and to our engineers, is something
654 we've just totally missed as someplace. We're off base here because these are the
655 professionals that do this kind of thing."

656

657 Mr. Plante: " I mean, I think it falls in the same line as standby generators."

658 Mr. Reed: "As far as code enforcement status."

659 Mr. Plante: "Code enforcement and also local emergency."

660 Mr. Reed: "Yes, there has to be a disconnect and it has to be labeled."

661 Mr. Plante: "I mean, there are laws."

662 Mr. McCoy: "Again, like the PUC and the commissioner and so forth, like power
663 utilities that are done now all these things are going to go through them anyway.
664 Yeah, I think we're pretty well, I mean, this is we're jumping the gun on trying to do
665 stuff locally, because I think the state, the PUC has all the regulations anyone's
666 going to have ever have to do I think stepping on something where you really don't
667 know that much about now, I just did. I mean, it sounds like you know, if someone
668 came in and wanted to put up a, which we almost had a few years ago, was going to
669 be a solar panel. area with a with a with a station there but because of the recession,
670 we lost it. Oh, yeah. We, you know, we, uh, we've tried to put more regulations in

671 that we cannot really handle well enough regulation. I will go to the PUC or if
672 anyone's doing anything commercial. They can say there's all kinds of regulations.”

673

674 Mr. Reed: “There are all kinds of regulations, but our regulations would protect our
675 folks as far as defining where these could happen, what setbacks would have to be?
676 What screening would have to be I don't know, anything that state does on that.
677 What the state does is it tells the utilities what they have to pay per kilowatt hour for
678 the interconnect, and then the utilities take that information they go, we've hooked up
679 some of these all-over New England, and depending on the state and the electrical
680 utility, then the electrical utility makes these people pay engineers to do interconnect
681 studies, protection studies. George, I know they want a couple of minutes for over
682 us. So, I know he built a couple lines to upgrade lines for a couple of those down a
683 mass. So, you know, I know that he's familiar with these also. So, then that's where
684 the regulation comes into it, Paul, but as far as like in a couple of those towns down
685 there, the solar field could not be visible from the street or any residential
686 neighborhood. SEDEX Yes, exactly. So that's where I think we need to protect
687 ourselves. Just because I've seen some of these places. I mean, huge, huge
688 places.”

689

690 Mr. Ayer: “You could go to an industrial make it so that they could only use it for their
691 facility.”

692

693 Mr. Reed: “ That's where the regulations step in Paul, you can't make somebody only
694 put in a field that would do their own use. They can do that in residential. But
695 commercially, the government is encouraging people to invest in these things.
696 Because it's green energy, right? The state as the state's doing it, every state is
697 doing it by federal mandate, and depending on how far they go in that depends on
698 each individual state. How you do it and for us as residential potential. They have the
699 net metering law in New Hampshire so that you can generate all day long even if it's
700 more than what you use. You can get a credit on it, or you can get that little bit of
701 money back at the end of the year. Once a year they do a credit to you for it if you
702 generated more than you used. That's currently a lot of data. A lot of utilities of
703 course are fighting that they only want you to be able to use what you can while
704 you're producing it, the rest of it. They get it.”

705

706 Ms. Bridgeo:” And they penalize you if you over produce.”

707 Mrs. Wood: “Make the observations that need to strike a balance between the
708 purpose of the ordinance and that practical reality of where you cite solar facilities to
709 require screening and stuff like that is going to sort of negate the intent of this
710 ordinance. I mean, the intent says you want to encourage the development of clean,

711 safe and renewable energy resources and can't require vegetative buffering that's
712 going to shade your solar panels and still achieve that goal.”

713 Mr. Reed: “

714 There is always a balance in that Joyce. In my opinion. It's just like the developer
715 that goes in and has 80 acres of land. If he didn't need roads, he could put 40 homes
716 on it. But because of the roads and the setbacks and the other things, he may end
717 up with 28 homes on it, you know, because to meet all the regulations for everything
718 else, he can put this many or if it's a conservation subdivision, they go in under our
719 regulations, they try to get as many as they can. Sometimes they come and ask for a
720 variance from a certain requirement because they can get two or three watts , that's
721 an economic thing. And the same is true if you had a 100-acre field and you wanted
722 to put a solar field and you needed to use 50 feet of that that would be shaded to
723 provide an adequate buffer. So, you're going to lose the square footage of that
724 around that 100-acre field. So, it does cut the net. But again, that's a business
725 decision at that point. If, within our regulations that protect our people, I want to see
726 green energy to I you know, I want my grandkids to grow up in a place where they
727 can still breathe the air, trust me. But, you know, we have to try to balance that with
728 the people who live there. It's not a cold army without a snorkel without a snorkel.
729 Yes, well, we hope.”

730

731 Mr. Coppelman: “It's no different than the town encouraging industrial and
732 commercial development in certain areas. Trying to provide the additional tax base
733 but at the same time, providing whatever protection the town feels is appropriate for
734 the neighbors and the general welfare of the folks of the town.”

735

736 Mr. Plante: “The regulations and everything are already set to the state. So, there's
737 no need to reinvent the wheel. I think what Brad is getting at and help all of us
738 actually are. It's basically prosthetics. What do you want it to look like? Or no, we
739 don't want to see that thing. What can you do?”

740 Ms. Bridgeo: “Or is it even more defined as suddenly can only be in an industrial or
741 commercial zone like because that's where if you're saying that those farms are
742 industrial, commercial, whatever definition they come under, and that's where they
743 could be located not the residential.”

744 Mr. Reed: “That would be important for the definition. All right. Sorry, Jan. “

745 Jan Kent: “ I just want to say that. If your major concern is really the industrial part of
746 it, that maybe to focus on that piece for us, which I think was said here and I just
747 want to add that I think because to keep it simple. We really are concerned about
748 that want to develop that to keep the zoning simple, and instead of mixing the
749 residential and industrial together because you know what happens if it isn't
750 residential components in there, people may get confused and they're, they're

751 thinking it might be limiting them and then they're just not even going to vote for it.
752 But if your major concern is really the commercial, just focus on the commercial
753 zoning. And then later on, if you feel like you need to go back and do the residential
754 in that way, it's just a narrower focus and everyone knows it's just commercial,
755 industrial and they're not being impacted at all for their homes.”

756

757 Mr. Reed: “Can I ask you a question? Would you be willing to take your proposal and
758 redline out the residential parts of it and see if it still stands as a proposal? So, it still
759 has all the other aspects except for residential. And just would you take a look at that
760 for us, and we'll come back in a couple meetings.”

761 Mr. Coppelman: “I'd like to just clarify something, I think, George that you were
762 getting at earlier and with the possibility that, you know, if residential were included,
763 that could be perhaps, interpreted that there was a commercial aspect to a
764 residential use because of the possible small amount of payback for over producing
765 various things. If you look at the definition of residential solar in this one, it says any
766 ground or roof mounted solar energy system primarily on primarily for onsite
767 residential use, so it goes to what the intent of it is. So, I think that the definitions the
768 way they would help to alleviate that concern, George.”

769

770 Mr. Reed: “I see. And that was my initial feeling, but I understand when you bring
771 this before the whole town, and the first thing they say is residential. Oh, they're
772 trying to restrict what I can do.”

773 Ms. Gott: “I can also specify 10 kilowatt hours or less.”

774 Keith Smith: “I would also ask you to define areas of where per square foot he just
775 left them or it's allowed in town for like, you know, on if you go down Main Street, on
776 the one on one to open or pass that all that land over there is all wide open, that
777 somebody come in because it's like 16 600 acres and fill that all up with solar panels.
778 rezone?”

779 Ms. Gott: “What if it's from commercial? It is zoned commercial.”

780 Mr. Reed: “Okay, on page two. He has a small chart started here. Okay, that shows
781 where each zone is and where they would be permitted where it would need special
782 exceptions.”

783 Keith Smith: “Okay, I saw the zones, but I didn't know what the tipping points were.”

784 Mr. Reed: “ That's what that is.”

785 Keith Smith : “A little formula.”

786 Mr. Reed: “Hey, what does TR mean?”

787 Keith Smith: “There's certain areas I think that it just wouldn't be appropriate that

788 maybe a C1 or like all of them maybe.”

789 Mr. Reed: “You got to be there.”

790 Maddie Dilonno: “Just see a typo. I refreshed it.”

791 Mr. Beauvilliers: “So that might be zone excessive, E, F and G was so special.”

792 Mr. Reed: “Okay. All right. Well, I want to have John look at it. See if let's see if we
793 keep the essential parts of it for and then on the list for now. Okay. That was the one
794 that had been worked on months ago. I don't know where to throw this off. And,
795 Paul, you've already expressed that you had a couple things you wanted to look at a
796 couple of the things mentioned?”

797 Mr. McCoy: “ Yes. Yeah, I was working with a bunch of different things. A couple of
798 towns like Exeter in Nottingham, but they had what they call a backlot. And I know
799 this flag lights for a conservation subdivision. So, what these what this is like if you
800 have a five six or a 20-acre lot, let's say you have 250 feet in front end. It going to
801 allow to take up to get to two acres and if you have a 50 feet or Nottingham it says
802 it's 20 feet up to 20 feet on a class six a better road to the neck of the area use a
803 minimum lot size to use the minimum lot size, but you can only get one life out of it.
804 One of the things that comes in and we have the zoning board is a lot of people have
805 five acres and they have 300 feet, or they have 250 feet. They end up being if they
806 have to put a row where the price is a lot higher. Now, people might put the road and
807 you end up with three lots, you know, whatever. So, I think that's something that
808 would help fund the zoning and it does relieve people. If they have a lot of late, if
809 they have five acres by the six acres, they still have to have the two acres that they
810 can put they call it a backlog and once they have the 50 feet so whatever we decide
811 Exeter I think it's 50 feet.”

812 Mr. Reed: “So it's 20 So you're basically saying you'd have a two-acre lot out front
813 with 200 feet of frontage? Yes, then you'd have a 50 foot.”

814 Mr. McCoy: “Right now it could be five acres or 20 acres Okay, the allow like one
815 lot”.

816 Mr. Reed: “They allow only one lot, one lot off the back. So, this is kind of a further
817 extension of the flag lot idea but only on an individual basis. That was for a
818 subdivision. This kind of takes the same idea. But if you have a large lot and I know
819 a couple of times that's come up in the last couple of years where people have Yes,
820 or five acres that didn't have the frontage.”

821 Mr. Ayer: “So that it's not for subdivisions.”

822 Mr. Reed: “Well, yeah, it technically is because that's what you're asking. You're
823 asking to subdivide.”

824 Mr. Ayer: “I'm talking about it's allowed. I've got 100 acres of land who wants to
825 subdivide it they're a bunch of lots. He's going to have 100 backlots.”

826 Mr. Reed: “ You're going to have a road that is talking about being able to take and

827 put in a driveway. Alright, we don't have enough and then only one.”

828 Mr. McCoy: “I think that would be on the pre-existing. New lots of it all are going to
829 have 200 feet or whatever is required. That's it like it'd be a pre, preexisting lots that
830 they're out.”

831 Mr. Ayer: “ Okay, so not a new subdivision, subdivide that one lot.”

832 Mr. McCoy: “Not a new subdivision. I had one of the things because I think what's
833 going to be coming down the road is there's going to be some people looking for
834 their own complex, like a Liberty Mutual what they've done in Dover. You've got if
835 you wanted to get a big company like the investment company that's over in Nashua.
836 fidelity, fidelity, a lot of these people have their own campus. Yep. and is looking to
837 build a when they have a campus like that, they're looking for probably 100 acres. 50
838 100 acres. Yeah. And I think that again, because of our location, we have got areas
839 where this is where we could have a special permit that you come to the planning
840 board, and you talk to the owner in you say any acreage sale over 75 acres piece
841 and it's over 75 acres, that they can come to the planning board and call it a flexible
842 zoning. Because sometimes some of these could be out. Like for example, St.
843 Mary's College in California and it's out in the middle of nowhere and it's happening
844 in the city of Moraga and people go there you wouldn't even know it's there. You get
845 traffic once in a while but not a lot. And same thing with some of these large
846 companies. Because, again, we're in the center of location. There's no place to put
847 anybody. We had a lot of problems. We have a lot of industrial, but you can't get to it.
848 We're working on it, but you can't get to it. You got commercial land on 27. But about
849 75% of it is wet that the river runs wild right through, and you really have no place to
850 put it. Like if you've had if you had put this called flexible and space, you know, some
851 pie in the sky but somebody might come in and say, you know we need to put a
852 campus in here. Someone wants to put a new university. I think these companies
853 are going to want to be closer together. They're not going to be in Bedford in
854 Portsmouth right. Over the year's biggest probably all your hotels because we
855 haven't had one year, they all want to be in I got to have 200 square feet of office.
856 Okay, that's gone. It's gone from 200 square feet per person down to 50. Before the
857 pandemic now it's probably 10 feet per customer. They're all the standard home.
858 They have zoom meetings now. And that's why they're consolidating and going to
859 one place. legal fee. You go look at Bedford Manchester. Now that Portsmouth, you
860 got a few in Exeter, like even the Brentwood when they put the courthouse in, they
861 thought there's going to be all kinds of lawyers moving. Nobody, right. They all want
862 to be in that they want to be with everybody else. But now the law. Sheheen and
863 Bassy in Portsmouth in Manchester. They can, they can do just the same and they're
864 half an hour from each one of them. Even close to the Manchester so we got to take
865 advantage of that, and I think that we call it flex zoning or whatever you want. If you
866 have 75 or 100 acres. You can that they come into the planning board, and you look
867 at it you say what was the traffic going to be and everything like that, that you can
868 make a decision on that if it can make if it makes sense.”

869 Mr. Reed: “So any parcel no matter what it's zoned for now Right? Right. As long as

870 it was 75 acres or over. They could bring a proposal to the planning board that
871 wouldn't have to meet pay.”

872 Mr. McCoy: “Then you have to make a decision, you know on that basis.”

873 Mr. Reed: “Do you have that written down?”

874 Mr. McCoy: “It's a little different. Nottingham has those two flexes only, but this is
875 something like that.”

876 Mr. Ayer: “What about apartments? They come in and say that 100 acres we want to
877 build upon?”

878 Mr. Reed: “ Yeah, it could be for anything for special purposes.”

879 Mr. Ayer: “We don't want to get into that.”

880 Mr. McCoy: “ Not necessarily apartments, we could regulate it to be commercial or
881 commercial use. industrial use, like you know, like big warehousing sometimes can
882 be like Walmart has 700 trucks a day going in there. But most people don't even
883 know it. It depends on the road.”

884

885 Ms. Gott: “Just going to say depends on where you live it to me whether you know
886 that depends on where you live in town whether you know that or not.”

887

888 Mr. Reed: “Okay, what other What other ideas? Good people have areas?”

889 Keith Smith: “Yeah, and one this came from the state of local Land Use Regulations
890 of New Hampshire, the 2020 update, and it's about growth of towns that growing too
891 fast for the infrastructure, the school systems and everything else, which seems to
892 be a big concern and Raymond and they have a couple of suggestions that are done
893 in other communities. One has growth management ordinances, 23 communities
894 have them in place to tie in with the infrastructure and everything else. And so, it's a
895 controlled growth. It's just not enough surge, and the other that I'll get is there are 78
896 communities that also employ age restricted housing regulations, which typically limit
897 residential development in certain areas, people 55 to 62. So, this is which would
898 have a low impact on you know, the services of the town and the school systems.”

