



TOWN OF RAYMOND

Planning Board Agenda

March 23, 2023

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

Public Announcement

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

1. Pledge of Allegiance

2. Public Hearing-

(Request for continuance)

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

3. Public Meeting-

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

4. Approval of Minutes

- 01/05/2023
- 01/12/2023
- 01/19/2023
- 01/26/2023

* 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.



TOWN OF RAYMOND

Planning Board Agenda

March 23, 2023

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

5. Other Business

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

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

Planning Board 2023 Submittal and Meeting Dates

Submittal Deadline for Completed Application & Materials	Planning Board Meeting Dates (1st & 3rd Thursdays of the Month)
ADDED MEETING	March 23, 2023 ONYX EXCAVATION (cont.) & Inkberry Logistics
March 02, 2023	April 06, 2023 New Officers & White Rock LLA & Jewett Warehouse
March 16, 2023	April 20, 2023 Onyx Warehouse
April 06, 2023	May 04, 2023 Severino Excavation
April 20, 2023	May 18, 2023
May 04, 2023	June 01, 2023
May 18, 2023	June 15, 2023
June 01, 2023	July 06, 2023
June 15, 2023	July 20, 2023
July 06, 2023	August 03, 2023
July 20, 2023	August 17, 2023
August 03, 2023	September 07, 2023
August 17, 2023	September 21, 2023
September 07, 2023	October 05, 2023
September 21, 2023	October 19, 2023
October 05, 2023	November 02, 2023
October 19, 2023	November 16, 2023
November 02, 2023	December 07, 2023
November 16, 2023	December 21, 2023

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

JONES & BEACH ENGINEERS INC.

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

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

**RE: PB Continuance Request for Amendment of Earth Excavation Permit
Application # 2022-010
Industrial Drive, Raymond, NH
Tax Map 22, Lots 44, 45, 46, & 47
Tax Map 28, Block 3, Lot 120-1
JBE Project No. 21130**

Dear Mr. Reed,

On behalf of our client, ONYX Partners LTD, Jones & Beach Engineers, Inc. respectfully requests a continuance of the pending application for the above referenced parcel from the March 23rd meeting to a later date. This will allow us time to receive consultant reports needed for this project.

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

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Wayne Morrill
President

cc: Anton Melchionda, ONYX Partners LTD (via email)

JONES & BEACH ENGINEERS INC.

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

February 16, 2023

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

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

Dear Mr. Reed,

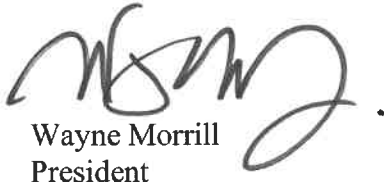
Jones & Beach Engineers, Inc. respectfully submits a Design Review Application for the above-referenced parcel on behalf of our client, Inkberry Capital. The intent of this application is to propose a project with two (2) 150,000 S.F. warehouse structures with associated parking and loading areas.

The following items are provided in support of this Application:

1. Design Review Application
2. Letters of Authorization.
3. Current Deed.
4. Check in the Amount of \$450.00.
5. Six (6) Full Size Plan Sets.
6. Ten (10) Half Size Plan Sets.

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

Very truly yours,
JONES & BEACH ENGINEERS, INC.


Wayne Morrill
President

cc: David Birmingham, Inkberry Capital (application and plans via email)



Planning Board Application

In accordance with NH RSA 676:4 II

Conceptual Review Design Review Pre-Application Review

(Choose One)

Town of Raymond, NH

(please see back for copy of applicable RSA)

Project Name: Inkberry Raymond Logistics

Location: Old Manchester Road, Raymond, NH

Project Description: To propose a project with two (2) 150,000 S.F. warehouse structures with associated parking and loading areas.

Zone: C1 Total Number of Lots: 1

Applicant/Agent Information:

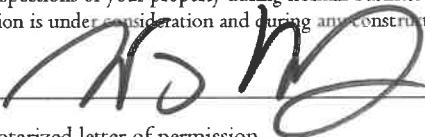
Name: David Birmingham

Phone: 617-448-7948 Fax: _____

Company: Inkberry Capital

Address: 200 Reservoir Street, Suite 306, Needham, MA 02494

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

Signed*:  Date: 2-16-23

*Requires notarized letter of permission

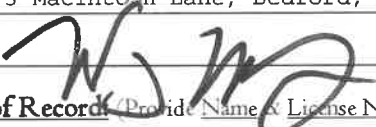
Owner Information:

Name: _____

Phone: _____ Fax: _____

Company: New Sunset Realty, LLC

Address: 73 MacIntosh Lane, Bedford, NH 03110

Signed:  Date: 2-16-23

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

Engineer: Erik Poulin, P.E, Jones & Beach Engineers, Inc. - #16669

Surveyor: _____

Soil Scientist: _____

Landscape Architect: _____

Fire Protection Engineer: _____

Other(s): _____

FEES: \$50.00 Application Fee, \$300.00 Escrow and \$10.00 per abutter. TOTAL = \$450.00

For Office Use, Only:

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

Abutters List Received: _____ Plans & Checklist Received: _____

NH RSA 676:4 II

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

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

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

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

Letter of Authorization

New Sunset Realty, LLC, 73 MacIntosh Lane, Bedford, NH 03110, owner of Tax Map 22, Lot 9, located on Old Manchester Road in Raymond, NH do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on our behalf concerning the property previously mentioned.

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

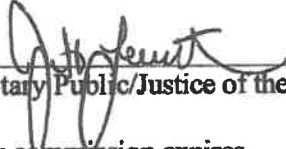

Witness


New Sunset Realty, LLC

02/14/23
Date

Eric El Chulkova, Manager of

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


Notary Public/Justice of the Peace
My commission expires _____



Letter of Authorization

I, David Birmingham, Inkberry Capital, 200 Reservoir Street, Suite 306, Needham, MA 02494, developer of Tax Map 22, Lot 9, located on Old Manchester Road in Raymond, NH do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on our behalf concerning the property previously mentioned.

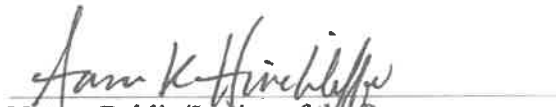
I hereby appoint Jones & Beach Engineers, Inc., as our agent to act on our behalf in the review process, to include any required signatures.


Witness


David Birmingham
Inkberry Capital

2-15-23
Date

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


Notary Public/Justice of the Peace

My commission expires 9/26/25



Return to:



LCHIP	ROA565519	25.00
TRANSFER TAX	RO106375	22,500.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

GRANITE MEADOWS, LLC, having a mailing address of 2 Graythorne Road, Methuen, MA 01844, for consideration paid, grants to **NEW SUNSET REALTY, LLC** a New Hampshire Limited Liability Company, having a mailing address of 73 McIntosh Lane, Bedford, NH 03110, with **WARRANTY COVENANTS**, the following described real estate, with any improvements thereon, located in Raymond, Rockingham County, New Hampshire further described as follows:

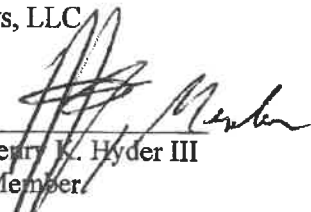
A certain tract of land shown as Map 22, Lot 9, containing 33.876 acres, on plan of land entitled "Mega-X, Map 22, Lot 9, Old Manchester Road, Raymond, NH 03077", Granite Meadows, LLC, owner, The Dubai Group, Inc., preparer, and recorded in the Rockingham County Registry of Deeds on February 18, 2020 as Plan #D-42002, which plan is referenced for a more complete description of the premises.

Meaning and intending to describe and convey a portion of the premises described in deed from Community Development Finance Authority to Granite Meadows, LLC recorded in the Rockingham County Registry of Deeds on June 3, 2009 in Book 5018, Page 398.


EXECUTED this 27th day of May 2021.

Granite Meadows, LLC

By:


Name: Henry K. Hyder III
Title: Member

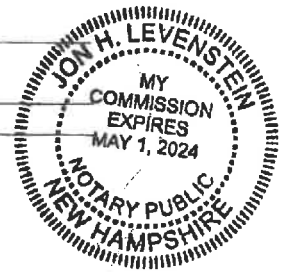
By:


Name: Michael D. Harrington, Trustee
Elmer A. Pease II Revocable Trust
Title: Member

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this the 27th day of May, 2021, before me, the undersigned officer, personally appeared the above named Henry K. Hyder III, Member of Granite Meadows, LLC, a New Hampshire Limited Liability Company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public/Justice of the Peace
Print Name: Jon H Levenstein
My Commission Expires _____



STATE OF New Hampshire
COUNTY OF Hillsborough

On this the 27th day of May, 2021, before me, the undersigned officer, personally appeared the above named Michael D. Harrington, Trustee of the Elmer A. Pease II Revocable Trust, Member of Granite Meadows, LLC, a New Hampshire Limited Liability Company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public/Justice of the Peace
Print Name: Jon H Levenstein
My Commission Expires _____





100 feet Abutters List Report

Raymond, NH
February 06, 2023

Subject Property:

Parcel Number:	022-000-009-000	Mailing Address:	NEW SUNSET REALTY, LLC
CAMA Number:	022-000-009-000-000		73 MACINTOSH LANE
Property Address:	OLD MANCHESTER ROAD		BEDFORD, NH 03110

Abutters:

Parcel Number:	022-000-010-000	Mailing Address:	HAMMOND, LYMAN R & FAYE ANN
CAMA Number:	022-000-010-000-000		TRUSTEES OF THE HAMMOND TRUSTS
Property Address:	OLD BATCHELDER ROAD		11 OLD BATCHELDER ROAD
			RAYMOND, NH 03077
Parcel Number:	022-000-011-000	Mailing Address:	HAMMOND, LYMAN R & FAYE ANN
CAMA Number:	022-000-011-000-000		TRUSTEES OF THE HAMMOND TRUSTS
Property Address:	11 OLD BATCHELDER ROAD		11 OLD BATCHELDER ROAD
			RAYMOND, NH 03077
Parcel Number:	022-000-031-000	Mailing Address:	GALLOWAY, JOHN BRENDA GALLOWAY
CAMA Number:	022-000-031-000-000		65 NEWTON ROAD
Property Address:	OLD MANCHESTER ROAD		PLAISTOW, NH 03865
Parcel Number:	022-000-032-000	Mailing Address:	MACLELLAN, J G
CAMA Number:	022-000-032-000-000		180 PHOENIX AVENUE
Property Address:	OLD MANCHESTER ROAD		LOWELL, MA 01852
Parcel Number:	022-000-034-000	Mailing Address:	RAYMOND, TOWN OF
CAMA Number:	022-000-034-000-000		4 EPPING STREET
Property Address:	1 SCRIBNER ROAD		RAYMOND, NH 03077
Parcel Number:	022-000-037-000	Mailing Address:	GST REALTY, LLC
CAMA Number:	022-000-037-000-000		P.O. BOX 374
Property Address:	42 OLD MANCHESTER ROAD		AUBURN, NH 03032
Parcel Number:	022-000-048-000	Mailing Address:	RAYMOND AMBULANCE, INC
CAMA Number:	022-000-048-000-000		1 SCRIBNER ROAD
Property Address:	OLD MANCHESTER ROAD		RAYMOND, NH 03077

JONES & BEACH ENGINEERS, INC., ATTN. WAYNE MORRILL, PO BOX 219, STRATHAM, NH 03885

INKBERRY CAPITAL, ATTN. DAVID BIRMINGHAM, 200 RESERVOIR ST., STE. 306, NEEDHAM, MA 02494



www.cai-tech.com

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

GALLOWAY, JOHN
BRENDA GALLOWAY
65 NEWTON ROAD
PLAISTOW, NH 03865

JONES & BEACH ENGINEERS, INC.
ATTN. WAYNE MORRILL
PO BOX 219
STRATHAM, NH 03885

GST REALTY, LLC
P.O. BOX 374
AUBURN, NH 03032

INKBERRY CAPITAL
ATTN. DAVID BIRMINGHAM
200 RESERVOIR ST., STE. 306
NEEDHAM, MA 02494

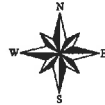
HAMMOND, LYMAN R & FAYE A
TRUSTEES OF THE HAMMOND T
11 OLD BATCHELDER ROAD
RAYMOND, NH 03077

