



TOWN OF RAYMOND

Planning Board Agenda

August 17, 2023

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

Public Announcement

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

1. Pledge of Allegiance

2. Public Hearing-

Application #2023-003 Elated Canine, LLC: A Change of Use Application has been submitted by Jocelyn Willis of Elated Canine, LLC. The applicant is proposing to convert Bldg. 2 at 41 Freetown Road from a Day Care Facility into a dog training facility. The property is identified as Raymond Tax Map 23/ Lot 053-A, located at 41 Freetown Rd. and is within Zone C1.(cont. 07/06/23 and site walk 08/03/23)

3. Public Comment

4. Approval of Minutes

- 08/03/2023

5. Other Business

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

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



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August 17, 2023

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

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

Planning Board 2023 Submittal and Meeting Dates

Submittal Deadline for Completed Application & Materials	Planning Board Meeting Dates (1st & 3rd Thursdays of the Month)
July 20, 2023	August 17, 2023 2023-003 Elated Canine LLC
August 03, 2023	September 07, 2023 2022-009 Jewett Warehouse
August 17, 2023	September 21, 2023 TAFT WAY- 674:41 process
September 07, 2023	October 05, 2023 2022-015 White Rock
September 21, 2023	October 19, 2023 2022-010 Onyx Excavation
October 05, 2023	November 02, 2023 2022-008 Onyx Warehouse
October 19, 2023	November 16, 2023
November 02, 2023	December 07, 2023
November 16, 2023	December 21, 2023

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

Good day to all planning board members,

I am putting together a packet of information for you all to help answer all of your questions before hopefully our final meeting on 8/17/2023 at 7pm. I am writing this letter to inform you that I'm in jeopardy of losing the space at 41 Freetown Rd because the landlord is frustrated with the lack of positive response from the planning board on how to make this space happen. I wanted to lay out a timeline of events for how long of a process this has been for both parties.

Landlord lost a tenant on 5/1. Beginning of May (May 5th if I remember correctly) I handed in the application with all necessary information complete to Christina McCarthy. 5/10 I was told that Maddie would be reviewing the packet the next day for completion. I heard back from Christina on 5/15 with a memo of additional items needed. I handed those items in within 24 hours. On 5/23, Christina told me that she looked everything over and I would be scheduled for the 6/15 planning board meeting. On 5/24, I was told by Christina that the meeting was too full and I would not be heard until 7/6. 8/3 was our walk through. The landlord thought this would bring some good news, but it brought more questions and in his words possibly another meeting if this doesn't go well. On 8/17, the landlord will have been without a paying tenant for 3.5 months. I am hoping by sending this packet of information, I can help answer all questions so we can get a deciding vote on 8/17 and not push to another meeting.

I have also included some additional information about my business and my knowledge base as a trainer. I am an IACP Certified Dog Trainer. It is required that I do 15 CEUs every 3 years to maintain my certification, I handed in 132 CEU hours this year for my renewal. I am a constant learner. I have included documentation from some of the courses I have attended including an apprenticeship with a very prestigious dog trainer in NYC, Dream Come True K9. I have also included the letter from Raymond Zoning Board from when I was approved to run my business out of my home under the home occupation ruling. I have also included a business amendment from the state to show I am registered as a business owner in the state of NH. I am a rule follower and I want to make everyone feel comfortable saying yes to my business knowing I have the utmost safety at mind for every dog and human that enters my business.

To help address some of the concerns that were brought up at the walk through, here are a few answers that I can give.

- The Fence - I have attached a diagram drawn up of the yard to address the height of the fence in the areas that are not quite 5 feet. We will raise the original chain link fencing in the areas noted on the diagram to match the height of the remaining chain link fencing upon approval of the change of use by the planning board.

- Sizes of the crates to bring them in and out incase of a fire - The average crate that I utilize is a 42 inch crate in length not width. The width of these crates is 27.6 inches. The width of a standard interior door is 32 inches wide. The width of a standard exterior door is 36 inches. All of the doorways inside 41 Freetown Rd are of standard size. At my house presently we bring all crates in and out of our boarding area without folding them up to sanitize and clean the room thoroughly every 2 weeks. We clean them individually on a daily basis. I am attaching a diagram of the crates and doorways.

- Parking spaces between 41 Freetown Rd and 7/11 are dedicated to the property at 41 Freetown Rd. All 14 parking spaces in question are used for both building 1 & 2. The parking spaces next to building 1 in the parking lot with the handicap access are also dedicated to both building 1 and 2. The daycare that was previously at 41 Freetown Rd used all 14 spaces of the parking between 41 Freetown Rd and 7/11 every single day without traffic disruption.

- Fire Alarm being tied into the town - I have spoken with both Raymond PD and Raymond FD. Neither the FD nor the PD monitor a single business in the town of Raymond anymore as they are no longer staffed 24/7. Dispatch has been moved to Rockingham County since they do not have overnight police officers. They have since stopped monitoring all business fire alarms and have required that each business has their own monitoring system alike to ADT for fire prevention. Frank Juarez, the landlord, does have such private monitoring systems in both buildings. I have also purchased a secondary monitoring system that will text myself with any changes to heat and humidity within the monitored area. I also have many cameras for the interior and exterior of the business to help monitor dogs and staff at all times.

- Number of dogs on site for FD in case of a fire - We will have a laminated sign outside of the main door of 41 Freetown Rd that explains how many dogs we have on site. This number will be changed daily before the end of the day. I have also purchased stickers for the exterior windows to notify the FD that dogs are inside of the boarding room.

- Kennel Cards for FD incase of a fire - I have attached a copy of the kennel cards we utilize for all dogs. These will be attached to each crate daily with Dog's name, owners names and phone numbers, behavioral issues, if they are friendly with humans & dogs, cautious of humans or dogs or reactive to humans or dogs. There is also information on allergies and any medical information needed (ie - dogs with medication, or significant medical conditions).

From: Quickstart@sos.nh.gov

Subject: A Message from Corporation Division NH Secretary of State

Date: Apr 20, 2022 at 12:57:16 PM

To: ElatedCanine@gmail.com

Please do not reply to this email message. This has been sent to you by an automated process.

ELATED CANINE, LLC, 850113.

This is to notify you that the following has been posted for the above business:

Business Amendment

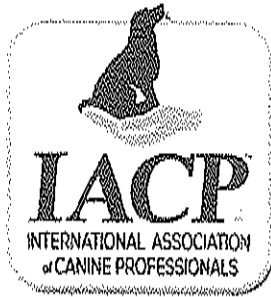
You can view this document and review your business filing history searching the business name on our website at this link, quickstart.sos.nh.gov.



Thank you,
New Hampshire Department of State
State House, Room 204
107 North Main Street
Concord, NH 03301-4989

Corporate Filings: Phone: [603-271-3246](tel:603-271-3246) Email: corporate@sos.nh.gov

INTERNATIONAL ASSOCIATION OF CANINE PROFESSIONALS



September 24, 2020

Dear Jocelyn,

Congratulations!

The IACP Certification Committee has verified your eligibility and approved your application criteria for CDT certification.

We are proud and pleased to present you with the IACP's "Certified Dog Trainer" certificate, within.

The IACP Board of Directors also wish to congratulate you on your accomplishment and express their gratitude for your continued loyalty and dedication to the IACP and their endeavors.

Our Organization is growing in recognition, thanks to members like you, and we hope you will display this certificate of distinction you've rightly earned, prominently and proudly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christine Hixson', is written in a cursive style. The signature is positioned above the typed name and title.