899 Ms. Gott: “We have age restricted.”

900 Keith Smith: “Areas, zones.”

901 Ms. Gott: “Specific zones.”

902 Mr. Reed: “I don't think we actually have heard about it. We have certain types of
903 developments that can be used for. People have recently chosen to do that.”

904 Ms. Gott: “And we had talked at one time about doing it and I can't remember now
905 why.”

906 Keith Smith: "These other communities have they're already in place to help."

907 Mr. Reed: "I do know, you need to be extremely careful with this. It seems like
908 Raymond tried it back in the 70s and 80s. Well, not even that long ago. Well, yeah,
909 we've tried it since too, but I remember back then we had some horrendous results
910 with block lawsuits and so forth."

911 Mr. McCoy: "I have a concern when you keep saying schools. Our high school is half
912 full. I mean, we're, we're probably really, we need to get more people in there
913 because it's not efficient at all. In junior high. Good now that we can move the potion,
914 move the horse race for weeks to find plenty of room. We moved that junior out
915 there. But the thing is, what's happening is most people like in the 70s and 80s, we
916 had a problem with because everybody was moving here with two or three kids. But
917 our prices have gone up. People are moving into town that don't have any. I think the
918 average three-bedroom, three bedrooms home has 2.13 people. That's the problem:
919 high school age is going down; current is going to continue going down for quite a
920 few years."

921

922 Mr. Coppelman: "And that's not unique."

923 Mr. McCoy: "Younger people moving out."

924 Ms. Gott: "Here again, Paul made a comment a while ago about having tuition,
925 people. We have tried multiple times in the last few years to have tuition people.
926 There are some discussions underway at this time. And I think your numbers are
927 slightly skewed about saying that these schools are only half full, that we need to get
928 the current numbers and current capacity before you say any more about that
929 because I'm not sure you're accurate and accurate on what you say."

930 Mr. McCoy: " Last thing I looked at was 400 Kids."

931 Ms. Gott: "Like I say I think you need to get the numbers 850, get the numbers of the
932 whole thing and see what the capacity is and all of that."

933 Mr. McCoy: "That was thick in the 70s when we talk about this infrastructure, the
934 school and all that stuff. That's not the problem we have with it. We got 400 kids up
935 here. We get 11 kids per class. There's plenty of room to bring other people in
936 without spending any more money. I mean, the school system is not it's not an issue.
937 Matter of fact could be a good issue if we can get that people in and actually do have
938 a better system because when we get lower and lower people. I think what we're
939 doing is we're missing out on the other aspects of this school system. That's neither
940 here nor there."

941 Mr. Reed: "The suggestion both have to do with growth and great management
942 ordinances, and those are things that all have to be in place before you have a
943 problem. So, they're certainly always finished."

944 Keith Smith: "Because historically in this town life, you know, he alluded to is you put

945 anything residential on it, and it just, you know, it kills it right that in there, you know,
946 you collected the history on the ballots and stuff. And when you're putting resident
947 restrictions, covenants and things and ordinances on people's right to use their
948 property never goes through in this step. I've been here for 35 years."

949

950 Mr. Reed: "George and I both grew up here. So, you have some and we're New
951 Hampshire natives, you know, live free or die. So, we understand that there's a
952 couple things you don't mess with. And we understand that, but we have zoning for a
953 reason. And we have this to try to keep our community that type of community we
954 want it to be to control the kind of growth to help people protect their freedom, their
955 Joyce, what does she always say about fresh air, the spirit of the ordinance?"

956 Mrs. Wood: "Avoid overcrowding."

957 Mr. Reed: "And to ensure everybody has fresh air, light."

958 Mrs. Wood: "Adequate air light and space? Yes."

959 Mr. Reed: "Adequate. That's the word."

960 Mr. Beauvilliers: "There's one thing that I'd like to at least bring up the discussion.
961 And it concerns conservation subdivisions, okay. There are no and I'm talking about
962 Section 6.8.2 Okay. There are no regulations addressing a minimum lot size
963 conservation subdivision. And I think this is a mistake. In my opinion. I think we
964 should adjust that and put in a minimum lot size, even at a conservation subdivision.
965 Otherwise, anyone could come in, take 50 acres, garden half and say Okay, on this
966 25 I'm going to build X number of houses, and they're going to RBM, postage stamp
967 size lots. And I don't think this is what the word Raymond is all about worry. We just
968 realized we'll build a 10-story condo or something, cramming people and I think the
969 needle in my opinion, again, should be a little bit more land and even any kinds of
970 very subdivisions. I'm suggesting a minimum lot size of half acre."

971 Mr. Reed: "In our conservation subdivision section, there is a section of 60.A .3
972 minimum size of setback requirements. And in the third section of that, it does say
973 specifically that buildings do not give a lot size, but it gives setbacks from every side.
974 35 feet between buildings 50 feet from this lot. 25 from that lot, and so forth. So,
975 there is regulation here. That speaks to it. Okay, now, we have seen subdivision
976 proposals where they get those homes close together and meet these setbacks and
977 they look URI to close together. Is what you're telling us? Yes. Okay, so what I used
978 to call cluster zoning, I don't know if that's the proper term anymore. But were these
979 taken to conservation a big green area and put all the homes in a cluster? So, it's
980 like a small community of it's in another it's in and of itself, and then they all use the
981 green area around it. And that's been kind of the thing that I've been seeing coming
982 through, but you want to add a minimum half acre Lot to that area correctly. Yeah.
983 Okay. You guys have all seen this stuff. So, what do you think?"

984 Mr. Ayer: "Why don't we have just two acre lots just like everybody else?"

985 Mr. Reed: " Well, the conservation, the whole idea is it allows them to take these
986 green areas sometimes with just zone G land, use the land if they could lay out a
987 conventional subdivision on."

988

989 Mr. Ayer: "I am enthusiastic about that because I don't know if I'm not going to talk
990 about anything specific. Please don't know we've had situations where the land the
991 people were supposed to be able to use was going to be available. So basically,
992 what we have is a conservation subdivision with just a subdivision and houses.
993 Right. There was no place for those people to go and enjoy the conservation land.
994 Yeah, and I watched. I was under the impression that's why it was a conservation
995 subdivision. This big piece of land was for everybody to enjoy."

996

997 Mr. Reed: "Jan, would you come up again. I'm, just be careful what you say here.
998 Well, just don't represent a specific project."

999

1000 Jan Kent: "It's really hard sometimes to talk about these things. Right. So, I just have
1001 a question for you. What do you mean, do you mean the public can access the land
1002 or do you mean the people in the Development?"

1003 Mr. Ayer: "The people in the Development."

1004 Jan Kent: "I don't remember having any of those."

1005 Mr. Reed: "There was a question about that. We found out that other people don't
1006 have access to it. I believe the one that there was a question about we found out that
1007 people did have access, but the developer retained ownership."

1008 Jan Kent: "Well, I guess if we're talking about the same one, I don't think that's been
1009 clearly identified one way or the other. Yet, I did that if it's the one that I said I was
1010 going to follow up on. I'm not mentioning any names. I did follow up on it and there's
1011 some progress."

1012

1013 Mr. Coppelman: "The ordinance requires that the conserved space is there for two
1014 purposes, one, to provide that open space but also to provide the benefit to the
1015 homeowners to be able to use it. And the ordinance gives a couple of different
1016 options for how that land is exactly managed."

1017 Mr. Reed: "it says a conservation subdivision is a subdivision of land, consisting of
1018 protected open space and single family detached homes, located on unconventional
1019 lots that would not otherwise be permitted. By the minimum lot size. Getting the work
1020 done was one of Frontage and yard requirements of this ordinance. But private
1021 roads built to town standards are permitted in the conservation subdivision. But a
1022 homeowner's association must be established. And that's talking about maintaining

1023 but it's supposed to protect this open space. And our understanding all along has
1024 been it's for at least the minimum is for the homeowner's association. Sometimes it's
1025 been open to the public everywhere, but it's supposed to be a minimum open to the
1026 immediate homeowners. Now, if that isn't spelled out adequately there then that may
1027 bring up a need for a change in that wording."

1028 Jan Kent : "I just like to say that we just need to make sure that you know that's solid,
1029 that that property is available to the people that are living in that subdivision."

1030 Mr. Reed: "This is something that's granted by state statute too and the state has
1031 regulations on this that RSA 674 21."

1032

1033 Ms. Gott: "They state, a homeowner's association declared that the public is not
1034 welcome, or can they declare that the public is welcome. Is that part of their
1035 homeowner regulation?"

1036 Mr. Coppelman: "Well, I think it can be set up either way. But it needs to be done as
1037 part of the process that comes through this board. Right? And that all those
1038 documents and all that legal has to look. That's right, that's all part of the approval."

1039 Jan Kent: "And I just like to add maybe some of this is procedural too, because I've
1040 seen some situations where you know, the plans approved but all the declarations
1041 and stuff are not haven't been vetted yet. So, the plan might be approved, but some
1042 of the documents I haven't, and I said that works."

1043 Mr. Coppelman: "Well, and that's and that's probably something some, it's an area
1044 that could be tightened up. That when the board goes through the process, it makes
1045 sure that those things are taken care of."

1046

1047 Jan Kent: "I have a question about John's suggestion of the minimum lot size. If you
1048 put a minimum lot size in how does that effect the yield calculation and how you
1049 actually get to how many lots can be in the conservation subdivision."

1050

1051 Mr. Beauvilliers: "You said that calculation so whoever you have X acres of land, and
1052 if each lot has to be a minimum of a half-acre, then you just do the math."

1053

1054 Jan Kent: "But if you have so many acres and you have to do the yield plan show
1055 and how many traditional homes you get in there, and then you say okay, well I can
1056 do 50 houses here so I can do 50 houses over there, but if any of you tell them that
1057 they have to have a minimum lot size, it might be more than they might not be able
1058 to get as many lots in that the yield calculated. And that kind of defeats the purpose
1059 of the conservation subdivision where you're doing the conservation subdivision and
1060 you're allowing them to condense it, so they get some benefit of, you know, less than

1061 structures cost.”

1062 Mr. Reed: “Most of our conservation subdivisions are in areas where they’re required
1063 to think of a yield plan with two-acre locks, right? So that’s going to be the maximum
1064 number of homes. So, are you saying that this could further reduce it?”

1065 Jan Kent: “I’m asking, I’m not saying I’m asking that would it?”

1066 Mr. Coppelman: “I think it could because one of the other requirements if I’m
1067 remembering it right, is that in a conservation subdivision, the open space has to be
1068 at least 50%. So, that takes out that much land leaving you whatever the final
1069 number is on a given project. And if your yield plan says you can have, you know,
1070 whatever the number is x number of lots, and then you’ve got a minimum lot size on
1071 that remaining 50%.”

1072 Ms. Gott: “ So that reduces the incentive.”

1073 Mr. Coppelman: “You might not be able to get all of the lots that you would be
1074 entitled to under that yield plan. It is possible.”

1075 Jan Kent: “We already have a restriction in there that you have to have the 44,000
1076 contiguous square feet of non-zoned G land anyways. So like one of the ones that
1077 we looked at recently, I you know, combing through the lots and some of the lots
1078 were bigger than the 44,000 and because there was wetlands and all that in there so
1079 you know, that’s kind of like extra land that they ended up getting because they got
1080 to have the 44,000 kind of do have a minimum lot size in that way because you have
1081 to have that contiguous non zone G land on each lot, which is an acre basically.
1082 Right?”

1083 Mr. Coppelman: “It would be interesting to take a look at maybe the last couple of
1084 these that the town approved. And I can’t remember what the lot sizes were.”

1085 Jan Kent: “But they vary.”

1086 Mr. Coppelman: “I realize they vary, but I’m wondering if there’s anything.”

1087 Jan Kent: “There around an acre, some are .9 or 1.2.”

1088 Mr. Coppelman: “I’m curious if there’s anything less than a half an acre that John is
1089 suggesting.”

1090 Ms. Gott: “But the lots, the lot shape addresses some of what John is talking about,
1091 because the lot shapes have been, you may have an acre, but because of the shape
1092 of the lot the houses seem to be closer together.”

1093 Mr. Reed: “We’ll see and all of that in Section 15 When it’s talking when you get into
1094 zone g and this is where all of this has been requires because most of this is in Zone
1095 B so it’s you know, requires a two-acre lot per house. It requires the 40,000 feet of
1096 contiguous upland per home. So, they have to lay it out, they have to meet all those
1097 things. Then they take that’s the yield plan that gives them how many homes can
1098 they put in this conservation subdivision? I didn’t find the 50% I’m still looking for. But

1099 that that limits them, then they create this village, if you will, out of those whatever
1100 number homes that village with the least impact, and I know we've waived
1101 requirements as long as they met the building setbacks because in that same
1102 section, under 15, three One, they have to be able to develop the area in that 110 by
1103 110 foot square, the 125 foot circle or the 180 foot equilateral triangle. They have to
1104 make that fit on the lot plus keep their setbacks and those are the things several
1105 developers have shown us how they did that, you know, when the question has
1106 come up, you know, with applications so that they have to this a lot of criteria are to
1107 meet here. And there was a question because recently the question came up well,
1108 you never required the 40,000 feet before. I used to be able to get three or four more
1109 house lots out of this. But now you're recording it. I'm just leaving that right on the
1110 table because that was one of the things, they said we weren't enforcing it
1111 adequately and we felt we were. So those are the things just in the last couple years
1112 that have come across. And there's a lot of restrictions already in here with this stuff.
1113 And I'm agreeing with you. No, it seems like some of these houses seem close
1114 together. But they also have this huge, wooded area around them typically and I
1115 guess I would ask the question, I'm not a realtor, sir. But you are. If somebody
1116 comes into a brand-new housing development and sees houses situated in a certain
1117 unique quaint, I call it a quaint little village and they know they're buying a brand-new
1118 home whatever costs and they know they've got this much land immediately and
1119 then access to I mean, that's something they go into, you'd present that as a plus
1120 one."

1121 Mr. McCoy: "It depends on where they want. Yeah, I mean you have you know, if
1122 you get these people from California, Texas, yes, they got lots down there that 30 by
1123 25 by 30. They got houses. You can search how they build houses in California.
1124 1700 square feet 4400 square feet. They all have a seven-foot fence around. Those
1125 people come here, and they'll see something like that."

1126

1127 Mr. Reed: "I was looking up homes in the 70s. When I started my career there were
1128 25 feet apart and they never had windows on because people could reach between
1129 them. 25 feet is a bigger loss."

1130

1131 Mr. McCoy: "But they do take people that come in from Manchester, you know, some
1132 people want to come down to Raymond because they want to wake us you know
1133 they want five acres, but you have a lot of people that they're just happy to have a
1134 half-acre, you know."

1135

1136 Jan Kent: "I have to say is how quickly some of these new developments are selling
1137 to you know, maybe at the market as part of."

1138 Mr. McCoy: " Like this elderly housing we think some of them are down here in
1139 Brentwood. The Three Ponds campgrounds won't bump up together."

1140

1141 Ms. Bridgeo: "Who pays the taxes? Is it the Association on the conservation land is it
1142 divided equally amongst all houses?"

1143 Mr. Reed: "The homeowners association"

1144 Ms. Bridgeo: "For the conservation land? I don't know that. I'm asking the question. I
1145 have no idea."

1146

1147 Mr. Coppelman: "Yeah, good. Section 6. 8.6 is open space requirements and that's
1148 where 3% It's page 49 In your book. I didn't get that back. Okay. Well, that's where it
1149 is. Yeah. The open space. We have a minimum of 50%."

1150 Mr. Reed: "Thank you. I know it was in there. I couldn't find it when I was trying to
1151 read and listen and see who's raised. Good."