NEW SUNSET REALTY, LLC
73 MACINTOSH LANE
BEDFORD, NH 03110

MACLELLAN, J G
180 PHOENIX AVENUE
LOWELL, MA 01852

RAYMOND AMBULANCE, INC
1 SCRIBNER ROAD
RAYMOND, NH 03077

RAYMOND, TOWN OF
4 EPPING STREET
RAYMOND, NH 03077



Town of Raymond, NH

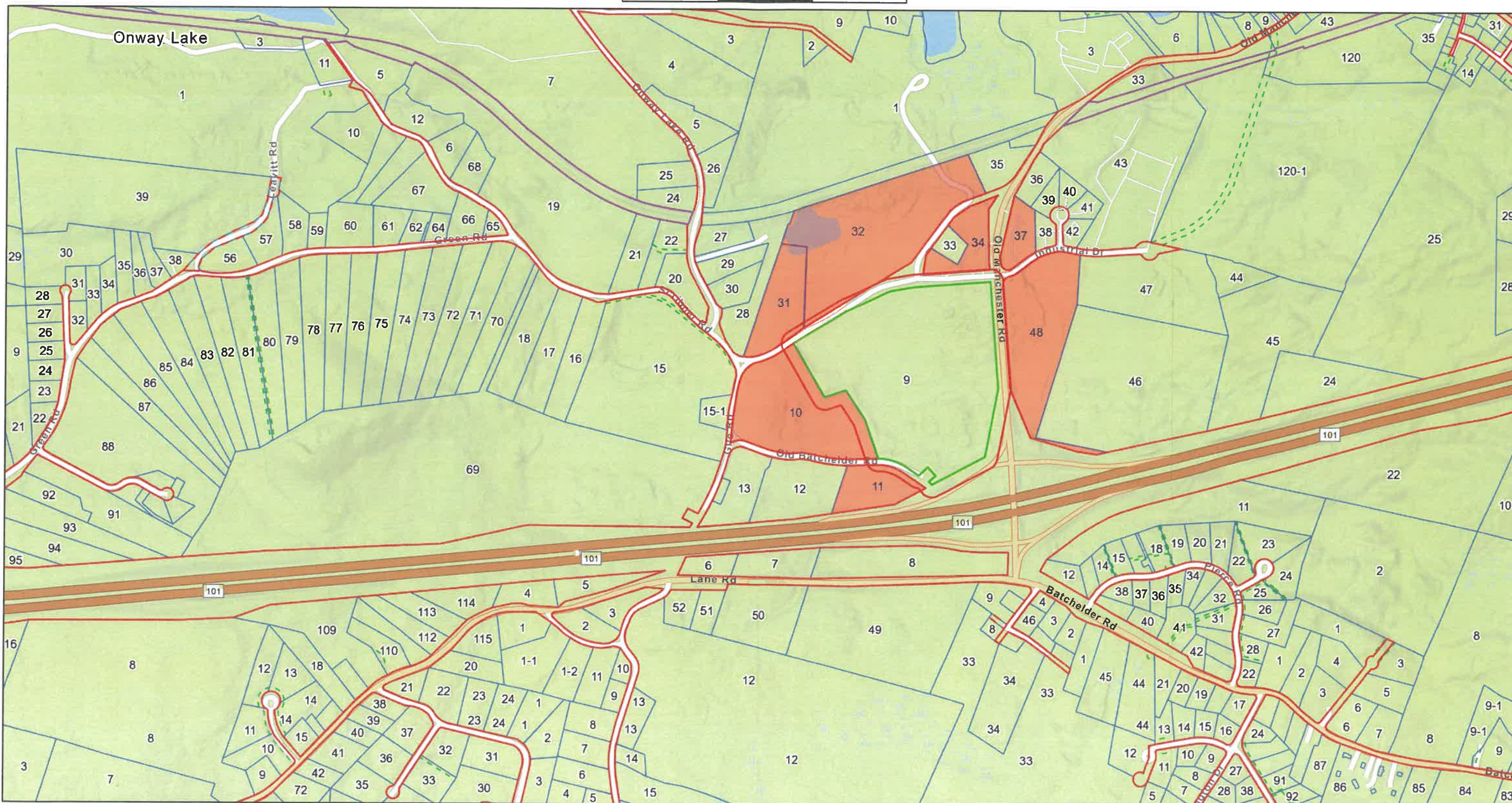


February 6, 2023

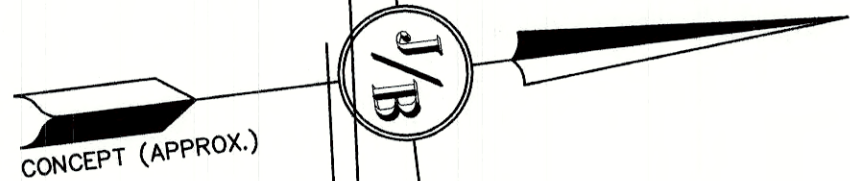
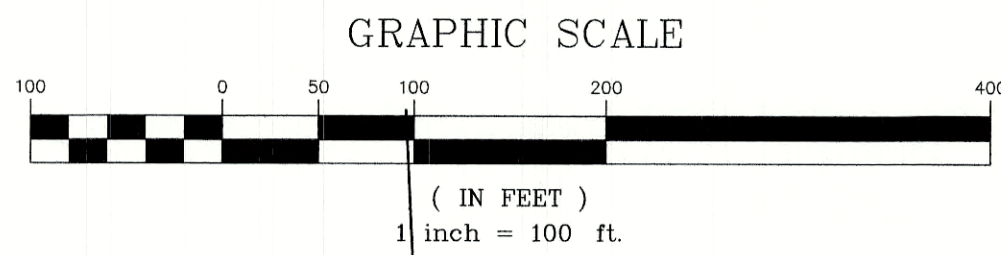
1 inch = 752 Feet



www.cai-tech.com



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



LOCUS SCALE: 1"=2000'

SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE CONCEPTUAL CONSTRUCTION OF TWO WAREHOUSE BUILDINGS WITH ASSOCIATED PARKING ON RAYMOND NH TAX MAP 22, LOT 9.
2. ZONING DISTRICT: COMMERCIAL (C1)
LOT AREA MINIMUM = 21,780 SF (0.5 ACRES)
LOT FRONTAGE MINIMUM = 50'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 15'
SIDE SETBACK = 15'
REAR SETBACK = 15'
MAX. BUILDING HEIGHT = 4 STORIES (SPRINKLED), MAX 10' PER STORY
3. PARKING CALCULATIONS:
PROPOSED WAREHOUSE #1:
LOADING DOCK SPACES: 30
TRAILER PARKING SPACES: 35
VEHICLE PARKING SPACES: 159
PROPOSED WAREHOUSE #2:
LOADING DOCK SPACES: 30
TRAILER PARKING SPACES: 39
VEHICLE PARKING SPACES: 127
4. EXISTING WETLANDS PREVIOUSLY PERMITTED TO BE FILLED ARE NOT SHOWN ON THIS PLAN.

PLAN REFERENCES:

1. "SUBDIVISION PLAN, MEGA-X, MAP 22, LOT 9, OLD MANCHESTER ROAD, RAYMOND, NH," DATED FEBRUARY 14, 2020. PREPARED BY THE DUBAY GROUP, INC. R.C.R.D. 42002.

PROJECT PARCEL
TOWN OF RAYMOND
TAX MAP 22, LOT 9

APPLICANT
INKBERRY CAPITAL
200 RESERVOIR ST, SUITE 306
NEEDHAM, MA 02494

TOTAL LOT AREA
1,339,351± SQ. FT.
30.75± ACRES

THIS CONCEPT PLAN HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. (JBE) FOR CONCEPTUAL PURPOSES ONLY. JBE WILL ASSUME NO LIABILITY IF IT IS USED FOR ANY OTHER PURPOSE. THIS PLAN IS SPECIFICALLY NOT INTENDED FOR ANY CONSTRUCTION-RELATED ACTIVITY, INCLUDING (BUT NOT LIMITED TO) CONSTRUCTION BIDDING. IN ADDITION, DUE TO DISCREPANCIES WHICH MAY OR MAY NOT EXIST IN THE AVAILABLE PLAN REFERENCES, ANY PROPERTY LINES AND EXISTING FEATURES DEPICTED ON THIS CONCEPT PLAN AND ANY CALCULATIONS BASED ON THE SAME MAY NOT BE ENTIRELY ACCURATE. JBE ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE LINES OR RELATED CALCULATIONS, AND IT IS UNDERSTOOD THAT THE USER OF THIS CONCEPT PLAN ACCEPTS ALL RESPONSIBILITY FOR ANY AND ALL ACTIONS ARISING FROM THE USE OF THIS PLAN. THE USER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO HOLD HARMLESS AND INDEMNIFY JBE FROM AND AGAINST ALL CLAIMS, LIABILITIES, LOSSES, DAMAGES, AND COSTS ARISING FROM THE USE OF THIS PLAN, INCLUDING, BUT NOT LIMITED TO, ATTORNEYS' FEES.