Christine Hixson
IACP CDT, CDIA, PDTI
Chair of Education and Certification Committee

INTERNATIONAL ASSOCIATION OF CANINE PROFESSIONALS



It Is Hereby Certified That:

JOCCELYN WILLIS

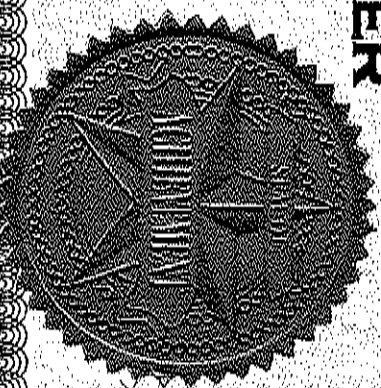
has fulfilled the requirements prescribed by the IACP Certification Committee and is hereby granted this

Certificate of Completion as a

CERTIFIED DOG TRAINER

A handwritten signature in black ink, appearing to read "Christine Hixson". The signature is fluid and cursive, written over a light, dotted background.

Christine Hixson, IACP CDT, CDTA, PDTI
Chair of Education and Certification Committee





TOWN OF RAYMOND

Community Development
Office of Code Enforcement
4 Epping St Raymond, NH 03077
Phone: 603.895.7020 • Fax: 603.895.0903
<http://www.raymondnh.gov>

Jocelyn Willis
16 Gile Road
Raymond, NH 03077

January 14, 2020

Re: Home Occupation

Ms. Willis

As per our conversation on Monday January 13, 2020, I have determined that your pet care business meets the criteria outlined in the Zoning Ordinance for a Home Occupation in the Town of Raymond.

I wish you the best of luck with your business in the future.

Sincerely,

Gregory S. Arvanitis
Building Inspector/Code Enforcement Officer/Health Officer
Garvanitis@raymondnh.gov



This Certifies That

Jocelyn Willis

Has Completed

DCITK's Apprentice Program

B Robinson

Trainer

6.30.19

Date



This Certifies That

Jocelyn Willis

Has Completed

Understanding K9 Behavior Seminar

B Rodman
Trainer

T. Mills
Trainer

Certificate of Completion and Acknowledgement

Jocelyn Willis

Has successfully completed

Relationship Based Behavior Modification

3 Day Canine Behavior & Language Course: February 21, 22 & 23, 2020

IACCP Approved CEUs: 24 Hours

Columbia, South Carolina



Nelson Hodges, IACCP, COTL COTL COTL

Director: Canine – Human Relationship Institute



The Loose Leash Academy

The Aggression in Dogs Conference

Certificate of Attendance

Speakers: Allie Bender, Melanie Cerone, Victoria Cussen, Denise Fenzi, Trish McMillan, Christopher Pachel, Chirag Patel, Kathy Sdao, Michael Shikashio, Grisha Stewart, Emily Strong, Debbie Gross Torraca

Venue: Live Stream

Dates: October 22 - 24, 2021

Hours: 9 AM - 5 PM

CEUs:	CCPDT	19.25 CEUs (all levels)		
	CPPS	19 CEUs		
	IAABC	19.25 CEUs	CEU Code:	DTSBV
	KPA	19.25 CEUs	Event Code:	1194246
	PPAB	19 CEUs		
	PPGA	24 CE Points		
	RACE	19.25 CE	Program Number:	845176
	Texas ACO	19.25 CE Hours		

Attendee: **Jocelyn Willis**

Completion Date: **March 19, 2022**

The Loose Leash Academy, PO Box 1524, Black Mountain, NC 28711
TheLooseLeashAcademy.com

Certificate of

3D Workshop

Dealing with Difficult Dogs

This Certificate is presented to:

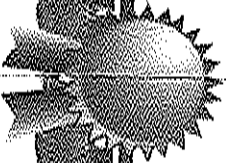
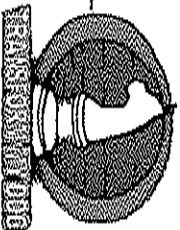
Jocelyn Willis

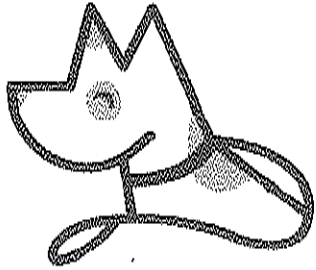
Awarded: June 2021



Heather M. Beck
Heather M. Beck
Owner K9 Lifeline

Jason Vasconi
Jason Vasconi
Owner Transform My Dog





K9 Lifeline®

TRAINING, EDUCATION, AND CARE

READING A DOG'S EMOTIONAL STATE

This Certificate is Presented to

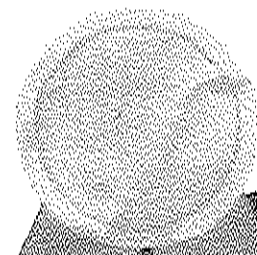
Jocelyn Willis

For Successfully Completing the Course

Heather Beck

HEATHER BECK

K9 LIFELINE FOUNDER & CEO





SOLVING NON-AGGRESSION CANINE BEHAVIOR PROBLEMS

Certifies the attendance of:

Jocelyn Willis

Presented by

Pat Miller, Malena DeMartini, Trish King,
Dr. Ellen Lindell & Susan Garrett

A 5-part online webinar:

Excitability on February 20, 2021 – 3 hours- 2 CEUs

Separation Anxiety on February 27, 2021 – 3 hours- 2 CEUs

Reactive Dogs on March 06, 2021 – 3 hours- 2 CEUs

Pharmacological Intervention on March 13, 2021 – 3 hours- 2 CEUs

Recalls on March 20, 2021 – 3 hours- 2 CEUs

Friendly to Humans and Dogs

Dog's Name:

Owner's Names and Numbers:

Service:

Day Stay

Boarding

Training

Food/ Allergies:

Fed _____ x a day

Fed _____ cups per meal

Food located _____

Allergies to: _____

Times Out:

AM: Out: _____

In: _____

Out: _____

In: _____

Out: _____

In: _____

PM: Out: _____

In: _____

Out: _____

In: _____

Out: _____

In: _____

Instructions:

Dogs Good With:

Cautious of Humans or Dogs

Dog's Name:

Owner's Names and Numbers:

Service:

Day Stay

Boarding

Training

Food/ Allergies:

Fed _____ x a day

Fed _____ cups per meal

Food located _____

Allergies to: _____

Times Out:

AM: Out:

In:

Out:

In:

Out:

In:

PM: Out:

In:

Out:

In:

Out:

In:

Instructions:

Dogs Good With:

Reactive to Humans or Dogs

Dog's Name:

Owner's Names and Numbers:

Service:

Day Stay

Boarding

Training

Food/ Allergies:

Fed _____ x a day

Fed _____ cups per meal

Food located _____

Allergies to: _____

Times Out:

AM: Out:

In:

Out:

In:

Out:

In:

PM: Out:

In:

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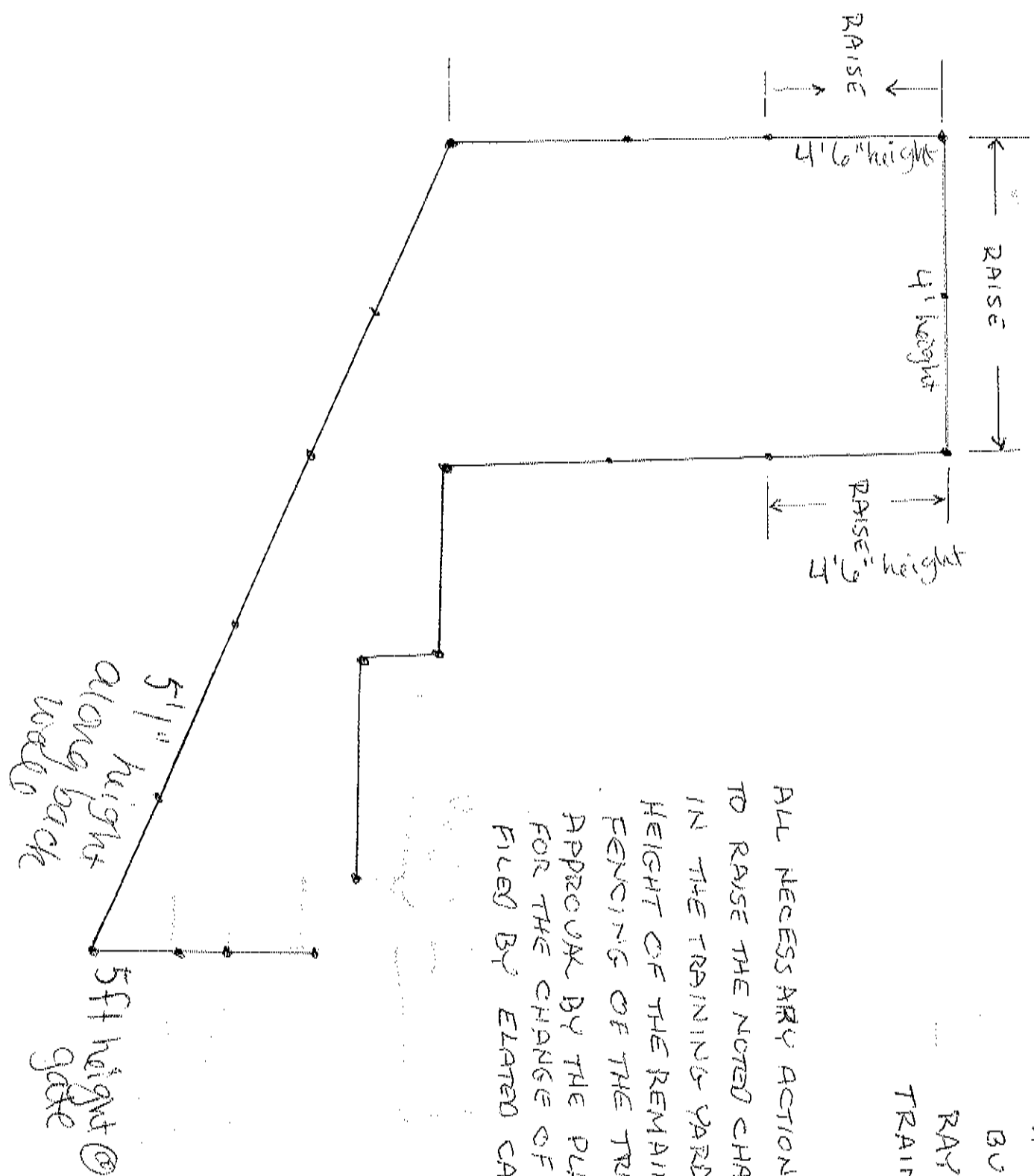
In:

Out:

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Instructions:

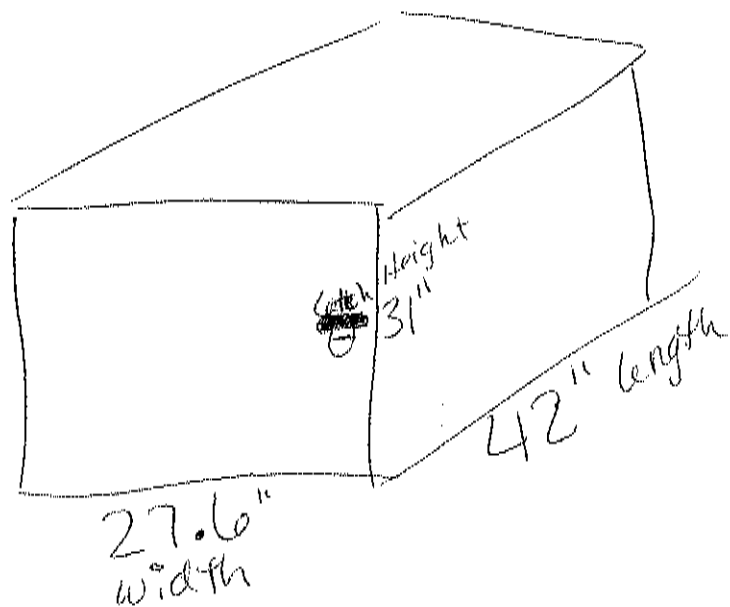
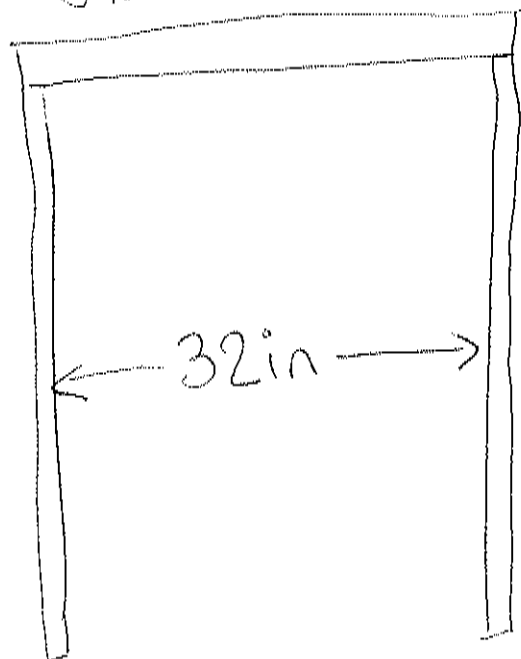
Dogs Good With:



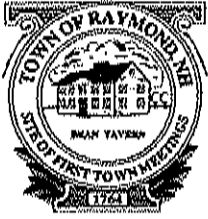
41 FREETOWN RD
 BUILDING #2
 RAYMOND NH
 TRAINING YARD FENCE
 $\frac{1}{8}'' = 1'$

ALL NECESSARY ACTION WILL BE TAKEN TO RAISE THE NOTED CHAIN LINK FENCING IN THE TRAINING YARD TO MATCH THE HEIGHT OF THE REMAINING CHAIN LINK FENCING OF THE TRAINING YARD UPON APPROVAL BY THE PLANNING BOARD FOR THE CHANGE OF USE APPLICATION FILED BY ELATED CANINE.

Standard interior door



Standard exterior door
 $36''$ wide



RAYMOND POLICE DEPARTMENT
SAFETY COMPLEX
1 SCRIBNER ROAD
RAYMOND, NEW HAMPSHIRE 03077



Michael R. Labell
Chief of Police

August 7, 2023

Jocelyn Willis
16 Gile Road
Raymond, NH 03077

Dear Jocelyn,

Per your request, this letter affirms that the Raymond Police/Fire Dispatch Center **does not** monitor the alarm system located at 41 Freetown Road, Raymond, NH. Should you require any additional information, please contact us.