1152

1153 Mrs. Wood: "I just like to make an observation. I know that when people come in with
1154 a subdivision proposal, the developer's goal is to maximize the yield. Absolutely. And
1155 I would like to suggest that the planning board pay a little bit more attention to where
1156 on each lot. The developer is proposing to place the home and whether or not that
1157 allows for unless the development comes with an attached garage. I mean, a lot of
1158 times, not a lot of times but sometimes when the zoning board gets a request for
1159 variance it's because somebody wants to put a garage and the way the homes were
1160 laid out on the property is not enough space. Between the homes are yet another
1161 building and still meet the setback requirements."

1162 Mr. Reed: "The thing that happens, what I've observed being on both boards this
1163 past month, is that a subdivision application comes before the planning board. And
1164 all it does is show us suggested locations for homes. We don't even know what kind
1165 of homes they're putting on these things. And once the subdivision is approved by
1166 us, the roads, the infrastructure where the driveways will be and all that stuff. Then
1167 all this guy has to do is all the builder has to do and it could be multiple builders,
1168 because they're just going to sell the lots in this market. And then those builders go
1169 to the building inspector to pull permits and stuff that does not come back to us. So
1170 basically, at that point, if the guy doing the building wants to put it at the minimum
1171 setback, and later on that's where the ideal garage location is. We never see that
1172 choice. See that?"

1173 Ms. Gott: "We've been specifically told we don't know where we're going to put it."

1174 Mr. Reed: "And that's absolutely true. Yeah, because they sell a lot there. Then the
1175 pressure is on the builder to build a lot and he again is trying to maximize his profit,
1176 right so he tries to build it with the least infrastructure you know, driveway, whatever
1177 he has to do to build it so people will buy it."

1178 Mr. Beauvilliers: "That's not in our purview anyway."

1179 Mr. Reed: "It isn't. No, it isn't. But it is something they come up against causes
1180 setbacks, you know?"

1181 Mr. Coppelman: "It would be only beating a dead horse."

1182 Mr. Reed: "Okay. Anything else we could adjust that we could address just in an idea
1183 form? We don't have time to beat everything to death here tonight. We have one
1184 more we want to get to. We did. It's in there. I want everybody to review that."

1185 Ms. Bridgeo: "So, I first need to say this out loud to everybody here. I've been going
1186 through and highlighting in red lining and some of our documentation. I found one of
1187 these very funny. It's from 1977. It's in here from 1977 April and it's a fee of \$7.50
1188 plus the mileage for the health inspector to go inspect septic systems, homes,
1189 daycare centers, so we have some things in here that are so out of date, not just one
1190 that I thought was funny. Because it actually gave the finances in here.
1191 Unfortunately, it wasn't the only one and there were quite a few things like that, that
1192 and again since we can address them as each as a warrant. I don't know how we
1193 write something that's housekeeping."

1194 Mr. McCoy: "Do we were when those were put in the 70s. We had part time
1195 inspectors and so forth. So, they really were using their own car."

1196 Ms. Bridgeo: "We know this is up on the computer if somebody goes today, that's
1197 what it says."

1198 Ms. Gott: We have several times updated the permit fees and all the different fees."

1199 Ms. Bridgeo: "Maybe when you go down because that leads into the next part, which
1200 is again, not my three it is when you get to chapter 295 Site Plan Review and
1201 chapter 298 subdivision of land on our and you know how I like my paper, it says if
1202 you would like to see it, current regulations, two subdivisions of land are on file in
1203 town offices, so you can't even look it up on our E code. You have to go to town
1204 offices. So, at two in the morning while I was trying to do my homework, that's what I
1205 finally come up against on our E code telling me that I can't. I don't think they'd want
1206 me at the town hall at two in the morning."

1207 Mr. Reed "You can sit out in the parking lot until they open."

1208 Ms. Bridgeo: " I'm on our E codes. I'm doing comparisons. Right. But I'm trying to
1209 compare because our language isn't consistent. We have inconsistencies. Side to
1210 side and I was just trying to Okay, and I was trying to get us so that we have where
1211 we shouldn't pick up one document and it says one thing, I pick up another
1212 document it says something else. So, I was going through and like I said when I
1213 found some of the dates on some of these things, I was shocked for so that's aside,
1214 I'll go to my three, two there. No, that was asking, is there any way we can fix some
1215 of this without warrants? I have no idea because page after page there's for instance
1216 197-3.1 on our official zoning map. It says that it shall bear the town sale and be
1217 signed by the chairman of the Raymond planning board. But I looked at some of our
1218 other documents and it says it's to be signed by the chair, the vice chair, and the

1219 Secretary. So again, it's not consistent with who's to be signing our documentation.”

1220 Mr. Reed: “Well, I can tell you for the five years I've been on the board, the Chairman
1221 has been signing all those documents when they are completed.”

1222 Ms. Bridgeo: “And when you see the documents, documents have all three places.”
1223

1224 Mr. Reed: ‘That's been, and I don't know if the ordinance again, changed or evolved.
1225 But just what has been happening. So going that number one.”

1226

1227 Ms. Bridgeo: “No. And the last one before I go to him is it. It says that the official
1228 town zoning map shall be maintained and kept in our community development
1229 department. Is that a true statement? No, because we don't have one.”

1230 Mr. Reed: “That's where I go when I want the accurate map. I go to Chris or her
1231 predecessor. That's where I would go in the town. So, the tax map doesn't look at
1232 the tax.”

1233 Ms. Bridgeo: “ No, it says Community Development Center.”

1234 Mr. Reed: “Yes, that's where it's maintained.”

1235 Mr. Beauvilliers: “Any change whether it's a correction thing to the zoning article, has
1236 to go before the town has to be a warrant.”

1237

1238 Ms. Bridgeo: “Yeah, I'm just saying there are so many housekeeping that this whole
1239 separate there's dates, there's language.”

1240 Mr. Reed: “There's probably already provisions in there to do most of the
1241 housekeeping. I would like to see if there's housekeeping issues.”

1242

1243 Ms. Bridgeo: “Nothing, just housekeeping. So, three is zoned G in pertinence to our
1244 language if we use the word wetlands throughout and we change definitions. I think
1245 we should be consistent. We talk about it in some places, and we use our shoreland
1246 and then we change wetland. We use the word vegetative buffer; we use dense
1247 vegetative buffer. Again, we have different languages. Again, if we want to call it
1248 housekeeping but I think we need to look into that as a consistent language. One of
1249 the things around zoned g where we say vegetative buffer, and I don't think we
1250 should be using dense vegetative buffer year-round. Evergreen, because I think
1251 that's a different purpose. I think around wetlands, it would be language wise, native
1252 plants to New Hampshire, including pollinators, or local grasses would be a term
1253 rather than dense vegetative evergreens. Where they refer to it as dense vegetation
1254 or, I mean, I started back with our definitions. I've gone through everything, and I'm
1255 saying it's inconsistent through everything. I will highlight it. I will put it up so you

1256 guys can take a look at it. I've just gone through zone G if you look at our definition,
1257 under 197-4.9 where we do delineation and the definition. It's under there as one
1258 place underneath the same under seven, then they change to be naturally
1259 vegetated. I'm, I'm just saying maybe we look at that and we come up with a
1260 consistency.”

1261

1262 Mr. Reed: “Jan is our in-house expert. Could you forward that from her so she could
1263 take a look at it. Definitely. Jan, could you just kind of get back to your overall
1264 impression.”

1265

1266 Ms. Bridgeo: “I've highlighted I can give it If, however you want, I can email it to you.
1267 It's highlighted. It's redlined I can send that over. The second zone is the industrial
1268 zone. We have very limited. I think we have four uses on our industrial zone as
1269 approved. This is a 67-page document here. This is and I'll give the website which I
1270 can put that up this list. All industries in the United States state by state order a
1271 revenue importance. And I think that we need to look at our definition where we
1272 encourage truck stop truck structures in warehouse as our two industrial what we
1273 want the 67 pages here of other options of economic opportunities for this town to
1274 look into for the road.”

1275 Mr. Reed: “It is just the list of standard industrial codes or what have you got.”

1276 Ms. Bridgeo: “This is all of industry per state rated top to bottom and this lists every
1277 single state and then the prelude to this before that is actually definitions. It's like I
1278 said it gives you every definition, and I mean, you both have businesses and I think
1279 that people understand they are the options for businesses such as yourselves if we
1280 call it commercial industrial. It also gives opportunities for our kids in the schools in
1281 town to have opportunities to gain experience into a job rather than us putting in and
1282 not looking at or limiting to industries that don't have room for growth for children,
1283 future generations and the last one is the historic district. And Joyce can probably
1284 answer this, I hope. I couldn't find it. Can we change our historic district where it
1285 starts and ends by street location and not incorporate all the structures in it? For
1286 instance?”

1287

1288 Mrs. Wood: “Actually, what Raymond has is a bizarre concept of a historic district.
1289 It's not a geographical district. It's called an overlay, right? So, it identifies specific
1290 properties that are in the historic district overlay, but you can't draw boundaries
1291 around our historic district. It's not geographical.”

1292 Ms. Bridgeo: “So for instance, I'm going to say down at the bridge, the Indian stone
1293 at the bridge by Lama, right that's on public property. That's a historical site. It's not
1294 part of the properties. It's not a property being cemeteries, not a property. So, there
1295 is no way to add a starting point, ending point, is what goes into the overlay to say

1296 we're going to encompass more areas.”

1297

1298

1299 Mr. Reed: “Is it a registered Historic Site though, because if it is protected by that is
1300 that Indian artifact.”

1301 Ms. Bridgeo: “And we have multiple in town. That's why and I think there's another
1302 one further up on Main Street.”

1303 Mrs. Wood: “So I was just wondering if talking about the Indian mortar I heard that
1304 this was like.”

1305 Ms. Bridgeo: “There's another one going up and you have one over there as well.
1306 And it's weird, Fred Richards actually was gracious enough to go around and show
1307 some things from the end of my street all the way down Main Street, different
1308 historical components of our town. And so, we just use the word property. There's no
1309 way that we have historical components.”

1310 Mr. Reed: “There's a historic register that you can get things like that registered in
1311 and that is then that offers protections. I don't know all the details.”

1312 Mr. Plante: “But anything like that brought to the town's attention, I believe a majority
1313 vote through the people of the town of Raymond that needs to go in front of the
1314 people or town rainy whether to make that historical or not. Correct me if I'm wrong,
1315 and I think that has to do with even the Bean Tavern. The Bean Tavern needs to
1316 come in front of the people of the town.”

1317 Mrs. Wood: “The Indian mortar is not on a separate parcel of land. And in order to
1318 put a parcel of property into the historic district, you're right, it has to go on a warrant.
1319 And the people have to vote.”

1320

1321 Mr. Plante: “I still believe it still needs to come in front of the townspeople.”

1322 Mrs. Wood: “That's how you get things into the historic district you put it on a
1323 warrant.”

1324 Ms. Bridgeo: “It has to be in you can't have an area that the information is there
1325 saying in this district are these components, but they're not registered? Through this.
1326 Like that. It's separate because I know we can register the state. So, I'm saying if we
1327 knew.”

1328 Mr. Reed: “Can we ask that question of the historical society and find out?”

1329 Mrs. Wood: “It's the historic district commission.”

1330 Ms. Gott: “Often, the bigger question is, where do you want to do it by geography or
1331 specific properties?”

1332 Mr. Reed: "So let's see what can be done before we go trying to, I'm sorry, going?"
1333

1334 Mr. Coppelman: "Well, usually, and I don't know anything about how you do it here in
1335 this town. But normally, whether it's an overlay or whether it's its own district. This
1336 district would encompass certain properties, but they typically would be contiguous
1337 and, and the outline of those properties would then form the geographic towns. It's
1338 not that way here. I don't think so. So, they're individual properties and they might
1339 not be contiguous. They might not be touching each other."

1340

1341 Mrs. Wood: "Most of the properties that are in the historic district overlay are around
1342 the common."

1343 Mr. Coppelman: "But there are some that are not part of that."

1344 Ms. Gott: "It doesn't include every single one."

1345 Ms. Bridgeo: "My question is more broad saying that so we're saying that only a
1346 building. So, let's say and I don't know the age of the bridge down by Welch's. Is that
1347 something that a group, but probably don't consider them and we'll chat, and we
1348 don't consider anything like that an object that's we only consider buildings in town.
1349 That's a question I guess I'm asking only buildings we consider historical?"

1350

1351 Ms. Gott: "It's not a zoning thing. It's the fact that I would, I was going to say it earlier,
1352 tied to that we need to have TRC involved in these discussions, and we especially
1353 need to have the zoning. The building inspector in the code enforcement officer
1354 involved because he is several times cited, that there are conflicting elements to our
1355 code that make enforcing that difficult. So, I would like to have him be involved in
1356 these discussions I was hoping to favor tonight but I certainly would like to have him
1357 traditional, any other additional meetings and run all of this by him as well."

1358 Mr. Reed: "Okay, and we definitely going to need some input. I'm certain there are
1359 other areas the last thing we wanted to look at tonight, Maddie gave everybody for
1360 short term rentals. Airbnb is what I call it."

1361 Mr. Coppelman: "It's more generic than that."

1362 Mr. Reed: "I understand. You know, that's, that's how I can relate to what they're
1363 talking about. My understanding is that there have been over the last several years,
1364 multiple people who've approached the town office about doing this in areas that are
1365 not zoned commercial. And that's why that's why the question was asked of us. This
1366 is an overflow from our people. What they've been saying because I asked
1367 specifically, what have you been seeing? Have people been having questions with
1368 what have we been having, you know, typical code issues with, you know, what kind
1369 of applications and this is one of the things that has come up. Okay, this type of I'm
1370 just going to say this type of thing. I'm not saying it is a problem. I'm not saying it

1371 could be but there's a lot going around. And the potential is you could have a, for
1372 example, you could have a residential piece of property near a lake and have some
1373 land there. And you could develop it into this sort of thing which then becomes a
1374 company in my estimation, a commercial operation in a residential area, right near
1375 some people who own some valuable property on the lake. I'm just using that as an
1376 example. But the state a lot of this came from the state side, the state says that
1377 many, many people because of the ease of getting involved in this kind of thing was
1378 computers and smartphones. Many people are renting out a spare room and doing
1379 this kind of thing making their homes commercial at one level or another. And there's
1380 no regulation on it right now."

1381 Mr. Plante: "If anybody had a mortgage or anything like that on their property, I'm
1382 pretty sure the laws state that you cannot do. Just guessing because I've been told.
1383 You cannot rent or you need to be the person. Okay. I see your point with a b&b.
1384 Yeah, because you are living there. Yep. So that throws my theory right out the
1385 window."

1386 Ms. Bridgeo: "Can I interject, you just literally put in Airbnb in your phone. Yeah. The
1387 first thing that comes up, is that in this is Harvard Law. That says, some courts have
1388 said that such rental do not constitute commercial use. Others have found that they
1389 use not be commercial, it is residential in nature, and then they start to list all these
1390 cases and almost all of them go into that. It isn't a commercial use. So right out of
1391 the gate, if we don't know legally, I think that's the first place we would have to start.
1392 what's legal?"