W:\22264 RAYMOND, OLD MANCHESTER RD, INKBERRY CAPITAL\CONCEPTS\22264-CONCEPT-01.dwg 2/15/2023 2:16:29 PM EST

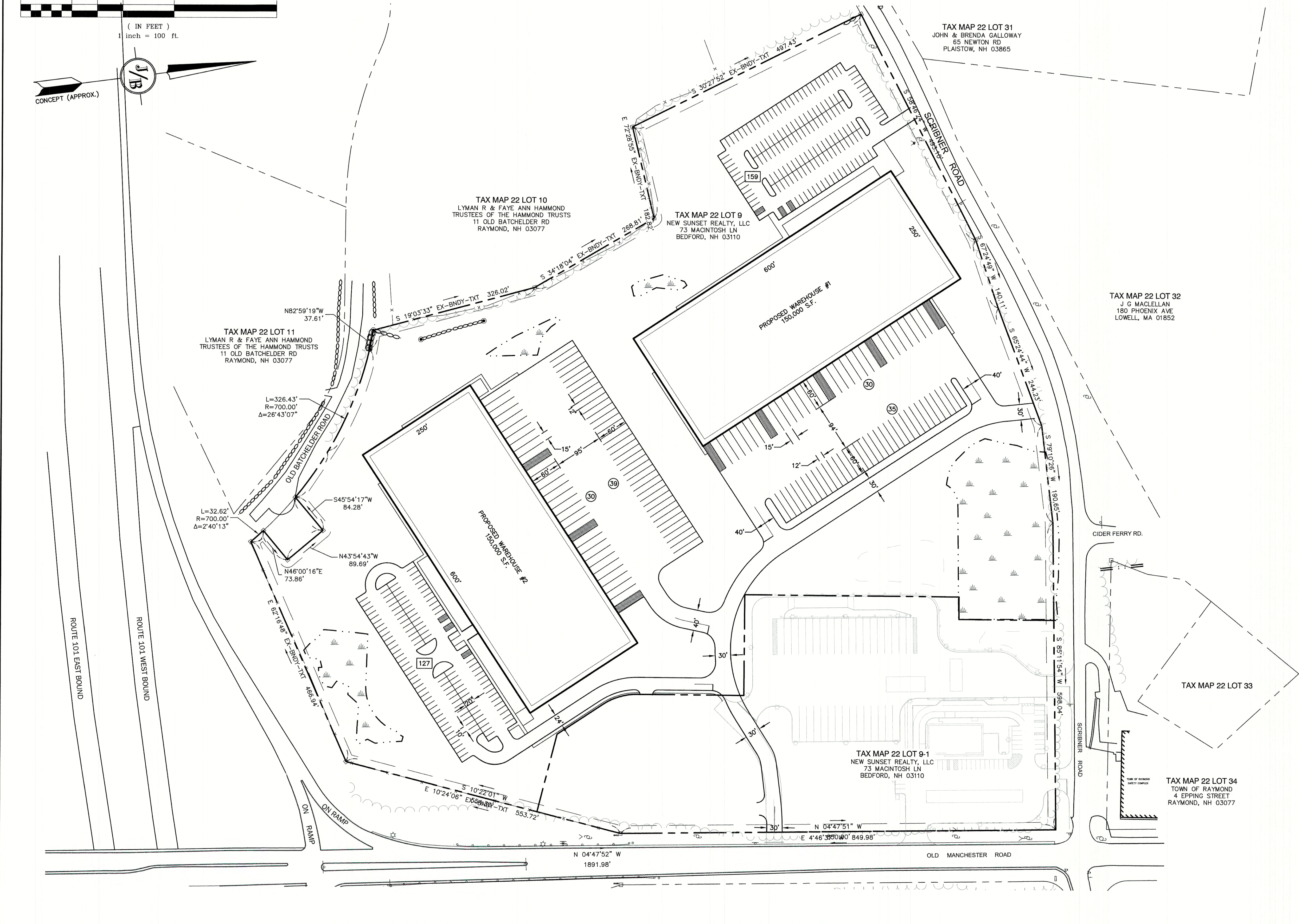
Design: WGM Draft: GDR Date: 2/7/23
Checked: WGM Scale: 1"=100' Project No.: 22264
Drawing Name: 22264-CONCEPT-01.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
1	2/15/23	ADDED & CORRECTED SHEET NOTES	GDR
0	2/15/23	ISSUED FOR REVIEW	GDR

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

Plan Name: **CONCEPTUAL SITE PLAN**
MAP 22, LOT 9
Project: **INKBERRY RAYMOND LOGISTICS**
OLD MANCHESTER RD, RAYMOND, NH
Owner of Record: **NEW SUNSET REALTY, LLC**
73 MACINTOSH LANE, BEDFORD, NH 03110

DRAWING No. **CP1**
SHEET 1 OF 1
JBE PROJECT NO. 22264



1 Planning Board Minutes

2 January 5, 2023

3 7:10 PM

4 Media Center Raymond High School

5
6 **Planning Board Members Present:**

7 Brad Reed (Chairman)

8 Patricia Bridgeo (Vice- Chairman)

9 Scott Campbell (Selectmen ex officio)

10 Kevin Woods (Secretary)

11 Jim McLeod

12 Gretchen Gott

13 Dee Luszcz

14 Bob McDonald (Alternate)(Seated for application)

15 Don Roy (Alternate candidate)

16
17 **Planning Board Members Absent:**

18 None

19
20 **Staff Present:**

21 Madeleine Dilonno - Circuit Rider Planner, RPC

22
23 Pledge of Allegiance.

24
25 Mr. Reed 0:33

26 Good evening, everyone. I'd like to welcome you to the January 5 meeting of the Raymond
27 Planning Board.

28
29 On this evening's agenda we have application number 2022-016 it's been scheduled, and the
30 applicant is here. I'm going to turn this over to Tricia because I need to recuse myself during
31 this application as my cousin is an abutter.

32
33 James McLeod 1:37

34 Motion:

35 Mr. McLeod made a motion that we move this application until after we've finished the public
36 hearing portion of the Zoning Amendments. Mr. Campbell seconded the motion.