Sincerely,

Chad Shevlin
Acting Chief of Police

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

6 Planning Board Members Present:

7 Patricia Bridgeo – Ex Officio
8 Jim McLeod – Vice Chairman
9 Dee Luszcz – Chairman
10 Bob McDonald
11 Gretchen Gott* (Did not participate in meeting)
12 Tom Daigle (Alternate)(Seated)
13

14 Planning Board Members Absent:

15
16 Staff Present:
17 None
18
19

20 **Pledge of Allegiance:** Recited by all in attendance.
21

22 **Meeting called to order:**

23 The meeting started at approximately 7:00 pm.
24

25 **Roll Call:**

26 Trisha Bridgeo, Board of Selectmen, Bob McDonald, Planning Board, Tom Daigle, Planning
27 Board, Dee Luszcz, Planning Board Chair, Jim McLeod, Vice Chair, Gretchen Gott.
28

29 Ms. Gott chose to sit with the public and will not participating in any of the voting for the
30 meeting.
31

32 Ms. Luszcz welcomed Tom Daigle as an alternate and seated him for the meeting.
33

34 **Public Hearing:**
35

36 Application # 2022-008 Onyx Warehouse - Industrial Drive: A SITE PLAN Application is being
37 submitted by Wayne Morrill of Jones & Beach Engineers, Inc. on behalf of ONYX Raymond,
38 LLC. They are proposing to construct a 550,025 S.F. industrial distribution warehouse with
39 associated loading docks, truck parking, and employee vehicle parking. Property is
40 represented as Raymond Tax Map 22 / Lots 44, 45, 46, & 47 and Raymond Tax Map 28-3/Lot
41 120-1. This hearing is only for the applicant to submit any previously requested or
42 new documents/materials. The board will then vote to continue this application to date
43 certain. There will be no other application discussion at this time.
44

45 Wayne Morrill said he had no new material for the Board at this time.
46

47 Mr. McLeod request to bring up a few things. We did receive the DES wetland application
48 packet. Thank you for that. We were not for this application, but for your site on a site walk on

49 the 19th. And there was a couple of things that had come up that it sounded like you were
50 eager to get into the record, including not you personally as the applicant. For where you
51 where you were at with DES. And then the other new information that came up was about a
52 water well and tank on the site. And we had not heard anything about a drilled well on your site
53 prior to that.

54
55 Wayne Morrill said So if you look back at all the site plans that we've submitted over the last
56 six months, when we were notified that we were not going to be able to tie into the Raymond
57 water supply, we've been told that we could not have to hook into the municipal water system.
58 And so, we had to elect to drill a well on the site for domestic water. That that fire, the fire
59 suppression tag that's on the plans has been on the plans. Since the first submission, one of
60 the first submissions that we have, and we talked about that many times. So, the reason for
61 the well is because we've been told that there was not an available water for the site. The
62 second thing in regards to the GZA site walk is we indicated that we have a lot of testing that
63 we have to do not only for this application, but for the excavation application that has certain
64 parameters that we were waiting for GZA to tell us exactly what they want to tested. So, we
65 asked the correct information, so that the board gets it. So, we've been asking for the board
66 when they received that letter from GZA. What the outline of what has to be tested, if you could
67 produce that to us because we do have a pending application for the excavation. So, without
68 having the GZA letter to tell us what to test for. We don't know exactly what the parameters of
69 what we need to pass.

70
71 Mr. McLeod asked if there would be a July report forth coming?

72
73 Wayne Morrill replied that there was one. It will be delivered to the town tomorrow. We wanted
74 to make sure that we have your complete document. The SWIP documents will show that all
75 the necessary measures to make sure that the things that were that needed to be addressed
76 on site have been addressed. And since the time that we got allowed to remove the material
77 off the site that had already been processed, that no material has left the site since we
78 stopped. So that letter will outline those two things that no materials come off site. And all the
79 SWIP inspections have been done to date. And the inspections have shown that things have
80 been taken care of in the letter will show that the oil spill that was shown that was discovered
81 during the site walk has been remediated and removed. So that letter will be coming to the
82 town tomorrow.

83
84 Ms. Luszcz polled the Board to see if the applications of Both ONYX projects should be heard
85 separate or together?

86
87 Ms. Bridgeo thinks they should be separate because a week is not going to make a difference
88 at that point. Because will he even if we hear it on the 19th, we probably wouldn't finish him
89 would be on the 2nd anyway. And that date might be gone by then. If something else comes in
90 that then that date is going to be gone.

91
92 Mr. McDonald said he agreed with Trich that they should be separate.

93
94 Mr. Daigle said he thinks so too.

95
96 Mr. McLeod joked that he could not lift both of the applications side by side.

97 Mr. Richardson said that November 2, 2023 would be fine.

98
99 **Motion:**

100 **Ms. Bridgeo made a motion to continue application #2022-008 ONYX Warehouse**
101 **- Industrial Drive to November 2, 2023, With ONYX Raymond, LLC in agreeance to**
102 **the extension also for the time because we're past the 60 days.**

103 **Mr. McDonald seconded the motion.**

104
105 **Discussion:**

106 **None.**

107
108 **A roll call vote was taken.**

109 **Ms. Bridgeo – Aye**

110 **Mr. McDonald – Aye**

111 **Mr. Daigle – Aye**

112 **Ms. Luszcz – Aye**

113 **Mr. McLeod – Aye**

114
115 **The motion passed with a vote of 5 in favor, 0 opposed, and 0 abstentions.**

116
117 **Public Hearing:**

118
119 Application #2022-013- Earth Excavation Permit-Severino/Candia South Branch Brook-
120 263 NH Route 27: An application for an Earth Excavation Permit has been submitted by
121 Candia South Branch Brook, LLC. The applicant is proposing the permitting of an existing
122 excavation operation. The property is identified as Raymond Tax Map 38, Lot 34. (cont.
123 11/03/22).

124 This hearing is for the reading of the official approval with the conditions of approval only.

125
126 Mr. McLeod made a correction to the Conditions of Approval saying under part B page 2 of 3,
127 other conditions imposed by the Board, part B it says process the existing materials and move
128 from the site by July 30, 2024. That should be existing non-natural materials. We are not
129 asking them to remove everything by next year.

130
131 **Motion:**

132 **Mr. McLeod made a motion to accept the Conditions of Approval for application**
133 **2022 – 013 Earth Excavation Permit Application of property identified as**
134 **Raymond tax map 38 lot 34 236, route 27 Raymond New Hampshire. The following**
135 **conditions shall apply one the conditions of approval designated as conditions**
136 **precedent must be completed within three months and confirmed in writing by**
137 **the Raymond Community Development Director or designee or this approval**
138 **shall become null and void. The following are conditions precedent:**

139 **(See attached)**

140 **Mr. McDonald seconded the motion.**

141
142 **Discussion:**

143 **None.**

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

146 **Ms. Bridgeo – Aye**

147 **Mr. McDonald – Aye**

148 **Mr. Daigle – Aye**

149 **Ms. Luszcz – Aye**

150 **Mr. McLeod – Aye**

151
152 **The motion passed with a vote of 5 in favor, 0 opposed, and 0 abstentions.**

153
154 **Public Hearing:**

155
156 Application # 2021-005 Domino's Extension Request- 4 Silver Fox Drive: A request from
157 Joseph Coronati of Jones & Beach Engineers, Inc. on behalf of Domino's is requesting a 24-
158 month extension of their Performance Agreement. The property is represented as Raymond
159 Tax Map 29- 3/ Lots 42-45, located in Essex Commons.