1393

1394 Mr. Coppelman: "I think that documents Well, it's an ad for Municipal Association of
1395 State videos, which supports the municipalities in the state, and they really are a
1396 good resource. I might be, rather than getting too deep into it tonight. It might be
1397 worth reading this over and then getting into a bit of discussion. But I mean, to go
1398 back to what Joyce said, you know, some communities right now particular resort
1399 communities, or communities, or Conway to or Laconia, Portsmouth I mean, there's
1400 a lot of heavy legal action going on right now. Because what's happening is that
1401 people are buying properties in residential areas and renting them out on a short-
1402 term basis. It's one thing to rent out a property for, you know, six months or a year or
1403 whatever. I mean, people do that all the time. But when you're renting it out by the
1404 day or by the week for the weekend. It has the potential depending on who's renting
1405 to have a lot of activity that would be over and above what you would typically find in
1406 a residential neighborhood a lot of extra traffic a lot of late-night kind of activity, a lot
1407 of coming and going to the point where it has the potential to change the character of
1408 a residential neighborhood. And that's, and that's kind of a tipping point on some of
1409 the short-term rentals. There might not be a problem now, I mean, undoubtedly,
1410 every community has short term rentals going on. But, you know, in a lot of cases
1411 you don't know what because it's, it's benign and it's under the radar and it isn't
1412 causing a problem."

1413

1414 Mr. Reed: "A person that has an extra room in their home, they're renting it to
1415 somebody going to school in Durham, this kind of thing happens in every town. They
1416 just ruled on a case in Portsmouth, New Hampshire Supreme Court has ruled that a
1417 short-term rental property owned by a Portsmouth couple cannot operate in a
1418 residential zone. A couple was running it out. The house next door is a home they
1419 owned not in their own home and using it with platforms like Airbnb and so forth. And
1420 the Portsmouth zoning for hotels and that kind of thing in that area. So, they upheld
1421 that because it was a residential area. What I'm going to ask you to do is look at the
1422 definition on page two. Look at the definition and starts right out saying there is no
1423 controlling definition. There's no firm definite RS 48A talks about housing standards.
1424 Short term rental or vacation rental is any individually or collectively owned single
1425 family house or dwelling unit earning per units in a condominium, corporate etc. etc.
1426 that is offered for a fee and for less than 30 consecutive days. And then the room
1427 and meals, tax issues and so forth. So, and when you get to be under after the
1428 controlling definition, a municipality may adopt its own definition. And what I was
1429 hoping is that you've just given us some consideration to look through this. And it
1430 may not be a problem. I'll do a little more research on it. But I just wanted to see if it's
1431 something that people could see could be an issue now. I always ask Paul stuff like
1432 this. We have a lot of short-term rental kind of stuff going on in Raymond."

1433 Mr. McCoy: "I think we have only basically the cottages which probably have some
1434 Yeah, I don't think I don't think is a lot. Yeah. Okay. I don't know why the lakes is a
1435 lot."

1436 Mr. Reed: "

1437 Yeah. And that's pretty typical, you know. So, so look at this if you'd read through
1438 this. What we need to do is we need to come up with a list of what, what, what's
1439 important, what we think is important to concentrate on getting on to the warrants for
1440 this year because basically next month we need to get a list out so we can have a
1441 hearing and get this started. We need to get it in legal hands so we can get the legal
1442 wording for the ones we want to concentrate on. "

1443 Mrs. Luszcz: "Impact fees?"

1444 Mr. Reed: "oh I'm sorry, the impact fees were only supposed to address that. impact
1445 fees are something we're supposed to address routinely. The board of selectmen
1446 and another meeting."

1447 Mr. Plante: "We want to visit it."

1448 Mr. Reed: " Yeah, it's got to be, it's got to be visited what has happened in the past.
1449 We tried to have more than school impact fees in the past it was not monitored. It
1450 was not."

1451

1452

1453 Ms. Gott: "Can I clarify they're not school impact fees, specifically the residential

1454 impact fees versus commercial impact fees.”

1455 Mr. Reed: “These are the only fees that we impose that I know of right now impact
1456 fee residential or residential impact fee based on our school system is based solely
1457 on our school costs, because that's the only thing we have accurate records on or
1458 have had in the past. When we've tried to do other impact fees in the past, we
1459 dropped the ball and had to return money to developers because we did not use
1460 them and allocate them, but it wasn't that we didn't spend the money we share with
1461 the record keeping to the correct record keeping okay in the Selectmen are on board
1462 now was trying to redevelop some of that. So that is justification.”

1463 Mrs. Luszcz: “Is that a warrant article as well?”

1464 Mr. Plante: “That would have to be correct.”

1465 Mr. Reed: “But that was something that the Selectmen would recommend.”

1466 Mr. Plante: “The board wanted to bring it in front of the planning board to get your
1467 feelings on what you think should happen and then we'd get together and possibly
1468 put it on a warrant out of 2022 we think it's very important that we do those again or
1469 get back to that.”

1470 Ms. Gott: “This is a shift in philosophy. Philosophical because we've had, for a long
1471 time been told to leave commercial auditors it's only residential impact fees. So, to
1472 hear that the Selectmen are interested in having commercial impact fees. That's I'm
1473 not saying yay or nay to that. I'm just saying that's a shift we have been told we've
1474 had Bruce Mayberry, right. He told us we have had several meetings and he have a
1475 whole lot of things written about it. There have to be certain things, certain things
1476 that you meet to be allowed to have impact fees. We had tried to have roads and at
1477 one point we used to have roads. I'm sorry that we were dropped, but we were told
1478 that we couldn't sustain it and that we would be challenged. So, there's more to it
1479 than just saying we want to have it. I have no problem with impact fees. Personally.”

1480 Mr. Plante:” I don't think that's what we're saying. Gretchen, I think what we're asking
1481 is your feelings about it. Then maybe to go after.”

1482 Ms. Gott: “There's a lot of a lot to it, George.”

1483 Mr. Plante: “I know I understand their effect. But when I went to school for X amount
1484 of dollars. We just handed over a check to the school for 300. What was it like? 300?
1485 Yes, 300,000 for the residential impact fees. So, it's like that's something that the
1486 town could be getting to through our developers or whatnot. We don't want to make it
1487 difficult to develop and Raymond, we are not that by no means, but we do think that
1488 they should share some cost over maybe road repairs. Or upkeep on whatever.”

1489

1490 Ms. Gott: “The residential impact fee for a development. Bruce Mayberry is a good
1491 resource there; probably other people and you folks could guide that discussion.”

1492 Mr. Coppelman: “Bruce Mayberry is really the sort of the expert in the state and most

1493 towns use Yes. And he's very good at this. He doesn't do it all the time and George,
1494 if it's given me any contact information for him, we can get it for you."

1495 Ms. Gott: Okay. I may even still have a couple old manuals but they're probably out
1496 of date."

1497 Mr. Coppelman: "I mean, you know, the methodology and how you justify it when
1498 you put it together is very important. In order for it to hold in order for it to pass
1499 muster. Right? To not be challenged against legal challenge for instance."

1500 Mr. Plante: "Yep. So not a bad idea to have it was just, it was one of those things
1501 that the board of selectmen wanted."

1502

1503 Mr. Coppelman: "Because of the master plan and the capital improvements plan
1504 which are two prerequisites for the impact fees. And both of those are current you
1505 can do that. There's no, Gretchen there's nothing to say that it has to be done at a
1506 particular schedule. There are recommendations. The point is you have one. It's in
1507 effect and you have a CIP that follows that and impact fees."

1508 Mr. Reed: "Okay, we have a list here. I'm going to have the staff, about property lines
1509 and the sign. It's mostly property lines and dimensional requirements. Now, with that
1510 being said, we also have Jonathan's recommendation to combine the area in
1511 dimensional tables that are spread out over four or five pages. And put them all on
1512 one page so it's easier to understand the requirements. It puts it all in one place. So
1513 those are two separate things. Then we have the solar ordinance. We have all
1514 McCoy's suggestion of perhaps adding a backlot definition that might be able to be
1515 added for you that here we'd have to ask the legal if we could add it to this
1516 dimensional table and give quote, a definition of it, or if we would have to be handled
1517 differently, and the campus type over 75 acres special permit areas for a business
1518 coming into town wanted to do it. Keith talked to us about town Grove ordinances.
1519 Then we talked about conservation, minimum lot sizes, and the so forth, adding a
1520 half-acre, minimum block size to our conservation ordinances. Then Trisha gave us
1521 a rundown on the code and some issues we have there with definitions talking about
1522 consistent language throughout our zoning, definition of industrial and adding
1523 accepted uses are permitted uses within that, and then some historic district
1524 questions. My understanding is under the zone G wetland, shoreland buffers and all
1525 that Jan is going to do some work for you on that one on the historic district. They
1526 have a meeting shortly. You're going to look at where we could do for different sites
1527 that aren't included currently. Then we have the short-term housing and impact fees.
1528 Now that is 14 By my count, which you'll never get through."

1529

1530 Mrs. Wood: "So we are looking at a 20-page ballot."

1531 Mr. McCoy: "I want to bring up, good point. One thing on short term rentals. I think
1532 we are finding most of the problems would be the seacoast Portsmouth and the

1533 Conway's that I do. I just remembered I have some clients that have been doing it
1534 because we got the drag strips. Yep. And one of them found the there was a
1535 professor at UNH that decided to come. They just came over and stayed for a few
1536 days. Okay, just to get away from the school. Another one they went skiing because
1537 it's not that far away. Now usually they'll have more than three or four people and
1538 they are only there to sleep basically. Okay. Now what they have an A the big
1539 problem with is down the beach and on the lakes is that they're coming up to raise
1540 hell. They invite their friends and everything like that. And also, you can remember
1541 Raymond originally was that's what we were. Yep. This was a quiet place with
1542 Raymond means. And people are at hotels, motels, and people come here because
1543 they go 20 miles a day. Right. And we I think we have to be careful with that
1544 because there's a lot of people that could really use the rent. Yeah, number one,
1545 number two. If it's the right type of thing, I don't think you're going to find a lot of
1546 Hellraisers wanting to come to Raymond for a few nights, but I suppose I shouldn't
1547 say that either. I think there's going to be some happy medium."

1548 Ms. Bridgeo: "Can we combine somehow so we get to the we need eight. We have
1549 got to get down to eight."

1550 Mr. Reed: "We're going to try; we need to try too. Hard, would you say seven? Seven
1551 or eight. Eight is kind of like the tipping point. Whatever I've been told, and it's really
1552 pushed well, how many of you have stood in that line and read through those? And
1553 this is after I even memorized them all. Alright, so we've got two that staffs
1554 recommending because of the whole property one thing and those are all property
1555 line issues. How many thinks this combining this comes up all the time in
1556 applications and for variances and everything else? But it's but the information I
1557 mean, this adds some things like lots and everything."

1558 Mr. Coppelman: "Even if you didn't add anything to it, you're just combining the stuff
1559 into one table. That is a huge benefit. A huge step forward."

1560 Mr. Reed: "How many of you are in favor, aye. We've kind of kind of got to help our
1561 staff out. They do a lot for us. So, unless we run out of space, I think these are
1562 important. Those two, how many of you are in favor of combining our tables to make
1563 this more usable for everybody? Who uses our zoning, and this is the property
1564 dimensional setbacks all that"?

1565 Ms. Gott: "And this didn't change."

1566 Ms. Bridgeo: "Zone G I think needs more definition because we constantly hear
1567 that."

1568

1569 Mr. Coppelman: " I think your question is without getting into the specifics. Are folks
1570 in favor of combining the table?"

1571

1572 Mr. Reed: "That's what I'm asking. I'm not going to we're not going to beat up every

1573 foot and every definition because we're going to have definition issues until we
1574 revise the entire code. And then once we get that done, and we think we've got it
1575 done, we're going to find out we've still got issues.”

1576 Ms. Gott: “But at least the issues are all located in one place.”

1577 Mr. Reed: “So this is why I think this is really a big, great big tool that would help
1578 everybody.”

1579 Mrs. Luszcz: “And simplifying the code would be very beneficial.”

1580 Mr. Reed: “How many? How many would be in favor, but just to show me I mean,
1581 this isn't binding by any stretch, okay. So, we've got three quarters. Okay. So that
1582 one is looking important, right? Okay, now we'll see if we can run a backlog into that
1583 to save another one. See if we could do that if we you know, the backlog and the flag
1584 lots if you know, we'll see how many people are in favor those we'll talk about those
1585 again, before we find out what we need to do legally on that and see if we can put
1586 some, then we got to have a definition but how about the flag lot because that'll
1587 require it to Okay, so that would mean multiple warrants to get this to pass with a So
1588 for now, we're going to talk about doing this with what's in our code, but the you
1589 combine it.”

1590 Ms. Gott: “But the other side, if you're going to do it, it makes sense to address
1591 dimensional one year and then maybe next year, another.”

1592

1593 Mr. Reed: “Something we can add to it next year. I mean, we can do that next year
1594 and use those.”

1595 Mr. Coppelman: “Once you've once you've got them combined and you got the
1596 format to work performance.”

1597 Mr. Reed: “Yeah, okay. Because all the rest of these already have definitions in
1598 here. So, we can do this. They're already in the tables.”

1599 Mr. Coppelman: “So it ends up being one question.”

1600 Mr. Reed: “Exactly yeah, but when we add anything different to it now, we've got to
1601 add the warrant article with the definitions of all that stuff. Okay. So, the backlot and
1602 campus backlot would be an additional one.”

1603

1604 Mrs. Luszcz: “How many properties would that pertain to?”

1605 Mr. Reed: “How many properties do you think that would have?”

1606 Mr. Ayer: “Backlot is a flag lot.”

1607 Mr. McCoy: “Right? I would say probably 10%.”

1608 Mr. Reed: “Could we when we do the flag lot. Could we include that as an existing

1609 part? You know, so it's the same at the signing of existing ones? Yeah, I know this
1610 would be for existing. We would start there probably separate that wouldn't we?
1611 Because one's an existing and one's a new subdivision.”

1612 Mrs. Luszcz: “Do we want to use up one of our eight on something that affects a
1613 smaller portion of the population?”

1614 Mr. Coppelman: “It's a new thing because you don't have it now. Right? You're going
1615 to have to come up with a definition and some sort of wording to explain what it is
1616 and how you deal with it.”

1617

1618 Mr. Reed: “Alright, for now, I'm going to put the back lot and the flag lots as probable
1619 future just to see how many we have already. Let me just see where we are with
1620 that. The campus types special permitting, for any property over 75 acres. Are we
1621 ready to go there?”

1622

1623 Ms. Gott: “I need to learn a lot more about it.”

1624 Mr. Reed: “We're going to get Paul's submissions on that everybody's going to get
1625 that Maddie is going to email all of us. And I'd like you, we cannot comment and
1626 send it to all of us, but I would like you to send that back to staff so I can get this
1627 compiled in try to get a general gist of this to see what your comments are on that.
1628 Okay. The next one, the solar.”

1629 Mrs. Luszcz: “ Can I just ask for that submission of information. Once again. Can we
1630 have how many parcels of land Do we have a Raymond that fit that criterion?”

1631

1632 Mr. Reed: “I don't know if we know that right now that we don't know that we'd have
1633 to do a study or pay somebody to do a study to find that out, you know, at this point.”

1634

1635 Mr. Coppelman: “But yeah, you basically have to be looking at all the tax maps and
1636 figuring it out and take some time to do that.”

1637

1638 Mr. Reed: “I mean, there can't be what can't be a dozen pieces of land over 75 acres
1639 that would maybe be a little more than that. You surprised Yeah, you started with
1640 Yeah, there are some pretty good motivations right now. Yeah. Lots of conservation.
1641 Yeah. Okay, solar. Solar. And when people would like to see solar Jon's going to do
1642 some work to see if we can take the rest kind of take the residential out and keep it
1643 still intact.”

1644 Mr. Beauvilliers: “I think we have something on the books just to protect ourselves in
1645 the town.”

1646 Mr. Reed: "I agree. I'm in favor but also how many people are at least getting started
1647 down this road? Commercial and industrial. Let's see if we can start with that."