37
38 James McLeod 2:30

39 Yeah, so we worked on the warrant articles and the zoning amendments. They had been
40 scheduled with put a lot of effort in that the public is here for a public hearing on this. And the
41 application was added to the agenda. And it was preempted. All of that other stuff. I think it
42 should follow behind it.

43
44 Mrs. Luszcz 2:55
45 I would agree to warrant articles. So many amendments were posted prior.
46
47 Kevin Woods 3:14
48 I don't think it's fair the applicants asked him to come in to be prepared for us to make him
49 come back in a month.
50
51 James McLeod 3:27
52 Sorry, that's not what I'm saying. I'm saying that we take care of the public hearing on the
53 zoning amendments first as those were done first, and then we can take up the application after
54 that.
55
56 Bob McDonald
57 I agree.
58
59 Kevin Hatch 3:49
60 I'm actually the applicant. I plan on staying and listening to the other Anyways, my concern
61 would be the abutters that came for my seven o'clock they would notice or seven o'clock
62 hearing. I think it would be fairly quick. But you may want to take a look and see who's here for
63 zoning amendments and who is here for the application. Either way, I'm staying.
64
65 James McLeod 4:18
66 Thank you for that.
67
68 Ms. Bridgeo 4:34
69 We're in discussion. Do you have anything to say?
70
71 Ms. Gott 4:39
72 Ordinarily, I would say yes, move it. But I am very concerned that it was not. Two things aren't
73 fair to us as a board that the way it was posted. Zoning articles were first, but we do have
74 abutters and I think this is fairly straightforward. I would like to suggest a compromise that if it
75 gets too long that we continue it to that time date certain, too long might be defined as eight
76 o'clock. Because we have so much to do for public hearing. There's not much time for public
77 hearing. So now that I've said that I am concerned.
78
79 Ms. Bridgeo 5:25
80 And I was one who actually broached this, and I said, and to the applicant, the board and the
81 public had been noticed, some people who are here for these warrants, we were notified. We
82 did this quite a few weeks ago, and then the application was put on us rather late.

83
84 Kevin Hatch 5:43
85 well, so just to be clear, that wasn't on my part, I did not know.
86
87 Ms. Bridgeo 5:51
88 The order that we were given this was originally Yep, we did not say that. Sorry. No. And we
89 have people here from the public who are here to discuss the zoning and we had put the notice
90 out for that. So that was why we're saying that the people who are here to discuss.
91
92 Bob McDonald 6:09
93 Can I make a suggestion? I don't know if it's possible. Can we poll the public on who's here for
94 the first application who's here for the zoning? So, who's here for the first application?
95
96 Ms. Bridgeo 6:25
97 Okay, and who's here for discussion for the zoning?
98
99 Bob McDonald 6:33
100 Okay. So, it looks like the abutters are here. I can't vote.
101
102 Ms. Gott 6:46
103 I would say go past a certain time. Then stop. I'm sorry, Bob. I interrupted.
104
105 Kevin Woods 6:54
106 So, would Kevin point of order number recused himself? Have you seated an alternate?
107
108 Ms. Bridgeo 7:02
109 I forgot that he could be seated. Thank you, Kevin. So yes, because I forgot.
110
111 James McLeod 7:11
112 We probably should have started with a roll call.
113
114 Kevin Woods
115 Kevin Woods
116
117 Jim McLeod
118 Jim McLeod
119
120 Thomas Quarles 7:26
121 Tom Quarles, attorney for the board.
122

123 Dee Luszcz
124 Dee Luszcz , member.
125
126 Scott Campbell 7:30
127 Scott Campbell , Board of Selectmen.
128
129 Bob McDonald
130 Bob McDonald, alternate.
131
132 Trisha Bridgeo
133 Trisha Bridgeo
134
135 Ms. Gott 7:35
136 Gretchen Gott, Planning Board.
137
138 Maddie Dilonno 7:38
139 Maddie Dilonno , Rockingham Planning Commission.
140
141 James McLeod 7:40
142 And it should be noted that Chairman Brad Reed has recused himself because of the first
143 application but he is present.
144
145 Ms. Bridgeo 7:48
146 Okay, let's poll the board. Do we want to because we have members that have a time limit and
147 accept the application? Hear the application first?
148
149 Kevin Woods 7:59
150 Did he make a motion that you're voting on? With a second?
151
152 James McLeod 8:03
153 Yes, the motion was to yes and Scott seconded to move the application till after we did the
154 public hearing.
155
156 Kevin Woods 8:10
157 So, are you voting on that motion?
158
159 Ms. Bridgeo 8:14
160 Or it has to be withdrawn or withdrawn.
161
162 Kevin Woods 8:18