160
161 Joe Coronati of Jones and Beach Engineers representing the new owner of the parcel
162 introduced himself. As you may recall, or may have looked into this as part of the commercial
163 subdivision that we did years ago with the now has 603 Storage, has a daycare, has the
164 Starbucks and there's still two parcels that have not been built on. One is this site here, the
165 Domino's parcel. And then there's another one for Exeter hospital. And the Domino's people
166 have been trying to determine, you know, the best course of action for them. And the costs to
167 build on this parcel have greatly increased since the approval of a couple of years ago. And so,
168 they're I believe their plan is to basically move into actually the Starbucks building with a
169 takeout only restaurant, and then there you'd like to reserve the approval for this. So, they can
170 hopefully in the future build on it or for Domino's, as a Domino's or sell it as a similar, you
171 know, if they sold it, it would have to be a similar use.

172
173 Ms. Luszcz said this extension request would have nothing to do with them moving to another
174 location.

175
176 Mr. Coronati replied they want to reserve their ability to keep their approvals. They spent a lot
177 of money on the approvals. And but the cost of construction has gone way up since they did
178 this.

179
180 Mr. McLeod asked what is different about the conditions now, like with the economy and stuff,
181 that your client deserves an extension where other people may not so what differentiates this
182 application from the others that are out there?

183
184 Mr. Coronati said you may be aware of may not be aware construction costs have gone way
185 up, we're seeing a lot of tenants getting priced out a lot of our potential clients that want to do a
186 project not having the capital to do it. Because construction costs are, are legitimately 100%
187 higher than they were just a couple of years ago. The other thing is, and you're all probably
188 aware of this is the interest rates keep, keep raising dramatically. In the last year and a half,
189 interest rates have shot way up. Mr. Coronati said he doesn't know the exact price, but let's
190 say they were, you know, a million and a half to build their 3 million now. It's just too much
191 money, too quick of a change the and hopefully things come down. You know, at some point,
192 there will be a tenant that wants to, in my opinion, fit this spot. But this this is a unique lot. It's

193 not a two-acre rectangle of all uplands, and it's perfectly sized for a multitude of tenants, it is
194 narrow. It will still end up being in my opinion, a small building. You know, it could be it could
195 be a real estate office. It could be a couple of small offices, but it's really you know, it's only it's
196 less than an acre of land and it has to fit a septic drainage and parking all on that.

197
198 Ms. Bridgeo said it says other conditions imposed by the Planning Board. And it says traffic
199 comments by Dubois and King reviewed number D. Have all of the questions been taken care
200 of that are on here? Has any of this been addressed? So, Dubois and King I would think would
201 be one of the it's not even, you know, that would have been done at that time. Is that all taken
202 care of?

203
204 Mr. Coronati said it has been taken care of.

205
206 Mr. McDonald asked Why would they make this Domino's do striping on Essex Road? Why
207 would the Planning Board just ask Domino's to do striping on exit stripe which is a town road?

208
209 Ms. Bridgeo answered it was in the order of McDonald's finishing their parking lot Starbucks
210 finishing this. And Domino's doing this. It was because of the order of whoever's going through
211 and doing the cuts and all of that they were trying to say that it was going to get done. And as
212 a unit. And that's why we were discussing this as a unit, the person who trucks going out we
213 discussed trucks were going to go in and out. So, it didn't want to have the first-person
214 McDonald's was actually underway, and have McDonald's do that work when then Starbucks
215 was going to and then Domino's was going to so and that's why when I look at this, some of
216 these seem relative to when we're having a discussion about this being in the Starbucks side
217 and some of the seams relative to it just know it's a little bit mixed.

218
219 Mr. Coronati said that the trick is, is that the if you grant the extension, whoever ends up
220 buying the lot, or if the current owner decides to build on a lot, they're obligated to do the off-
221 site improvements.

222
223 Mr. McLeod said that his concern would be is that if we allow an extension based on
224 parameters that are the same for everybody, then we have to give extensions to everybody,
225 every time. And each application is different. That being said, this one is a little unique in that
226 they have a place that is suitable for them right next door. So, there is a little thing that's
227 different about this one. And they came to us before it expired to ask for an extension and
228 came to us tonight and answered all of our questions. So, from his perspective, going out two
229 years is too long, but that it would be appropriate to agree to a 12-month extension. And then if
230 they want a further extension, they can come back to the Board again next year. That would
231 take you to January of 25.

232
233 Mr. Coronati said that the original approval was a conditional approval was granted on
234 December 16, 2021. So, he thinks the one-year extension would give us to December 16,
235 2024.

236
237 **Motion:**

238 **Mr. McLeod made a motion to grant the extension request for application number**
239 **2021-005 Dominos extension request for Silver Fox Drive for 12 months, which**
240 **would change the current date from December 16, 2023 to December 16 2024.**

241 **Ms. Bridgeo seconded for discussion.**

242
243 **Discussion:**

244 **Mr. McLeod said there's two levels that a project needs to meet the 24-month**
245 **threshold and then the 60-month threshold. And the Planning Board has the**
246 **authority to extend the 24-month but I don't know if we have the ability to extend**
247 **the 60- mark, but that isn't requested by this applicant anyway.**

248
249 **Mr. McDonald As part of our minutes in our final should should we make sure that**
250 **this is why there's a signed copy in the in the town file for the performance**
251 **agreement?**

252
253 **Ms. Luszcz said she had requested that late this afternoon.**

254
255 **Mr. McLeod said he did not know that we've ever done an extension before and**
256 **don't know if there's going to be a new performance agreement that matches this**
257 **exactly with the exception of the date, or if there's some other form that that is an**
258 **addendum to that. But yeah, we should make sure everybody's signing on the**
259 **dotted line.**

260
261 **Ms. Luszcz said in the conditions would be that within 30 days of this date of this**
262 **decision, and then that would be September 4, 2023, a new performance**
263 **agreement will be executed.**

264
265 **Ms. Bridgeo said she didn't know if all of these would have to, you'd have to do**
266 **this every day that changes would cascade you would have to do that, sign it and**
267 **then it would be attached as you could do it as an amendment but who would**
268 **have to be otherwise there's no point doing motion. Because every day**
269 **everything has to follow through would have to be updated.**

270
271 **Ms. Luszcz said she didn't see any harm in giving a 12-month extension.**

272
273 **Mr. McDonald agreed.**

274
275 **Mr. McLeod said this is the discussion part of the only thing now is if we want to**
276 **temporarily table the motion and open it up for public comment before we vote.**

277
278 **Motion:**

279 **Mr. McLeod made a motion to table the motion to accept the extension**
280 **temporarily so it can be opened up for public comment.**

281 **Mr. McDonald seconded the motion.**

282
283 **A roll call vote was taken.**

284 **Ms. Bridgeo – Aye**

285 **Mr. McDonald – Aye**

286 **Mr. Daigle – Aye**

287 **Ms. Luszcz – Aye**

288 **Mr. McLeod – Aye**

289
290 **The motion passed with a vote of 5 in favor, 0 opposed, and 0 abstentions.**

291
292 **Public Comment:**

293 None.

294
295 **Ms. Luszcz said they would move the motion for the extension.**

296 **Mr. McLeod – Aye**

297 **Ms. Luszcz – Aye**

298 **Mr. Daigle – Aye**

299 **Mr. McDonald – Aye**

300 **Ms. Bridgeo – Aye**

301
302 **The motion passed with a vote of 5 in favor, 0 opposed, and 0 abstentions.**

303
304 **Public Hearing:**

305 Application #2021-004 Mareld Co - Freetown Road.: A Site Plan application
306 along with a Special Permit Application has been submitted by Joe Coronati on behalf of
307 Mareld Co. Inc. for properties identified as Raymond Tax Map 28-4/ Lot 12 and Map 29 Lot 2,
308 located at 4 Freetown Road, Raymond NH, 03077, and both are within Zone C1. The intent of
309 the applicant is to consolidate both lots and then subdivide them into four (4) commercial lots
310 with Town water and onsite septic and construct a 24' wide private access road with
311 associated drainage and utilities. Previously approved subdivision, this is for the signing of the
312 approved plans only, there will be no application discussion at this time.