1648 Mrs. Wood: "I don't understand why large-scale solar development is objectionable?"

1649 Mr. Reed: "It's not objectionable. We just want to make sure that if it happens, there's
1650 nothing in our zoning right now. Okay, you know, so there's nothing in there and we
1651 want to make sure that you know, we do some things."

1652 Mr. Coppelman: "Just to put some parameters. It starts off like zoning for other kinds
1653 of commercial industrial."

1654 Ms. Gott: "So solar, I use an example of one that was in Ontario near where my
1655 family lives and there was tremendous, tremendous objection. It was a big field. And
1656 it was servicing the City of Ottawa and there was tremendous objection to that."

1657 Mr. Reed: "The next thing we talked about was for town growth ordinances. Do we
1658 want to try to put a do we want to try to craft an ordinance that would control growth
1659 and would encourage things that would not have a greater impact on our facilities?"

1660

1661 Ms. Gott: "That has been discussed previously and I think it's going to take a lot of
1662 legal work, to let us know what's available, what's allowable. There have been many
1663 cases in court where these ordinances have been shut down. So, it's going to take
1664 some legal stuff to determine."

1665 Mr. Reed: "Keith, can you the towns that had those ordinances could you get those
1666 to Maddie and Maddie, can you get those to us too. That's part of what zoning is
1667 designed to do is designed to control the growth they should give somewhat
1668 controlled growth. RSA Oh, study did you write to me? Yes, absolutely. Yeah, let's
1669 hear it."

1670

1671

1672

1673 Mr. Ayer: "Okay. On RSA 485,-C:1, our groundwater management as part of the
1674 state RSA's. And we can use that to limit the growth of whatever we want to do.
1675 They come in because they want to do industrial. We can say it's going to you know,
1676 we can use this RSA pretty much you know, slow down what we want to slow down,
1677 and you know, speed up what we want to speed up."

1678 Mr. Coppelman: "There's a whole section in here and I didn't open it up. But there's a
1679 very clear and detailed process by which a town can implement a growth control
1680 ordinance, but it's, it's, it's very detailed. It's very legal. It's very specific, and you
1681 can't just you can't just decide to do it. It's very, very detailed."

1682 Mr. Plante: "There's stuff already there implemented, already control some of this

1683 stuff. Yeah. And I think that's really to look into that. As Paul just said, this RSA,
1684 which I did not know. Thank you. But I think that's my, that's always been my
1685 platform, I guess. Let's not reinvent the wheel. It's already invented goods work on it,
1686 but if it's already there for cues and I also want to say sorry, no, that's okay. Keep in
1687 mind last year, our warrant articles so just keep that in mind."

1688 Mrs. Wood: "I have to leave here. Good night and thank you for involving the zoning
1689 board in this. We want to leave you with one concern that I have if you decide to go
1690 down the slope of regulating short term rentals. Please consider very carefully how
1691 you're going to enforce it."

1692 Mr. Reed: "So the growth ordinates how many feel that we should try to include
1693 some further restrictions on this year's warrant? As one of the items, how many feel
1694 that restriction?"

1695 Ms. Bridgeo: "A general I just look to see what we have for how we can plan."

1696 Ms. Gott: "It's almost November. I don't believe we have time because of the
1697 extensive legal work that's going to be necessary to do this correctly."

1698 Mr. Reed: Glenn, would you concur with that? That was kind of late in the game this
1699 year for this one."

1700 Mr. Coppelman: "It is okay. It might be worth it. If folks are interested. Oh yeah, we
1701 can do some research. Start working on it now and be ready for the next cycle."

1702 Mr. Reed: "All right, Maddie is going to get us out the information and give us. First
1703 of all, we run into many years that some things are so big we can't write it off all at
1704 once. So, have it in place yet maybe use it as a model and we'll see if we can, the
1705 RSA is going? That's good. All right. The next one on my list was conservation,
1706 adding to our conservation, subdivision regulations and additional, Okay, so
1707 conservation subdivision so the next one on our list. John suggested adding a
1708 requirement that the finished layout of a conservation subdivision would require a
1709 minimum one-half acre lot. On top of all the other stuff we have already, you know,
1710 so that on top of the requirement of the 110-foot triangle, the square the circle, and
1711 the setbacks that are already in there, he just because he feels that some and we
1712 haven't had a chance to look at the recent ones to see what their actual sizes are."

1713 Mrs. Luszc: "Can we get the opinion of the Conservation Committee on that?"

1714 Mr. Reed: "My feeling was that she thought we already have a lot of stuff in place to
1715 do this. But again, John brought it up because of things that have been coming
1716 through lately."

1717 Mr. Ayer: "I have a question for John. John, those are a lot smaller than the existing
1718 ones we've been saying. Half Acre. Yeah. I think they're a bit smaller."

1719 Mr. Reed: "If you look at the definition."

1720 Ms. Gott: "The lots are not smaller, but the places that they're putting it in because of
1721 the odd shake laws, they end up being on smaller sections of a larger lot. Does that

1722 make sense?"

1723 Mr. Coppelman: " I think you end up with more problems. On the spacing and the
1724 configuration."

1725 Ms. Gott: "Yes, exactly."

1726 Mr. Beauvilliers: "If the lots meet the setback requirements. Well requirements, septic
1727 system requirements. I would not put this at the top of my list and was just sent a
1728 thought about and without going back and looking at previous site plans and see
1729 what we've passed what we intercepted recently. I can't tell you how many of those
1730 lots are under half acre. But I think there's more than one."

1731 Mr. Reed: "Well, I'd have to submit John that based on the requirements in those
1732 areas. It requires a 110-foot square that you built a site that's over right there. Okay,
1733 and 125 square foot circle. I can't figure that out. But then it's 180 foot equal. So, you
1734 know, our requirements are pretty close to what you're asking for."

1735 Mr. Beauvilliers: "So that's why I would not put this on the top of the list."

1736 Ms. Gott: "What needs to be worked on is where they place it on the lot as Glenn
1737 said the configuration because we are ending up with John objecting to is houses
1738 very close together with a great big part of their land someplace. Not that
1739 conservation part but their personal property. And that needs to look at they have to
1740 figure out how to accommodate that problem."

1741 Mr. Reed: "They add a section to our subdivision requirements where the person
1742 coming to us with a subdivision is going to give us an actual location for each
1743 house."

1744

1745 Ms. Gott: I don't know. Yeah, those are things that are again being this November.
1746 Are we going to have time for that? That's something on which we should work.
1747 Okay. Because that is a concern. We've seen some things we don't necessarily
1748 want."

1749

1750 Mr. Reed: "And you know that that does create other problems down the road, but
1751 again, if they meet the minimum setbacks, and then the next owner comes and
1752 wants to build a garage where they get the minimum setback. Those are the
1753 questions that go to the Zoning Board of address."

1754 Ms. Gott: "That's what we need to look at. But that should be on the list for this next
1755 year when we'd have some time and make work session to look at some of these
1756 things."

1757 Mr. Coppelman: "Whatever doesn't end up on your list for this year will be kept as a
1758 list to be working on going forward."

1759 Mr. Reed: "Okay, so right now we have a couple of things for staff combining the
1760 area and dimensional tables and solar. So that's for right now. Okay. I'm counting
1761 correctly, then we have this would be a tough one to do right now. Purusha has
1762 brought up our inconsistency in language and stuff. And we're specifically having
1763 that look that from his own G wetland, shoreland, setbacks, buffers, and all that
1764 they're looking at that that's a potential for one. And that would be a specific potential
1765 in a certain area. You know, and I guess I'd have to ask you guys if we're looking at
1766 redefining something. What do we do that is just the definition and can we attach all
1767 the places that it changes it? For does each one of those become a warrant?"

1768 Mr. Coppelman: "That might be a question for legal. Yeah. I'm not sure but I'm
1769 guessing you probably could do something like that."

1770

1771 Mr. Reed: "I'm going to see if we can ask that question of legal so that we could save
1772 like 27 warrant articles, just for the first definition."

1773 Mr. Coppelman: "I mean, at the you might, you might end up somewhere in between
1774 where you do a section and your list the sections in which it changes then just by just
1775 by number, okay. And that way, it's all incorporated into one question."

1776

1777 Mr. Reed: "And then further went on to the definition of industrial and the permitted
1778 uses industrial area How many thinks that you know, adding to that would be a good
1779 thing."

1780 Mr. Coppelman: "You know, it would be fairly easy. I know you've got that big list.
1781 give you that. But separate from that. I mean, a lot of communities in our area have
1782 industrial zones and they have permitted use lists already and it would be pretty
1783 easy to look at. Check them out."

1784

1785

1786

1787

1788 Mr. Reed: "The Historic Commission. The Historic Commission is going to look at
1789 what we can and can't do with other historic sites in town. So, I think there'll be some
1790 work involved with that. I think there'll be some things that will need to be registered.
1791 And how many of those will need to be voted on? We don't know. Now. So, I'm going
1792 to just kind of leave that one lay until we get some more information. I'm not going to
1793 ask for a vote until we know what it involves."

1794 Ms. Bridgeo: "I think that each one would have to be a separate one."

1795 Mr. Reed: "I don't know. I know the beam taverns a separate one. So that's what

1796 makes me wonder if each one would have to be handled separately. I hope not. But
1797 you know, that again, may come to legal if we got a list of a half a dozen locations
1798 and Indian things or whatever could we do that as one word you know? Short term
1799 housing doesn't seem like it's a big problem. Did I miss read everybody on that? I
1800 didn't get a lot on that. He talked about short term. That's what it's called.

1801 Ms. Bridgeo: "Well, no, the kids like, I personally, my friends all do it. My daughter
1802 does it. My stepson. I personally couldn't imagine. But I couldn't tell you right now
1803 how many people I know. They all do it. Personally, it wouldn't be my thing, but I
1804 know that it's very popular."

1805 Keith Smith: "Short term housing. That wouldn't be like a hotel or a conference
1806 center."

1807 Mr. Reed: "Well, again, it's not, it's not exactly."

1808 Keith Smith: "That's why I'm wondering as we do it, those."

1809 Mrs. Luszc: "I think the potential of not having anything in your regulation about it
1810 opens the door for somebody to finally call one."

1811 Mr. Reed: "That has short term rental is I had the wrong word on the short-term
1812 rental. Durham just enacted a short-term rental ordinance. They gave it a definition
1813 as an accessory used to run an occupied single-family residence containing in
1814 addition to living accommodations for the owner and the owner's family, not more.
1815 than three sleeping rooms for the purpose of providing to the general public for
1816 compensation, lodging with or without breakfast sold for less than 30 consecutive
1817 days. A short-term rental is not considered a home occupation."

1818 Keith Smith: "One in particular Raymond has 24 beds."

1819 Mr. Reed: "And Maddie, which was a lot of areas distributed information, please.
1820 Okay, so now it sounded more like people are interested in seeing if we could
1821 include some signing around our houses too that could be applicable to that
1822 definition and some limitations on that. Can we do that? And one warrant article, do
1823 you think or whatever required, like what they've got there? Could that be done?

1824

1825 Maddie Dilonno: "Well, I think the guidance if you read through the packet that we
1826 printed, it's we might not even have to adopt an entire new ordinance and might just
1827 be a matter of changing some definitions around. We've had inquiries about Airbnb s
1828 in Raymond and they say, oh, it's a bed and breakfast and then when you go look at
1829 the definition, like kind of is but so am I right? It might just be a matter of moving
1830 things around. "

1831 Keith Smith: "One concern I have with the one that you just said Brad, It's Durham,
1832 so the flag goes up."

1833 Ms. Bridgeo: "

1834 But the other thing Joyce brought up a very good point is because of Airbnb's and
1835 because of the people I know who use them how they use them. The way to check
1836 or police becomes can be quite intrusive. So that's also something I do think that we
1837 need to consider because like I said, I personally would like a hotel, but everyone I
1838 know who does um, and I know how they book and all that you would have to be
1839 quite intrusive to find out."

1840 Ms. Gott: "And also like to specify information, whether it's owner occupied, I would
1841 not want to have any kind of ordinance that excludes people who want to rent a
1842 room to a college student in their home. But they're still living in that home. I
1843 personally lived in that situation when I was in college, you know, the lady needed
1844 that fund to help with her money and I don't think the My idea was to have us reach
1845 out a bedroom and we rented it. I would not want to lose that we lived there for the
1846 school year."

1847

1848 Mr. Reed: "Alright, and this here? Yes. If we can do this by defining these things.
1849 And starting with that, then we have some center. Yes, roll over it. So, I think that
1850 would be a good place to start. So, let's see if we can do that. Then change the
1851 definitions. It might be adding a definition, it might be tweaking a couple that we
1852 already have."

1853 Ms. Gott: "Owner occupied versus non owner occupied is a huge difference."

1854 Mr. Coppelman: "And just to remind us that your zoning ordinance is what's
1855 considered a permissive ordinance. In other words, the things that are listed in the
1856 table of uses are those things that are allowed. And if it's not there, then technically
1857 it's not permitted as a use. And you already have that in breakfast, a couple of
1858 different definitions of that. Think you've got other kinds of housing options listed.
1859 And short-term rental, I don't believe is one of those things. So, we also don't have a
1860 definition for it. It might be good to have that."

1861 Mr. Reed: "It's kind of where I was going to make sure we've got it all lined up. Okay,
1862 and then impact fees, which we will be hearing from the board of selectmen shortly.
1863 Yes, I will. Let them know that there is interest. Okay. I mean, I think we're all in favor
1864 of getting developers and people that are using our facilities and impacting them to
1865 pay for the cost up front when they're doing the development, that one time when
1866 they come in."

1867 Ms. Gott: "So we're saying it's not just residential, we're expanding to all uses of our
1868 town. I am very aware of that. When and I tried, quite frankly, tried to deal with it.
1869 Talk to people didn't work, but okay, I'm very aware of the difficulties."

1870

1871 Mr. Reed: "I will take my notes. I'm sure Maddie's got some notes. I will take my
1872 notes forward to Chris and Maddie about the ones that appear to be the top six or
1873 seven right now. I would like everybody, you know if you could circulate those to

1874 zoning and planning, so we can get the input from both sides, everybody that was
1875 here through the proper channels, no meetings online, please, folks. Just be very
1876 careful about that. I really appreciate your time tonight and your input. If something
1877 else comes up. We're going to try to get these together to see what pops out of
1878 those couple that are in question. And then we need to get into legal so that we can
1879 see what we can actually get on the warrant so that we can get a hearing scheduled,
1880 because we need the wording to get the hearing scheduled.”

1881 Mr. Coppelman: “I believe right at once the board has agreed on the wording, then
1882 that can be posted and published for a public hearing and then you'd probably want
1883 to be shooting for having your first public hearing sometime in no later than
1884 December. Which leaves you the opportunity to have a second public hearing in
1885 January if needed.”

1886 Mr. Reed: “The last day to hold the first public hearing on a proposed zoning is
1887 January 17. Don't want to be there, it doesn't work. We tried that it fell apart. So
1888 yeah, so we want to get those we really want to kind of try to wrap this up by the
1889 middle of December. If we can. Maybe just have another hearing later in December
1890 just before the holidays if we have to.”

1891 Motion:

1892 Mr. Reed made a motion to adjourn. Ms. Bridgeo second the motion. The motion
1893 passed unanimously with a vote of 7 in favor, 0 opposed and 0 abstentions.