313
314 Ms. Bridgeo asked Mr. Coronati if it is a simple lot merger with two lots but in his statement,
315 they are doing more is that fully outline in the performance agreement. Is this two lots or four
316 lots?

317
318 Mr. Coronati said they had a conditional approval for this development. The owner had two
319 parcels and on sheet A1 and A2 it is called a lot consolidation, subdivision, easement plan.
320 They would do it all at once they would take two parcels merge them all together and subdivide
321 them. The reason for that is let's say this board decided not to approve something, nobody
322 goes forward and merges them and then applies. Because once they're merged, they can't be
323 unmerged without a subdivision. So, we consolidate them, and then subdivide them.

324
325 Mr. Coronati said on page C3 page 7 on the plans showed that they have 300 square feet of
326 town wetland buffer impacts for this road crossing down here. And we have two storm water
327 ponds, which will become wet ponds, one here and another one on this side of the property.
328 Those were designed for stormwater as well as mitigation. Mr. Coronati gave the Board a
329 packet of information which was everything he could find regarding the conditions. The bond
330 amount was reviewed and approved by Dubois and King. And the bond has actually been
331 posted provided to the to the town and that's in this this document and part of that is actually
332 included the email from Dubois and King signing off on everything. I provided the bond; the
333 actual bond language provided the cost estimate. One of the conditions was that we reached
334 out to the DOT. There was a lot of discussion on this project as to why we couldn't get an
335 access to Freetown Road at the light. So are my applicant wanted that access board one of
336 that access we reached out to DOT they took a lot of time but they actually denied our ability to

337 tie into that light I included that letter from the DOT dated June 2, 2022 basically crushing our
338 hopes of tying into that light. That's one of the conditions.

339
340 Mr. McLeod said it means the conditions that the condition it says no be added to the plan
341 indicating the area surrounding both wet ponds will be restricted to annual mowing and late
342 October to enhance the habitat value for wildlife. So, the only other question that he has is on
343 the no net loss to wetlands. The direct wetland impact is 3850 square feet. And the wetland
344 mitigation meaning though wet ponds is 5400 square feet. But there's also 4500 square feet of
345 permanent wetland buffer impact, how do we account for that area?

346
347 Mr. Coronati said the requirements basically just for the direct wetland impacts, not the buffer
348 impact as well.

349
350 Mr. McLeod said It looks like they've met all the conditions of approval, and he has no issue
351 with signing this.

352
353 Ms. Bridgeo said she sat on this and it's been quite some time since it's passed. But as she sat
354 there for lot merger, and we had discussions, the final changes in all of these on the lot
355 mergers was not what she said that she would have been my eye on there was to vote to
356 merge the lots not to because we did have a lengthy discussion about whether or not you
357 could come off and have a lane merging down on to right directly in how traffic would be
358 flowing around these lots. So as far as from she is not going to because her recollection of this
359 was not that these are what we had sat and had a discussion of that night was the final
360 approval. It was the merging and honestly would have thought that it would have been back
361 before the board at some point. And she expected to see it at some point with the DOT
362 information and how that came out. And the fact that this is before us, the lines are done. And
363 this isn't from the night that I did. So, the board can I'm just saying that I will be voting. I'm not.
364 I'm not going to. So that's just I just want that noted. There were discussions about wetlands
365 and discussions about traffic studies. Her recollection was we're just merging lot lines. This is
366 the approval of the subdivision of the subdivision. We have lot line adjustments which are
367 separate.

368
369 Mr. Coronati said he thinks the everyone's kind of correct. He thinks what Patricia is referring
370 to as this as a was referred to as a this is basically just creating lot lines. And then we would be
371 coming back with actual site plans, just like across the street. So, he thinks that's what you're
372 getting at.

373
374 Ms. Luszcz said though it's called a subdivision, it is it's only of land at this time, there's nothing
375 to be built.

376
377 Mr. Coronati said there is a road to be built. A driveway to provide access to those lots. Which
378 is typical in a subdivision. But no site development. I can't tell you there's going to be a bank or
379 a daycare or an auto parts place or anything...

380
381 Ms. Luszcz said each lot would have to come before the planning board as a site plan.

382
383 The Board signed the mylar and plan sets.

385 **Approval of Minutes:**

386
387 July 13, 2023

388
389 Mr. McLeod said on page 6 line 246 said “And Mr. Cronin had said, so the blast, it's written so
390 the blasting and shipping has already occurred.” That should be chipping. The blasting and
391 chipping has already occurred.

392
393 Ms. Luszcz said on page 3 line 116, it was my comment on the fourth line starting the client for
394 the site and have no ‘say’ in the vendors not ‘so’.

395
396 Ms. Bridgeo said on page four line 172, that shouldn't be New Hampshire DES. I don't know
397 that but it should be New Hampshire. DES. That's all I would agree with that because it's a
398 quote that was the other problem that was a direct quote.

399
400 **Motion:**

401 **Mr. Mcleod made a motion to accept the minutes of July 13, 2023 as amended.**
402 **Mr. McDonald seconded the motion.**

403
404 **A roll call vote was taken.**

405 **Ms. Bridgeo – Aye**

406 **Mr. McDonald – Aye**

407 **Mr. Daigle – Aye**

408 **Ms. Luszcz – Aye**

409 **Mr. McLeod – Aye**

410
411 **The motion passed with a vote of 5 in favor, 0 opposed, and 0 abstentions.**

412
413 July 19, 2023 site walk at ONYX.

414
415 **Motion:**

416 **Ms. Bridgeo made a motion to accept the Town of Raymond New Hampshire**
417 **Planning Board site walk meeting minutes of Wednesday, July 19 2023 at 5pm**
418 **ONYX and GZA public sidewalk with the attachment of the video.**

419 **Mr. McDonald seconded the motion.**

420
421 **A roll call vote was taken.**

422 **Mr. McLeod – Aye**

423 **Ms. Luszcz – Aye**

424 **Mr. Daigle – Aye**

425 **Mr. McDonald – Aye**

426 **Ms. Bridgeo – Aye**

427
428 **The motion passed with a vote of 5 in favor, 0 opposed, and 0 abstentions.**

429
430 July 20, 2023

431
432 Ms. Bridgeo said line 7 should say ex officio. Line 12 should add Tom Daigle.

433 Ms. Luszczy said Tom Daigle could be listed as a prospective alternate.

434
435 Mr. McLeod said on line 299 the second sentence it says "she does think that this board has
436 acted that way at all" it should be insert 'not' between does and think. Line 313 It says we have
437 a *note* to our fellow neighbors that should read 'we have an oath'. We don't need to change the
438 minutes on line 763/764 says "Mr. McLeod so the permanent is for five years the application
439 was done last year. So, there would be four more years left for them to do whatever they
440 wanted on the site." I qualify that statement saying "within the parameters of the agreements".

441
442 **Motion:**

443 **Mr. McLeod made a motion to accept the minutes of July 20, 2023 as amended.**

444 **Mr. McDonald seconded the motion.**

445
446 **A roll call vote was taken.**

447 **Mr. McLeod – Aye**

448 **Ms. Luszczy – Aye**

449 **Mr. Daigle – Aye**

450 **Mr. McDonald – Aye**

451 **Ms. Bridgeo – Aye**

452
453 **The motion passed with a vote of 5 in favor, 0 opposed, and 0 abstentions.**

454
455 **Public Comment:**

456
457 Gretchen Gott speaking as citizen member of the public. I would like to note that the planning
458 board chair for the third time came to me this evening and told me that I had to move that I was
459 a distraction. She didn't explain what distraction I was. She also told me that I would not be
460 able to sit in the chair that I usually sit in that I would have to move to a different chair, I would
461 like to understand what distraction I was, and why it's important that I moved to a different
462 chair. I was I had moved the table over so that I was close by, as you had asked. And I thought
463 that was of sufficient compromise. Apparently, it's not. And I'd like to ask how to resolve that.
464 So, I'm no longer a distraction and what you consider to be an extract what why you think I am
465 a distraction? What is a distraction?

466
467 Ms. Luszczy said I think your question is a little conflicting, because you're speaking as a citizen
468 and not as a member of the board. As chairman of the Planning Board, my chief role is to
469 maintain decorum at a meeting. And having voting members sitting outside of the voting table
470 is distracting, it is confusing to people, who is voting who's partaking as a planning board
471 member, and the level of interruptions is the major distraction. So, when we add eruptions,
472 we're constantly being interrupted by not hearing. So that in general, is the answer to a public
473 citizen.

474
475 Ms. Gott asked about the physical chair. I'd like any further comments, you have to be made in
476 public so that all of us could hear.

477
478 Ms. Luszczy said she did not have any more comments at this time.

480 Ms. Bridgeo said I would say as a board member that being behind the members that were
481 voting members, one of the distractions is that it's difficult, having even sat in the Chair position
482 to maintain the decorum of the board. Because being behind when we have a full board, it is
483 difficult to even recognize a citizen when they're in that position. And wanting to hear all of the
484 members of the board's feedback, it's hard to get the feedback when the person and the
485 disruption comes from, as you sit there and you realize that you not on purpose, but you
486 sometimes inadvertently hadn't even noticed because they're outside of the scope of the
487 people who are partaking in conversation. I think that that would be one of the biggest
488 disruptions is trying to have the board seated as a board, making accommodations for other
489 board members. I think that we all have talked about it, we all have different degrees of what
490 we felt for different circumstances. And I think that I can say for myself that we're willing, I'm
491 willing, and was willing to talk about having accommodations made for the health questions
492 that have been raised. But I do feel that as a board, it was disruptive when you can't keep the
493 flow of conversation through the board. And that, to me, is a hard part to maintain the
494 decorum. That's my own thoughts of trying to keep the board as a whole.

495 Ms. Gott said

496 As a compromise I did move the table up. So, I was in line with everyone. The hearing thing is
497 another problem that all members of the board you tend to talk to each other very quickly, last
498 or closely. Two weeks ago, the person who was sitting here as an applicant kept asking you
499 folks to speak up because you couldn't see it because he has one of those little hearing aids,
500 but he could not hear you because of his hearing.

501 Ms. Luszcz asked which applicant that was.

502 Ms. Bridgeo said they should be in 91A -3:3 subsection C, I think that that may be a better.
503 Under reputation.

504 Ms. Luszcz said that doesn't pertain to a Board member. I will say and add to this that legal
505 has been involved in this and highly recommended that it not be discussed in public. And that's
506 all I'll say to that position stance The choice is given is there's no reason for each board
507 member. There's no reason for them not to be sitting up here at the voting table. And that's the
508 end of that.

509 Mr. McLeod said this is beyond the scope of public comment. And I think that if we are going to
510 have this discussion, then we should bring motion to take it into nonpublic with legal even
511 though we already have a legal determination that this is the purview of the chairperson, to set
512 these agendas. I think any further discussion about planning board business, from the seat of
513 public comment is inappropriate.

514 Ms. Gott further asked if the Board could provide information about the planning person from
515 RPC? Is that person going to be coming? Do we know? Do we have any idea how? What's the
516 plan for using that person?

517 Ms. Luszcz said all of those agreements and staffing issues are being addressed by the board
518 of selectmen.

528 **Other Business:**

529
530 Staff Updates:

531
532 Ms. Luszcz said she had a letter from RPC, Madeline from July 12, 2023, wanting to form the
533 steering committee for the or the Raymond Source Water Protection Plan. She would like
534 members to be appointed by September 1 of this year. And we'd like at least one participant
535 from Select Board, Planning Board, ZBA, Cons Com and Water Planning Committee. Is there
536 anyone here on the board that would like to volunteer?

537
538 Mr. McLeod volunteered to represent the Water Planning Committee.

539
540 Mr. McDonald volunteered to represent the Planning Board.

541
542 Ms. Bridgeo said she will discuss it with the Board of Selectmen.

543
544 **Motion:**

545 **Mr. McLeod made a motion to appoint Mr. McDonald to represent the Planning**
546 **Board for the steering committee.**

547 **Ms. Bridgeo seconded the motion.**

548
549 **Discussion:**

550 **Mr. McLeod said he thinks that Mr. McDonald is very well qualified for this**
551 **position.**

552
553 **A roll call vote was taken.**

554 **Ms. Luszcz – Yes**

555 **Mr. McLeod – Aye**

556 **Ms. Bridgeo – Aye**

557 **Mr. McDonald – Aye**

558 **Mr. Daigle – Aye**

559
560 **The motion passed with a vote of 5 in favor, 0 opposed, and 0 abstentions.**

561
562 **Motion:**

563 **Ms. Bridgeo made a motion to appoint Mr. McLeod to represent the Water**
564 **Planning Committee for the steering committee.**

565 **Ms. Luszcz seconded the motion.**

566
567 **Discussion:**

568 **None**

569
570 **A roll call vote was taken.**

571 **Ms. Luszcz – Yes**

572 **Mr. McLeod – Aye**

573 **Ms. Bridgeo – Aye**

574 **Mr. McDonald – Aye**

575 **Mr. Daigle – Aye**

576
577 **The motion passed with a vote of 5 in favor, 0 opposed, and 0 abstentions.**
578

579 **Board Member Updates:**
580

581 Mr. McLeod reported the water planning committee did have a meeting after my appointment
582 by this board, where I was elected the chairman of the water planning committee. I wanted to
583 publicly state that there are two openings on the water planning committee for permanent
584 members. We're going to be taking anyone that's interested, we'll take those under
585 consideration. In our first meeting after the Board of Selectmen meeting next Monday, because
586 the Water Planning Committee is supposed to be on the agenda for the Board of Selectmen
587 for next Monday August 7th. The next Water Planning Committee meeting after the seventh,
588 we'll take any applicants under consideration. And while we're talking about openings, there
589 are openings on the Planning Board for alternates as well. The Water Planning Committee
590 also was delegated some authority from the Board of Selectmen to help coordinate the water
591 issues in town, the highest priority, obviously being the water tanks, and water system and
592 withdrawals and stuff. We're looking forward to making some progress on that.
593