1894 The meeting was adjourned at approximately 9:42 pm.

1895 Respectfully submitted,

1896

1897 Jill A. Vadeboncoeur

1 Planning Board Minutes
2 November 4, 2021
3 7:00 PM
4 Media Center Raymond High School
5

6 **Planning Board Members Present:**

7 Brad Reed
8 Gretchen Gott
9 Paul Ayer
10 Patricia Bridgeo
11 John Beauvilliers
12 Dee Luszcz (Alternate)(Seated)
13 George Plante (Selectmen ex officio)
14

15 **Planning Board Members Absent:**

16 None
17

18 **Staff Present:**

19 Glenn Coppelman - Circuit rider
20 Madeleine Dilonno -Circuit Rider Planner, RPC
21

22 Pledge of Allegiance

23 Mr. Reed 0:28

24 This evening, we have a couple of applications to be continued. Application number
25 2021 -012 submitted by Bohler Engineering on behalf of McDonald's has some
26 things they're working on. They would like to be continued until December 2 of this
27 year. We'll have a couple letters and so forth to that effect. So, I take a motion to that
28 effect.

29 Motion: 1:17

30 Mr. Plante made a motion to continue application 2021-012 at 7pm at the High
31 School. Mr. Beauvilliers seconded the motion. The motion passed unanimously with
32 a vote of 7 in favor, 0 opposed and 0 abstentions.

33 Mr. Reed 1:24

34 Application number 2021 -015 a site plan and conditional use application for
35 Domino's Pizza on Silverfox Lane has asked to be continued till December 16 of this
36 year.

37
38 Motion: 1:50

39 Ms. Bridgeo made a motion to continue application 2021-0015 to December 16,
40 2021 at 7pm at the High school. Mr. Plante seconded the motion. The motion
41 passed unanimously with a vote of 7 in favor, 0 opposed and 0 abstentions.

42

43 Mr. Reed 1:58

44 We have application number 2021-017. A subdivision application has been
45 submitted by James Lavelle of James Lavelle Associates on behalf of Michael and
46 Lisa Duford for property identified as Raymond tax map eight lot 22 located at 10
47 Christopher Lane within zone B. The applicant is proposing to subdivide an existing
48 7.7 plus acre lot into a 5.62-acre lot and a 2.09-acre lot with a shared driveway.
49 variance was granted on April 28, 2021 for frontage. This application meets the
50 completeness requirements. So, the board can invoke jurisdiction.

51

52 Ms. Gott 2:54

53 I want to disclose I work with some members of this family in my professional life. It
54 has no bearing on my decision making.

55

56 Mr. Reed 3:07

57 Do I have a motion to accept jurisdiction on application? 2021 -017.

58

59 Motion: 3:13

60 Mr. Beauvilliers made a motion to accept jurisdiction on application 2021-0017. Mr.
61 Plante seconded the motion. The motion passed unanimously with a vote of 7 in
62 favor, 0 opposed and 0 abstentions.

63

64

65

66 Maddie Dilonno 3:49

67 Okay, and do we have someone from James Lavelle?

68

69

70 James Lavelle 3:54

71 Yes, I am James Lavelle.

72

73 Mr. Reed 3:55

74 Good evening, sir.

75

76 James Lavelle 3:56

77 I am a licensed Land Surveyor. I have a couple of new revised plans based on the
78 review from Rockingham testing suggestions. The proposed subdivision creates a
79 2.0-acre lot for construction of a new home, leaving 5.62 for the existing house. The
80 variance was previously granted by the board of adjustment for frontage. The ZBA
81 by the ZBA 4/28/2021, leaving each lot with 66.67 feet of frontage and the cul de sac
82 at the end of Christopher Drive. The frontage variance was granted. A no cut buffer
83 along the boundary line with map eight lot 21 was suggested at that time. In the
84 decision of the board of adjustment, we have created a buffer to coincide with the
85 30-foot building setback along that property line. On a note from Rockingham
86 planning, we've complied with that, noting the required setbacks are shown on each
87 lot and are also found in the notes. Note number 10. Note number 9, addresses the
88 fact that we created the buffer both the utility easement for power and the driveway
89 easements are shown on the plan. Basically, the intent of the driveway easement is
90 so that they can come right off of the end of Christopher drive. And almost
91 immediately or at least go around as a pole showing their power pole showing that
92 drive, we would go around that and enter the proposed lot for the single-family
93 home. We did receive state subdivision approval. It's not on this plan yet it would
94 obviously be added to the mylar plan. Their only comment after we submitted to
95 them, they wanted sample deeds written for the driveway easements. Those were
96 provided and sent up to them yesterday and the approval was pretty quick. This
97 electronic stuff is great. That simply is my presentation. Okay, the plan said the first
98 sheet would be the recording plan. The second sheet has the topography and test pit
99 areas and all that data.

100

101 And do you show where the proposed new home would be on this lot.

102

103 We do not its builder's choice has to be inside those setbacks, both property lines
104 setbacks and wetland setbacks are shown on the plan.

105

106 Mr. Reed 7:52

107 Is there a proposed septic and well location?

108

109 James Lavelle 7:55

110 That has not been done. Again, it would be based on where they want to put the
111 house. Okay, the Duford's have expressed concern about where somebody might
112 put it on the line next to them. I will probably be talking to Mike, and we will provide a
113 design and a house location that satisfy him. Hopefully, the buyer would do the
114 same. Okay, he's at least for now in control of it. We're going to try and
115 accommodate that.

116

117 Mr. Reed 8:27

118 Okay, so your purpose here is just for the subdivision in the lot. We're not proposing
119 a building of any kind at this point.

120

121 James Lavelle 8:34

122 That's Correct.

123

124 Mr. Reed 8:35

125 Okay. Anybody else have any questions?

126

127 Ms. Bridgeo 8:39

128 I do. We keep running into this in town. The G land is not an I don't know if
129 conservation had gone out on the property. But the property is wet, and I don't see it
130 delineated. It's not listed on your drawing at 2.09 acres. With the wetlands removed
131 from that what is the total acreage of that proposed lot?

132

133 James Lavelle 9:09

134 With the wetland removed.

135

136 Ms. Bridgeo 9:11

137 Yes. With the wet was only land removed from that lot, what would be the size of the
138 lot?

139

140 James Lavelle 9:19

141 We haven't calculated that; the wetlands are shown.

142

143 Ms. Bridgeo 9:23

144 We need we need we have the zone G requirement in town, and we need it listed
145 and it has to be the actual buildable lot does not have zone G land in it. Both lots
146 actually would be the zone G would be removed from the size of the buildable lot.

147

148 James Lavelle 9:43

149 Okay. Do you require two acres exclusive of wetland?

150

151 Ms. Bridgeo 9:49

152 Correct?

153

154 James Lavelle 9:49

155 You do? I didn't see that in the ordinance. Obviously, we don't have that. We'll have
156 to adjust it We can come up with ,Obviously, we will have it. Sorry, I didn't. I didn't
157 know that.

158

159 Maddie Dilonno 10:16

160 I believe that that's a requirement in the zoning. I think that's for multifamily
161 development. But let me double check.

162

163 Ms. Bridgeo 10:23

164 Any zone B, this is zone B, it has to be contiguous. It's zone B. I'm saying it affects
165 zone G land and is inclusive of A B. Yes.

166

167 Mr. Coppelman 10:47

168 Yes. And the zone of this property is B.

169

170 Mr. Reed 10:58

171 Where do you find that spelled out? The way you're describing it

172

173 Ms. Bridgeo 11:14

174 And it's on. We just went through this with Bald Hill. It's 197-4.9 Zone G. For our
175 zoning requirements for zone G.

176

177 Mr. Coppelman 11:44

178 Maybe it's not an ordinance, maybe you're in subdivision.

179

180 Ms. Bridgeo 11:47

181 This is for zone G land to count for. They need to have two acres and listed on the
182 drawings.

183

184 Mr. Reed 12:12

185 Because I thought it was two acres, but I had that 40,000 contiguous upland.

186

187 Maddie Dilonno 12:16

188 I think it was 15.3.1 on page 83. Minimum usable area calculations shall require a
189 minimum of 40,000 contiguous square feet of non-zoned G land in Zone B, within
190 which there exists a developable area of either 110 by 110 square or 125 diameter
191 circle, 188 lateral triangles. I think that's what she's referring to.

192

193 Mr. Reed 13:03

194 Do you know how much of that lot?

195

196 James Lavelle 13:06

197 Well, we could obviously put the calculation plan. But if you look at the amount of
198 wetland, two acre lots lost the certainly more than 40 more than 40,000 square feet
199 of dry land there we can have the calculation to the final plan.

200

201 Ms. Gott 13:32

202 If this is not possible to get, and I'm not sure I need some help from Maddie and
203 Glenn here. At what point do we say we have to stop because it has to go to zoning
204 for a possible variance regarding the zone G exclusion, or do we say come back?
205 Continue it, come back with showing us that you've done that that you can do that? Can

206 we continue? Or do we need to do one of those two things.

207

208 Mr. Coppelman 14:16

209 Sounded like there might be two questions there.

210

211 Ms. Gott 14:18

212 Well, yeah, I mean, I can see two scenarios. Does it have to go? Do we have to
213 continue it so that they can go back and work on this?

214

215 Mr. Coppelman 14:27

216 If for some reason, they're not able to meet it? Because it's in zoning if you require a
217 variance.

218

219 Ms. Gott 14:34

220 That needs a variance, right, that's the second part.

221

222

223

224

225 Mr. Reed 14:48

226 In the paperwork that they submitted. Under the state lot sizing. I read this
227 somewhere. Map eight lot 22 as a total lot area of 244,876 square feet total usable
228 area of 223,000. So, they deducted and the lot 22-1 , the proposed lot has a total
229 area of 90,009.14 and a usable area of 80,000. So, they exceed the minimum
230 requirements. That was in the paperwork that was given to us that was sent to the
231 state, which I'm assuming the state needed to know to approve.

232

233 Ms. Bridgeo 15:31

234 The state doesn't have a zone isn't it's two separate things.

235

236 Mr. Reed 15:35

237 They have a requirement for area usable, which the septic could not be in zone G.

238

239 Mr. Coppelman 15:44

240 Right, that the state wouldn't be looking at the town's

241

242 Mr. Reed 15:47

243 They wouldn't be looking at our regulations. But they did say that they have a usable
244 land, of usable acreage of over 80,000.

245

246 Mr. Coppelman 15:53

247 Right, because it's because it's a subdivision and the lots under five acres, it requires
248 state subdivision approval. And so, it went to the state for that purpose.

249

250 Mr. Reed 16:04

251 Yeah. And that's why I was assuming that because it was 80,000 usable. That
252 couldn't be zone G land within it, and the state had already seen this. But that was
253 my assumption. Maybe it was wrong.

254

255 Ms. Gott 16:15

256 State doesn't look at zone G. They don't, that's not part of their consideration.

257

258

259 James Lavelle 16:24

260 Mr. Chairman, you're quite correct calculation would basically be telling you those
261 80,000 square feet of upland soil. My one question is the plan read the regulation
262 that I read? Yep. Relative to needing 40,000 square feet? Is there a conflict in the
263 zoning? which one applies? I mean, I don't know.

264

265 Mr. Reed 16:57

266 We've had this discussion on numerous occasions. And this is always the section we
267 come back to resolve it. The one that Maddie just read. So, we need two acres
268 80,000 Whatever that figures out. And then we need 40,000 square feet of upland,
269 which

270

271 Ms. Gott 17:18

272 40,000 non zoned G

273

274 Ms. Bridgeo 17:20

275 The wetlands do not count for the acreage. The wetlands are not part of the two
276 acres, they're not considered part of anything that's delineated wet isn't part of the
277 two acres

278

279 Mr. Reed 17:32

280 Agreed.

281

282 James Lavelle 17:39

283 My solution is if that is true. On one side, one side says we need 40,000 square foot
284 proofs of a wetland. And we have 80 and change.

285

286 Mr. Reed 17:49

287 What we need, we need two acres in Zone B. And we need 40,000 contiguous non
288 zone G land in Zone B. Which in the way I read does not exclude the zone G from
289 part of the two acres? Otherwise, that wouldn't have to be in there. Right. So, I
290 disagree with the trash on that. I'm sorry. But finally, we may need to get this looked
291 at by legal but that's the way I read that otherwise, they would not have to mention
292 that. It says a minimum of 40,000 contiguous square feet of non-zoned G land in
293 Zone B where there exists the 110 Square 125 diameter circle, they would not have
294 had to say that if it needed two acres of non-zone Glands, you see what I'm saying?

295

296 Mr. Coppelman 18:40

297 The entire parcel needs to be at least two acres right the town's minimum size.

298

299 Mr. Reed 18:45

300 But it needs to be 40,000 uplands for the building of the house.

301

302 Mr. Coppelman 19:05

303 According to the paperwork that was submitted with the application there is 80,000
304 square feet.

305

306 Ms. Gott 19:11

307 Does it specifically say non zoned G?

308

309 Mr. Reed 19:13

310 Well, it says its usable area based on and the area used the whole parcel is
311 90,009.14 So I believe that excludes the area that's not buildable.

312

313 Ms. Gott 19:28

314 They aren't a specific in their definition of usable as we are.

315

316 Mr. Reed 19:33

317 They are and they aren't if you read through it, it's talking about the types of soil in
318 each area. So, this is 80,000 square feet of upland if I'm reading this correctly.

319

320

321

322 Mr. Coppelman 19:45

323 It probably would have been clearer or would be clear. If on the plan itself, it is
324 defined which pieces were in.

325

326 James Lavelle 19:53

327 The soil scientist involved in this project was Bruce Gilday. He mapped the wetlands
328 which field crews' flag, the entirety of the wetland on that lot is group five, which is
329 poorly drained soil rather than very poorly drained soil.

330

331 Mr. Reed 20:13

332 So, I mean, we can ask them to clarify it. But I believe they meet the total square foot
333 requirement. And as long as we can confirm that there is indeed that what I'm
334 reading here, or if you can confirm that, that 80,000 square feet is the actual upland

335 area.

336

337 James Lavelle 20:36

338 We can provide you with a statement.

339

340 Mr. Reed 20:44

341 Because it says right here 40,000 required. There was a whole lot of information.

342

343 James Lavelle 21:12

344 Would it require four months to get that answer? I mean, we can choose to come
345 back. If the answer comes in that we need a full two acres of drive. We could adjust
346 the lot. But from what you've read, I don't believe we do.

347

348 Mr. Reed 21:31

349 The way I interpreted it; I don't believe we do. We can leave so, and I don't believe
350 we've required it of other are there are other calculations that do require dry land and
351 some of our subdivision calculations there are, but for this one, I do not believe it
352 does. If I'm wrong, I will apologize. Do you guys first have any other comments on
353 that?

354

355 Ms. Bridgeo 22:05

356 No matter where we are right now it has to be documented so that we actually can
357 so we can't till we see it, we can't go any further with that.

358

359 James Lavelle 22:14

360 Would it basically be a copy of what you just read for the state, the amount of wet
361 and dry on the lot.

362

363 Mr. Reed 22:21

364 So that it meets the wording of our requirements and be recorded that way properly
365 on the plan. Okay, so that we are agreeing that you met the requirements of our
366 subdivision.

367

368 Ms. Gott 22:32

369 It's steep slopes, sorry, Brad steep slope, as well as wetlands. So, it's not just and I
370 don't know if that exists on this property? I don't think it does.

371

372 Mr. Reed 22:43

373 Yeah, that we would need that information to be certain that what we're approving is
374 correct, right. Again, I'm surmising some stuff based on the information you gave us.
375 But we need to be sure.

376

377 Ms. Gott 22:56

378 So, is it then appropriate to continue for?

379

380

381 Mr. Reed 22:59

382 I believe so. I don't think this is out of the ordinary at all myself, but I'm quite sure that
383 he has it. But other questions?

384

385 So, your main thing now then is the recording. I mean, once we verify these,

386

387 Ms. Bridgeo 23:20

388 I have another question about whether a subdivision is completed. It's gone through
389 all the requirements for subdivision, we've gone through all of the information for our
390 lots to get to where they are. What are the regulations that say then that after we've
391 gone through all of this process, that they turn around and change through the
392 process of our subdivision to go and cut the lots up? I say that because I say we do
393 subdivisions, and we make them and what are the provisions for going back after to
394 readjust and change? Lots after we've defined a subdivision size and how the cul de
395 sacs work and how fire, snow everything when we've gone through the TRCs looked
396 at it and then six months, five months later, we'll go back and say let's change the
397 lots what is that what you mean?

398

399 Mr. Coppelman 24:18

400 Like if someone were to, for instance, note cut that buffer that's designated as a no
401 cut this

402

403 Ms. Bridgeo 24:29

404 Let's forget this for a moment, let's just say something that we just did, where you go
405 through the whole process, and you say all the parameters for a subdivision. Six
406 months later, they come back and say now we're going to start cutting them up
407 again.

408

409 Ms. Bridgeo 24:48

410 That's what I'm saying if this went through all the parameters for what it was for a
411 subdivision What then is a conditional condition of approval that then they can turn
412 around and say We're gonna cut this. There's no further though.

413

414 Mr. Coppelman 25:03

415 Unless there's a provision on a subdivision that says no further subdivision can be
416 done, then you can, you can subdivide, again, as long as you have this area to do as
417 long as you have the area and the minimum requirements to do it.

418

419 James Lavelle 25:17

420 I might in this particular case, the only way this could possibly be subdivided, again,
421 is if the road were extended to create enough frontage for another lot in the five that
422 are left, but it doesn't really make any sense for the wetland over here. And so, I
423 don't think it would be doable. Okay. Sure. The board of adjustment would not grant
424 another variance to frontage for the third lot . So, in this case, I think we're done.

425

426 Ms. Gott 25:46

427 Well upon there and everything and we could ensure that again, by making that part
428 of Okay . But by making this a condition of approval, that there'd be no additional
429 subdivisions on this on these pieces of property. If people are concerned about that.

430

431 Mr. Beauvilliers 26:15

432 I think you could make that conditional approval . That's probably someone saying it
433 wouldn't be possible to further subdivide anyway. But I don't see any harm in putting
434 their comment on the conditional approval.

435

436 Mr. Coppelman 26:31

437 I could play devil's advocate here and say and say, do you? Do you want to put that
438 restriction on an applicant, who at some point in the future, depending on what
439 zoning might be could possibly meet a requirement and into it? It would still have to
440 come back through the process, it would have to come back through this board for
441 subdivision and would have to go to perhaps ZBA. If it required relief, very seldom
442 do I take that position? As one of your advisors, I think I need to raise that issue.

443

444 Mr. Reed 27:10

445 I personally think that that would be putting extra control on landowner that we don't
446 need to. That's my personal opinion, you know, that we don't need to put that kind of
447 restriction.

448

449 James Lavelle 27:32

450 I have no objection to this.

451

452 Mr. Reed 27:43

453 Okay, any other questions about this specific subdivision?

454

455 Mr. Coppelman 27:53

456 And this is a question for Mr. Lavelle. I believe that it shows the utility easement
457 coming in here. I don't maybe I'm not seeing it. But I don't see where the proposed
458 driveway cut to the new lot is basically misaligned.

459

460 Ms. Gott 28:14

461 Could you show us on your big map, please? So that we can all thank you.

462

463 James Lavelle 28:23

464 It's here to here is an easement for the use of this common driveway and then to turn
465 into this law? Oh, yeah. So, it's bounded by the dashed lines here and the actual
466 property line between the two blocks here? That is the

467

468 Mr. Coppelman 28:43

469 So, the dashed line is the easement. Which encompasses the existing driveway and
470 would encompass the proposed cut out of that new driveway. And I believe in the
471 original submission, you actually had a sketch. The driveway comes out of the
472 driveway and a house.

473

474 Mr. Reed 29:28

475 I would think that is a condition of approval. We'd want to see the driveway cuts and
476 the utilities to both lots laid out and defined.

477

478

479 James Lavelle 29:39

480 When we come back at the next meeting. Those will be added to the plan. I mean,
481 the subdivision approval.

482

483 Mr. Reed 29:46

484 I know the state regulates the septic and well placement and all that but and as long
485 as you do that within this area, but I think the driveway in the utility easement should
486 show up the show.

487

488 Mr. Coppelman 30:01

489 But actually, on the original submittal I think on the second sheet perhaps it did show
490 a possible area for septic and house. Yep. In addition to the driveway.

491

492 James Lavelle 30:12

493 The second sheet shows a 4000 square foot area suitable for septic on each lot.

494

495 Mr. Reed 30:29

496 The driveway easement, there's the dotted area. So, this is an easement.

497

498 James Lavelle 30:38

499 I think we'll show a possible house.

500

501 Mr. Reed 30:46

502 On your original submission here.

503

504 Mr. Coppelman 30:52

505 Doesn't mean I believe that you're restricted to that. No, it doesn't. But at least it
506 shows that you have the possible.

507

508 James Lavelle 31:00

509 Very often a planning board. So sometimes you want to show a possible house
510 location. And I always hesitate to do that. But it was a regulation, we do it because
511 the setbacks of the setbacks and the people can build anywhere within those
512 setbacks.

513

514 Mr. Reed 31:18

515 Okay, any other questions from board members? Anyone in the public like to ask a
516 question?

517

518 Cheryl Driscoll 31:26

519 Can we see where the driveway is going?

520

521 Mr. Coppelman 31:29

522 Could you come up, please, and tell us who you are. So, we get this recorded?
523 That's fine. Yeah, absolutely. Yes. Yeah. No issues. We just before you ask your
524 question, please could you just say your name into the microphone behind you on
525 that table? Maybe you could just state your name and address,

526

527 Cheryl Driscoll 31:51

528 Cheryl Driscoll Good evening. So, we just basically wanted to see they're gonna
529 come in the same driveway. Okay, because our driveway goes, I mean, that
530 walkway, you guys.

531

532 James Lavelle 32:26

533 Yeah. We'll show that on the next one. I'm just gonna come in like this.

534

535 Okay. Yes, right here. 30 feet from the property.

536

537 Ms. Bridgeo 32:45

538 And the house is supposed to go somewhere.

539

540 James Lavelle 32:49

541 Okay. This is the wetland setback from the wetland. So, if the house is going to be
542 enhanced.

543

544 Cheryl Driscoll 32:57

545 Now, good question. What determines wetland? Well,

546

547 James Lavelle 33:09

548 In this case, anywhere where the season water table is at 12 inches or less from the
549 surface. You can walk through some of these areas, and you will know what's
550 wetland. You might see the tree roots are up a little bit from the from the ground,
551 that's an indication that it might be a little bit wet. But the soil scientist goes in with an
552 auger. And he takes the soil samples out. And he uses the modeling in the soil at
553 depth to determine whether it's a group five soil or not. group six is very evident. It's
554 almost water on the surface, but very poorly drained soil. Okay.

555

556 That's where the back yard is wet. I'm a little lower than that property. So, a lot of the
557 runoff comes down that trail actually through the crushed stone. Yeah, I can't see
558 where it is coming from .

559

560 Cheryl Driscoll 34:12

561 Yeah, property comes into here, right. But it like runs down that little trail there. And
562 then with a crushed stone ends becomes a little float and runs and runs. And I have
563 no idea. There's no standing water next to it. So, I don't know if it's coming from
564 underneath. I'm having water problems now. So, I'm trying to investigate what where
565 it's coming where it's coming from, because the land is up a little higher than us. Now
566 I don't think it's one in that way. Yeah, yeah. No, no. That makes sense. Thank you.
567 Okay.

568

569 Mr. Reed 34:50

570 Do you have any other questions?

571

572 Ms. Gott 34:58

573 Just a comment that once This spot this area has developed this lot that no
574 additional runoff. I think our regulations say that there cannot be any additional runoff
575 from any development.

576

577 Mr. Coppelman 35:12

578 It needs to be contained within its own.

579

580 Ms. Gott 35:15

581 It has to be mitigated or something. Yes. That we continue till date?

582

583 Mr. Reed 35:31

584 How much time do you need, sir, to come back? That's the big question. Yeah. A
585 week. Okay. We have a meeting faster than we had two weeks right for the team.

586

587 Ms. Gott 35:42

588 Our next meeting is November 18. And we already have something

589

590 Maddie Dilonno 35:48

591 We were going to schedule a work session for the 18th.

592

593 Mr. Reed 35:52

594 But we could handle this first.

595

596 Motion: 36:00

597 Ms. Gott made a motion to continue hearing 2021-017 until November 18, 2021 at

598 7pm at Raymond High School. Mr. Beauvilliers seconded the motion. The motion
599 passed unanimously with a vote of 7 in favor, 0 opposed and 0 abstentions.

600

601

602

603

604

605 Mr. Reed 36:14

606 Thank you, folks . They won't he'll be coming back to 18th if you want to see the
607 actual drawing with the driveway laid out. Thank you

608

609 Approval of minutes: 40:21

610 Motion:

611 Mr. Beauvilliers made a motion to approve the minutes for October 21, 2021 as
612 amended. Ms. Bridgeo seconded the motion. The motion passed unanimously with a
613 vote of 7 in favor, 0 opposed and 0 abstentions.

614

615 Mr. Reed: Okay, so the only other business I had was to go back to the zoning board
616 route.

617

618 Public comment:

619

620 Mr. Reed

621 Do we have anybody in the public that would like to comment?

622

623 Gary Brown 41:41

624 Gary Brown Hey, I was listening to the Warrant Article thing. I can give you some
625 future history. It's kind of funny. Life's ironic, right. And we have so many good
626 people with different ideas. I found it kind of funny that certain factions didn't want to
627 keep the natural gas pipeline, right. And now other factions don't want renewable
628 energy. Were you guys going to live on coal? Me personally, I'm a nuclear guy.
629 Okay. So, any new people, by the way, which own electric cars? They're really
630 nuclear cars. So, then I'll talk about short term rentals. Okay. Whether we like it or

631 not, you did make a very good comment. Our grandchildren will live this. So, we
632 need to have open eyes. Hawaii allowed unlimited solar panels on houses. Federal
633 kickbacks. If you, did it, I did it. They stopped it a year and a half into the program.
634 Because the infrastructure couldn't handle the extra electricity. Right? It was frying
635 equipment. The mistake they made was they didn't open little server farms. Because
636 anyone I'm not preaching to the choir, you do this for a living? There's no way to
637 transfer this energy. It's local confined energy. And in this latitude, it's even more
638 pronounced because you need more of it to power a house, my house I power, I can
639 plug a Tesla into it. And I still give electricity back. But again, I am 900 miles from the
640 equator. Yeah. Well, what happened was they had to scramble and build these little
641 transfer power stations. With that, not only take in the energy and store it, but also
642 grab more energy so they can, on the worst times that dead of night, they can power
643 all the houses on the islands. So, when it first started, we were all behind it. Because
644 there are always the consequences you don't know. Because I could afford solar
645 panels. My neighbor could afford solar panels. But maybe that neighbor couldn't,
646 right. And what would happen is we don't get paid for electricity; we give it back.
647 Hawaii Electric, which we call HELCO. Okay, they decided that that wasn't a good
648 idea. And they started bleeding off the electricity, which caused problems with the
649 infrastructure. So, a good cause caused a problem so all I suggest is on server farm
650 either, quite frankly, not my backyard like giant carrier would say those windmills and
651 putting them outside of my table. So, I would suggest though, that the town when
652 they write the wrong article, don't say someone brought it up, maybe commercial or
653 for-profit use only. You don't want to cut yourself out as a town from being able to
654 have your own little center. Fuel, because the way things are going, that might
655 happen 2030 years from now, we don't know. But don't close the door because they
656 almost did in Hawaii and almost bankrupt. micro grids are coming micro grid. That's
657 the word they are coming because that's the only way you could distribute that
658 power. Yeah. So that's yeah, where they're talking about. Yeah. So, but you do, I
659 can, I know you know about because that's what you do for a living. The second
660 thing is short term rentals. You know, even go down that road, I'll tell you why. You
661 will lose in court, and you will lose heart. Someone said it renting rooms in your
662 home does not constitute commerce that has been decided on a federal level. They
663 tried to, and the example you used in Portsmouth, that's kind of a microcosm of
664 what's happening in Hawaii. Portsmouth where this this couple wants to put their
665 Airbnb is surrounded by million-dollar homes. Now, if I lived exactly where this was
666 going to be, I would be a little upset as an owner that maybe there might be too
667 many cars on the road. Because noise problems, damage all is the responsibility
668 owner and there's ways to take care of that in court by so on. So, the reason Smith
669 was able to convince people is one that people are rich, they don't want people like
670 that in their neighborhood. And two, huge, huge hospitality lobby in Portsmouth.
671 They don't want it either because they can't sell their \$500 Night rooms. This
672 happened in Hawaii, Hawaii is 85% hospitality industry. That lobby is huge. We beat
673 them. And we beat them by saying we'll take you to court through and there's a
674 group out their folks up law firm, they'll do it for free. They'll take them to all the way
675 up to the federal court. And they did in the biggest hospitality industry in America.
676 And one because your house is your castle. And nobody can tell you what to do

677 inside of those four walls. They just can't. So unconstitutional. So that's my advice. I
678 would say. Don't forget to cut the town in on any of these micro things. Make sure
679 you don't kill yourself and to run from the short-term rental thing, because we're not
680 even a town that does if you live on a lake, you got to assume people are going to
681 rent some of the houses their houses are as equal value as anyone else. And I know
682 this I've lived on Beaver Lake. I lived on Salisbury Beach, a bit of these. I have an
683 association in Hawaii. If they want to control things, they got to form an association
684 and within those covenants lay out. What happens? Don't make you guys be the
685 association. Yeah, but those are my two cents. Oh,

686

687 Mr. Reed 48:17

688 Thanks. does. Does anybody have any questions for Gary? I mean, these are a
689 couple of hot topics. And he has a I've never been to Hawaii, so he's got a broader
690 view than I do for certain

691

692 Gary Brown 48:28

693 Because we live solar out there. My whole house 28,000 100 square foot house with
694 a swimming pool and electric car. I pumped back if they paid me is that be here in
695 there? If they paid me, I'd probably be bringing home about 300 a month. I have 23
696 high end solar panels right now though. My solar panel goes out. Only the square
697 goes out or not the whole the whole panel? Yeah, they're 50-year panels and I'll tell
698 you, Solar Power rocks. Rocks.

699

700 Mr. Reed 49:01

701 Okay. Thank you. Anybody else? Okay then. Anything else before we talk about our
702 representative to the ZBA?

703

704 Gary Brown 49:57

705 I love music. Play it all the time. So, I know a lot of local artists, and I just bought this
706 audio this digital album, okay. By his son. I got to tell you, dude, why isn't this kid on
707 America's Got Talent? I have never. He just comes to cover songs if you close your
708 eyeballs, you think you are listening to the actual band.