594 Ms. Luszczyk said she just passed out just a quick little sheet that she threw together, just with
595 all of these performance agreements coming before us and as the board we've discussed
596 before asking to sign plans. And then we're asking, well, how do we know the conditions have
597 been met? Right. This is why we had this applicant, Merald, come before us tonight to address
598 those. And I think it went really, really well. In addition to that, though, she noticed a lot of
599 deficiencies in our performance agreements. You have some in front of you to look at, for
600 examples, the two that we got tonight. Again, my background in process and procedure, this
601 stuff just jumps right out at me. It's great to have a signature, but there's no printing of a name.
602 We don't know who that signature is. There's no date that they signed their name. So as you
603 can see just as a starting point, one of my homework assignments was to try to put more
604 procedures around our forms and make them a little clearer to understand. So, Ms. Luszczyk
605 would like the changes obviously, all performance agreements should be notarized. We asked
606 for notary notaries on other things why aren't we asking these to be notarized? Just having a
607 witness. I don't know who that witness is. Also, the date received stamp by town staff. Other
608 changes, all pages must show a footer that describes the document name and date, the
609 application number, name and address, for instance, performance agreement, and the date,
610 application number, let's say Domino's restaurant and their address that should be on the
611 footer of every page because we don't know one could come out of another performance
612 agreement. Number two, all pages must show page number of number of pages, page one of
613 five, page three of five. And the signature page must have lines to reflect the following the
614 petitioner or representative printed name, then their signature, the date that person signed,
615 witness printed name, signature date signed, a witness phone number because again, if you
616 read my asterisk next to witness printed name, and again, internet search, but it seemed viable
617 or reasonable to me that the person you choose to witness this document should have no
618 financial or other interest in this agreement. A neutral third party is the best choice. A neutral
619 third party is someone not related to the party and who does not benefit from the document.
620 Obviously, a notary would be kind of circumvent that. And then lastly, of course, an authorized
621 planning department printed name, authorized planning department signature, we currently
622 just have planning technician on here. Ms. Luszczyk personally doesn't think that's suitable but
623 thinks a higher up should be signing legal documents. If the board agrees or wants to discuss,

624 take it home to look it over. These were just my first initial reactions to these performance
625 agreements.

626
627 Ms. Bridgeo said the Board of Selectmen on their documents has a signature tour, and the
628 board decides who is the authorized. Ms. Bridgeo thinks that the Planning Board would be
629 suited to also look into who they designate as their person who's the signatory legally. But one
630 of the things that she doesn't see this helping us is that when the performance agreement, the
631 date that the meeting took place, so that the actual information pertinent to this is actually able
632 to be found. Because the performance agreement, you could walk in and go take a
633 performance agreement today, go take one go pick any one you want, go make a photocopy of
634 it, right. Doesn't have the bearing necessarily have the meeting that the performance
635 agreement came out, Ms. Bridgeo would like the date of the actual meeting that the
636 performance agreement was decided from. It should be verified.

637
638 Mr. McLeod said everything that Ms. Luszczyk has on the form he agrees with.

639
640 Ms. Luszczyk said This is why it also has to be outlined in our rules of procedure and under
641 subdivision site plan, performance agreements and list every step that they must take. And if it
642 means they have to come back to the board to present their performance agreement to us or
643 the current board with the conditions of approval, then it can be verified not by one set of eyes,
644 but by many.

645
646 Ms. Bridgeo said that they are still looking for a Planner. If anybody is watching anybody
647 knows anybody who has looked at the qualifications, I think the town would be greatly served
648 by somebody that come in to the town put in your job application. We're still looking for an
649 Admin Exec. We still have openings for the Town Manager and a Planning Assistant. So, all of
650 those positions, if anybody in town is watching, it would be a great service to the town.

651
652 **Motion:**

653 **Mr. McLeod made a motion to adjourn.**

654 **Mr. McDonald seconded the motion.**

655
656 **A roll call vote was taken.**

657 **Ms. Luszczyk – Yes**

658 **Mr. McLeod – Aye**

659 **Ms. Bridgeo – Aye**

660 **Mr. McDonald – Aye**

661 **Mr. Daigle – Aye**

662
663 **The motion passed with a vote of 5 in favor, 0 opposed, and 0 abstentions.**

664
665 Chair Luszczyk adjourned the meeting at approximately 9:22 pm.

666
667 The video of this meeting is to be preserved as part of the permanent and official record.

668
669 Respectfully submitted,

670
671 Jill A. Vadeboncoeur



TOWN OF RAYMOND

Community Development Department
Office of Planning & Zoning
4 Epping Street
Raymond, NH 03077
Tel: (603) 895-7016 • Fax: (603) 895-7064

CONDITIONS OF APPROVAL

Excavation Permit
Candia South Branch Brook, LLC
Raymond Tax Map 38 Lot 34
236 Route 27, Raymond NH

Date of Decision: July 20, 2023

I make a motion to approve Application #2022-013, an earth excavation permit application at property identified as Raymond Tax Map 38 Lot 34, 236 Route 27, Raymond, NH.

The following conditions shall apply:

1. The conditions of approval designated as conditions precedent must be completed within three (3) months and confirmed in writing by the Raymond Community Development Director or designee, or this approval shall become null and void.

The following are conditions precedent:

- a. The applicant must obtain all required local, State and Federal permitting for the project, and provide copies of the applications, application supporting documentation and permits to the Community Development Department, to include:
 01. New Hampshire Department of Environmental Services Alteration of Terrain Permit. Copies of all studies, surveys, plans or other submissions required to be made to agencies as a condition of the Alteration of Terrain Permit must also be submitted to the Town of Raymond Community Development Department;
 02. United States Environmental Protection Agency Storm Water Pollution Prevention Plan and proof of submission to by the EPA NOI (Notice of Intent) Processing Center and final approval of U.S. EPA to operate;
- b. All fees authorized to be charged to the applicant pursuant to the Raymond Earth Excavation Regulations including, but not limited to application fees, costs of special studies, and legal and engineering review, shall be paid by the applicant;
- c. Deeds, easements, conservation easements, condominium documents, maintenance agreements, and any other legal documentation pertinent to this project shall be reviewed and approved by Town Counsel, and where applicable, the Board of Selectmen pursuant to RSA 41:14-a;
- d. A Performance Guarantee Agreement shall be executed between the Town of Raymond and the Applicant within 30 days of the date of this approval, or 8/21/2023. Failure to execute the required agreement will result in plan approval revocation.

- e. Bonding & Inspection and Enforcement Escrow Account
 - 01. The Reclamation Bond, which shall be renewed annually as approved by the Planning Board at its final review hearing, shall be posted with the Town of Raymond.
- 2. This approval is subject to the following waivers, as granted by the Raymond Planning Board:
N/A
- 3. **Other Conditions imposed by the Planning Board:**
 - a. Obtain sediment and water surface testing of the northern wetlands: midway between the top and bottom of drawing IC1, and the center between the notations AL1 and AL2; then in the same wetland, but to the left of AL1 and to the right of AL2, for a total of 3 surface water tests and 3 sediment tests with test results presented to the Chairman of the Planning Board and town staff within 90 days.
 - b. Process the existing non-natural materials and remove them from the site by July 30, 2024.
 - c. No man-made materials will be imported to the site as of July 20, 2023.
- 4. This permit shall expire on June 30, 2027.

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

Member Name	Motion/Second	Approve	Deny	Abstain	Recuse
Diana Luszczyk, Chair		X			
James McLeod, Vice Chair	motion	X			
Gretchen Gott					
Bob McDonald		X			
Patricia Bridgeo	second	X			
Tom Daigle, Alternate		X			

Planning Staff

Date