709 Mr. Plante 50:27

710 He's really trying.

711

712

713

714 Gary Brown 50:29

715 He's unbelievable. Yeah, I'll tell you right away stories got everything. Why does he
716 this banishment?

717

718 Mr. Beauvilliers 50:34

719 Yeah. I just want to say.

720

721 Gary Brown 50:46

722 Because he does have his music? Yeah,

723

724 James Lavelle 50:48

725 I'll talk to you. Thank you, Gary,

726

727 Mr. Reed 50:54

728 And never know quite where one of these meetings went. Okay, discussing our
729 representative to the zoning. We've already voted once, and we had a tie. I have
730 since found out that I do not have to step down. So that is also an option. So, I don't
731 have to step down. I can serve on both boards. without a problem. I could finish this
732 term. However, I'm not against someone else representing us don't miss it. Don't
733 misconstrue that stage.

734

735 Ms. Bridgeo 51:24

736 I ask a weird question. Sure. How did you get there?

737

738 Mr. Reed 51:27

739 How did I get it? Well, it was one of those nights where our former chairman said we
740 need a new representative because somebody had left the board. So, we need a
741 new representative for zba. And it went around the room. Nobody wanted to do it. It
742 got to me. That's how I originally ended up and I said I would do it. I had no idea
743 what was involved. Way less meetings than this board. Typically, way, way less.
744 Yes. So

745

746

747

748 Mr. Coppelman 51:53

749 It may be a question that you could answer for the board before you go further is, do
750 you wish to continue? In the next term?

751

752 Mr. Reed 52:01

753 I would not mind finishing the term. However, since I brought it up last week. If
754 someone's really anxious to do it, I

755

756 Ms. Gott 52:08

757 I think you should at least finish the term.

758

759 Mr. Reed 52:11

760 I mean, it's still March till our next election. That's what it would be. And you know,
761 Paul expressed interest and you expressed interest? And again, I'm not if somebody
762 is really gung-ho to get on as

763

764 Ms. Gott 52:23

765 Is your term up in March?

766

767 Mr. Reed 52:25

768 Well, it would be I'm just saying that our you know, our board would essentially
769 possibly be new in March. So, we usually, what usually happens is come March,
770 anybody who's a representative from our board, anything else, we usually go around
771 the room, nobody jumps up and down, and we say will continue.

772

773 Mr. Coppelman 52:44

774 But that's usually when you would do elections for not only officers for those offices,
775 reps to other

776

777 Ms. Gott 52:52

778 That would be my preference that you continue. Okay.

779

780 Mr. Reed 52:56

781 Do you object to that? Paul, I know you came to me. Are you okay with that? I'm
782 okay with that. Okay. And I will continue this year, I will complete this year. So, we
783 don't disrupt the whole flow of what's going on. I'll let, Christine and I'll let Joyce
784 know, that I will continue, which is probably just a question or certainly

785

786 Ms. Bridgeo 53:26

787 This is procedural to the meeting? And can you bring back the variances that are
788 granted for us to see or do they only come to us once an application has come? That
789 has the very last when you bring it back? So, if you forget, no, and I'm not trying to
790 be mean, but let's say you forgot one night that was on something, that 30-day
791 window of the town or even our Board of Appeals closes. So as a planning board
792 member if we see something that.

793

794 Mr. Reed 54:08

795 We have to be really careful; you guys could speak better to this. If the Zoning Board
796 grants a variance, and I know there's a 30-day window of appeal. But we'd have to
797 be really careful if we went as a planning board member to appeal that.

798

799 Mr. Coppelman 54:27

800 Yes, as a planning board member, or as a board as a board as a whole.

801

802 Mr. Reed 54:31

803 Yeah, as a board as a whole.

804

805 Mr. Coppelman 54:33

806 That does happen sometimes, but you have to be careful.

807

808 Mr. Reed 54:37

809 Yeah. We were warned Laura warned us specifically about it. Basically, once zoning
810 is passed, that's a legal determination is how she worded it.

811

812 Mr. Coppelman 54:46

813 Right, but a board member as an individual as an individual, yes. And if they just
814 wanted to be made aware of the decisions that the CBA has come to, those should
815 be available for them to see somehow Some way, and why

816

817 Mr. Ayer 55:02

818 Why do we have the 30-day window to file?

819

820 Mr. Reed 55:05

821 Mainly for abutters? And those kinds of things for if an abutter had an objection,
822 that's usually where you see,

823

824 Mr. Coppelman 55:11

825 Well, it's for any aggrieved party. I mean, the loss talks about it. And yeah, I mean,
826 it's basically an appeal to the ZBA is an appeal for a rehearing to start with, and the
827 ZBA can either rehear it or refuse to rehear it, if they don't, if they don't think that it
828 has merit. And if and if they refuse to rehear it, then the petitioner can then go to
829 Superior Court, or if they want. So, there are a couple of steps to take, but

830

831 Mr. Beauvilliers 55:45

832 Well, at what point does the decision become public property?

833

834 Mr. Reed 55:51

835 What do you mean by public?

836

837 Mr. Coppelman 55:52

838 Well, it's all open, or no, that's all public and public,

839

840 Mr. Reed 55:55

841 You can go to the meeting.

842

843 Mr. Coppelman 55:56

844 I mean, you can listen to the meeting, you could read the minutes. It's all right there.
845 And the 30-day period for appeals starts the day after the decision is made.

846

847 Mr. Beauvilliers 56:07

848 Yeah. So just like our day appeal or not, once the decision is granted, that
849 information can come here to this board. No questions asked.

850

851 Ms. Gott 56:19

852 Absolutely. Exactly.

853

854 Mr. Coppelman 56:21

855 And your representative to the book to the ZBA could certainly bring that back to this
856 board, if that's your if that's your desire.

857

858 Mr. Reed 56:30

859 Yeah, that's possible.

860

861 Ms. Gott 56:31

862 And that's part of the point of having both George or a selectman's rep and planning
863 board rep is the communication piece, so that when you give your reports, it would
864 be very helpful to have this specific. You We can't comment on them say yea, or nay
865 or good or bad? It's just a factual description of what happened and what was the
866 decision. Same thing with George if there's anything we can't.

867

868 Mr. Reed 56:56

869 And I've asked the last few weeks since I took over as chairman, anything that
870 comes from ZBA. I've asked them to include the minutes from that board. So, you
871 can see what happened and why it happened. Get the gist of it.

872

873 Ms. Gott 57:07

874 And then, you know, during the meeting is, you know, we give board member
875 reports, you know, then you give that he just

876

877 Mr. Reed 57:14

878 When we've had controversial things in the past, I brought him up. But most of the
879 time, most of this stuff I know. Well, because a couple of things that you guys had
880 comments on, I had to recuse myself from. And that's when I started trying to find out
881 if we could have an alternate, because I had a friend who was going through the
882 process, so I had to recuse myself, I could make no comments on it either way. And
883 I had to stay totally out of that other than to give him some direction as to who to call,
884 who to ask and where to look. I could not give him any direction. I didn't feel it was
885 proper. So those were a couple of the ones that have come up recently. People I
886 know very well.

887

888 Ms. Gott 57:57

889 It's just a mere reporting. It's not it's not an evaluation of the process or anything. It's
890 a mere reporting of what happened at the meetings, the same thing.

891

892 Mr. Reed 58:07

893 I just felt that because I had recused myself from that it could raise questions if I
894 made any comment because it could be construed or misconstrued. No, that's, that's
895 why I made no comments on reporting. Okay. Sorry. Do you add your question?

896

897 Mrs. Luszcz 58:21

898 Yeah, just a couple questions. So, for instance, is ZBA notice of decision actually
899 uses the word Selectmen and other parties aggrieved at the bottom, I don't have the
900 exact wording as part of that 30 Day appeal. So, one would tend to think a board
901 does have the ability to appeal a ZBA decision. Second, if it's just a resident, is there
902 a form for them to find online or at Town Hall a formal appeal for application? I don't
903 know, man, how would they know the process for that?

904

905 Maddie Dilonno 59:03

906 I can look into that.

907

908 Mr. Reed 59:04

909 I honestly don't know the answer to that. Question. We have all kinds of forums for
910 all kinds of stuff.

911

912 Ms. Gott 59:11

913 At the end of the condition of approval, it says if anyone is aggrieved by this, then
914 this is what they do. Yeah. It says on our when we do our conditions. ZBA has a
915 similar thing.

916

917 Mr. Reed 59:32

918 I' So does that answer everybody's question. I mean, I've tried to make sure you've
919 got the minutes. If you

920

921 Ms. Gott 59:45

922 Just the facts, Jack, that's all you got to give.

923

924 Mr. Coppelman 59:50

925 Just a general comment. I think it's good for planning board members to make
926 themselves aware of what's happening in ZBA because very often, the actions that
927 happen at ZBA are related to an application that you will end up seeing at some
928 point in time. So, it's just for your own benefit. And for you know, what, you know,
929 whether it's controversial or not, I mean, just for information, I think it's good.

930

931 Mr. Reed 1:00:17

932 And we did just have a member leave. Joe Povilaitis is moving. So, he left, he had
933 been on there for a long, long time. And I think he's the vice chairman. So. So he has
934 are going to be some changes, we have two new alternates. I'd mess their names
935 up.

936

937

938 Ms. Gott 1:00:42

939 Drama Club.

940

941 Ms. Bridgeo 1:00:44

942 They know they didn't, they're not members now.

943

944 Mr. Reed 1:00:52

945 There they were alternates last I knew

946

947 Mr. Coppelman 1:00:56

948 They don't automatically I don't believe they automatically become members. That's
949 an appointed board, right? Correct. Yes. And it's got to be appointed by the Select
950 Board would have to change their appointment from alternate to full member.

951

952 Mr. Reed 1:01:07

953 I believe that's how it has to be done. Right now, we have enough alternates, if
954 everybody shows up. So. Any other questions about it? I mean, I know, if you don't
955 take the time to go through all the hearings, and even if you sit there, you don't
956 always agree with the outcome. That's the only general statement I'll make.

957

958 Mr. Coppelman 1:01:31

959 That's true of any board or any board, yes.

960

961 Mr. Reed 1:01:37

962 And sometimes things go the way you don't expect them to go to I mean, honestly,
963 you know, things

964

965 Ms. Gott 1:01:43

966 As far as what the zoning board does it by being aware and keeping aware at all
967 sorts of helps us know, what zoning is working, what's not what we need to consider
968 for revision, or whatever.

969

970 Mr. Reed 1:01:56

971 And I think that went back to Jonathan's table and some of the things he suggested
972 to try to make that easier to understand. And one of the things that I've seen most
973 often since I've been on the board is somebody and it came up in our meeting, our
974 joint meeting is somebody builds a house in a subdivision, and then somebody

975 comes back 2025 years later wants to add on a garage and doesn't have enough
976 room to do it. A lot of times, it's because it was, let's be honest, it was the most
977 economical way to put the house on the line. So now they want to put a garage on,
978 and they need to be within five feet of the property line in Zone B, which, you know,
979 is impossible by our laws by our regs. And so that's the most common one that I've
980 seen. Other things do come up, multi-use places within, you know, C3 and that kind
981 of thing, not so often. And a lot of our C, you know, our C stuff, a lot of our property
982 that is zoned C along our state highways are really like residential areas, and then
983 commercial and then residential, you know, like, there were four or five houses
984 before it was changed to commercial. So, somebody might, there might be a lot left
985 right in the middle of that that somebody wants to develop now, will they need a
986 variance to put a residential home in that zone? You know, so those are, those are
987 the things I've seen over the last couple of years, you know. Anything else while
988 we're talking business, then staff have anything to share with us.

989

990 Staff Update:

991

992 Maddie Dilonno 1:03:34

993 Just that we're gonna continue our warrant article discussion on the 18th. And I'll
994 work on all the notes that we drew up last meeting and send that out to you for and
995 to look at.

996

997 Mr. Reed 1:03:47

998 I sent my quick notes from our quick vote that we went around the top seven or
999 eight. Send that, Maddie, and Chris.

1000

1001 Mr. Coppelman 1:03:55

1002 So should we assume that we're doing the continuation first, and then we'll do the
1003 warrant article discussion.

1004

1005 Mr. Reed 1:04:01

1006 I would like that

1007

1008 Mr. Beauvilliers 1:04:04

1009 And you're going to include the in the handout, revised solar,

1010

1011 Maddie Dilonno 1:04:10

1012 Yes, I'll work on the solar. I'll put together the staff items that we talked about. I think
1013 there were a couple other things that I could work on.

1014

1015 Mr. Reed 1:04:20

1016 And the look and see if just from a definition standpoint, that short term housing thing
1017 I don't know if we can add a definition, no zoning at this point but a definition to make
1018 sure that

1019

1020 Maddie Dilonno 1:04:32

1021 yeah, I'll look into that

1022

1023 Ms. Bridgeo 1:04:36

1024 We had to find out I'll send you're gonna not like what you get from me. But weren't
1025 we also going to find out whether or not we could do some things like there's errors ,
1026 language without?

1027

1028

1029

1030 Mr. Reed 1:04:48

1031 Yeah. And I was hoping to hear from you and Jan on especially on the conservation
1032 with all the definitions.

1033

1034 Ms. Bridgeo 1:04:56

1035 I will let you know if tomorrow we were getting together.

1036

1037 Mr. Reed 1:04:59

1038 So, you can copy them and me. Okay. But that you can't do. We can't have three of
1039 us that are on the board. That's how that works. And it's up to them. It's a meeting.
1040 Then you don't get caught up when you hit reply all you're in trouble. That's bad.
1041 Okay, anything else from you guys? No, nothing else. Anybody from around table,
1042 Dee? Nothing.

1043

1044 George Plante 1:05:49

1045 Boy do I. As you all know, it's been hush hush, but not really our hands have been
1046 tied. for a little bit, but we finally got something that we can actually say publicly to, to
1047 the boards and to the public. So, on November 2, 2021, town manager Joe Isley left
1048 his employment with the town of Raymond. The Raymond Board of Selectmen did
1049 not ask Mr. Isley to leave his to leave employment. Instead, it expected him to
1050 continue to fulfill his duties as town manager. Town policy is not to publicly comment
1051 on personnel matters. The board will address Mr. Isley's departure in the appropriate
1052 legal forum. And that's all I can say about that. So that's where we're at with that.

1053

1054 Mr. Coppelman 1:06:51

1055 That was effective November 2, Tuesday.

1056

1057 Mr. Reed 1:06:56

1058 I wasn't expecting that.

1059

1060 Mr. Plante 1:07:00

1061 No. So that's that. And that's all I can say about that. Okay. On a good note, the
1062 budget was approved, and it got sent along to the budget committee.

1063

1064 Mr. Reed 1:07:11

1065 Okay. Well, that's good.

1066

1067 Mr. Coppelman 1:07:14

1068 Mr. Chairman. Yes. George. Is there someone acting in his stead?

1069

1070 Mr. Plante 1:07:19

1071 As of right now is the Board of Selectmen. Okay. The chairman will receive all of the
1072 department heads and will report to the board. As of right now, we do have a
1073 meeting. Nonpublic meeting planned for Monday, hoping to resolve the issue.

1074

1075 Motion: 1:08:24

1076 Ms. Bridgeo
1077 Do I always get the motion to adjourn?
1078 Mr. Beauvilliers 1:08:28
1079 Yes.
1080 Mr. Reed 1:08:34
1081 Thank you very much, everybody.
1082 Motion:
1083 Ms. Bridgeo made a motion to adjourn. Mr. Ayer second the motion. The motion
1084 passed unanimously with a vote of 7 in favor, 0 opposed and 0 abstentions.
1085 Meeting adjourned at approximately 8:09:pm.
1086
1087 Respectfully submitted,
1088
1089 Jill A. Vadeboncoeur
1090
1091