163 Which are you doing?
164
165 Ms. Gott 8:21
166 I'd like to have you have it withdrawn. But that's your motion?
167
168 Ms. Bridgeo 8:28
169 We're going to vote on his motion.
170
171 Kevin Woods
172 No on his motion and his second.
173
174 James McLeod 8:36
175 And I'll vote aye.
176
177 Dee Luszcz
178 Aye
179
180 Scott Campbell
181 Aye
182
183 Bob McDonald
184 No
185
186 Trisha Bridgeo
187 Aye
188
189 Ms. Gott
190 No
191
192 The motion did not pass with a vote of 3 in favor, 3 opposed, and 0 abstentions.
193 James McLeod 8:50
194 So, we should bring Brad back in.
195
196 Ms. Gott 8:54
197 Would you repeat again, what this means for the public what we're specifically going to do,
198
199 Ms. Bridgeo 9:00
200 We're going to go through our amendments and then we're going to hear out the application
201 after we've gone through these zoning amendments public hearing.
202

203 Ms. Gott 9:06
204 So, this application has been moved to the end of our business.

205
206 Ms. Bridgeo 9:11
207 and we'll hear the amendments

208
209 James McLeod 9:15
210 Not the end of our business, the end of our hearing for the amendments.

211
212 Mr. Reed 9:44
213 Okay, we're going to begin this hearing. The legal notice that went out. You're hereby notified
214 that the Raymond Planning Board will hold a public hearing on Thursday, January 5 to consider
215 any 2023 zoning amendments. If required a second or third public hearing will be held on
216 January 12 and or January 19, 2023 of the hearings will be held at 7 pm in the media center at
217 the Raymond High School, 45 Harriman Hill Road the First Amendment. Do you have that
218 sentence yet sir?

219
220 Amendment number one to amend article 8.3.3 of the Raymond Zoning Ordinance to clarify
221 that sprinkler systems shall be installed for all new commercial and industrial buildings of any
222 type to include multifamily residential dwellings of three or more units lodging or rooming
223 housing, residential board and care, or group housing. Further, any new additions, renovations
224 to commercial and or industrial buildings needing the approval of the planning board or
225 exceeding 50% improvement of such a building as determined by the building inspector, shall
226 require the entire structure to be brought into compliance with this section as a condition of
227 approval before issuance of the building certificate of occupancy. Sprinkler plans shall be
228 submitted to and structures requiring the installation of a sprinkler system shall also have a fire
229 alarm system
230 installed as defined and accepted by the Raymond Fire Department fire inspector(s). Further, a
231 fire
232 alarm system design plan shall be submitted to and approved by the Raymond Fire Department
233 fire inspector(s) prior to the issuance of a building permit.
234 Sprinkler systems and fire alarm systems required under this section shall meet the
235 requirements of the current edition of the State of New Hampshire applicable codes including
236 but not limited to NFPA 70, NFPA 72, and dependent on the occupancy classification, NFPA
237 13, NFPA 13D, or NFPA 13 R.

238
239 I want to just inform the public that we added further any new uses, additions, or renovations to
240 the fourth line of the first paragraph and we changed the last word of the second paragraph in
241 the very middle from building permit to building certificate of occupancy. And both of these
242 changes were on the advice of the fire chief and the building inspectors, Is that correct?

243
244 James McLeod 12:25
245 The building inspector was the one that wanted to have the building permit changed to
246 occupancy because of the time frame and uses were re-added in that was part of the original.
247
248 Mr. Reed 12:38
249 Okay, so this will be required if approved as this is written, this will be required to be moved to
250 next week for final hearing approval because that is a substantial change. Correct? Certainly, a
251 substantive change. I'll never get those words right. I apologize. So, does anyone else on the
252 board want to comment? We'd already talked about this but is there any further comment on
253 this?
254
255 James McLeod 13:02
256 We could open up for comments to the public.
257
258 Mr. Reed 13:07
259 I will but I want to make sure if there's any further comments before I open it up.
260
261 Ms. Gott 13:10
262 Just your comment that we already talked about disclosure is it's we talked about it in previous
263 meetings plus in our non-meeting.
264
265 Mr. Reed 13:16
266 In our non-meeting with our legal to make sure that we have these formatted and legally word
267 for word for the public. Okay.
268
269 Mr. Reed 13:24
270 All right then no other comments here anybody in the public want to comment on amendment
271 number one which has to do with sprinkler systems come to the Identify yourself where you live
272 you drive and please try to speak very loudly so everybody can hear you.
273
274 Daniel Roy 13:46
275 Daniel Roy, 1 Manor View Drive.
276
277 Mr. Reed 13:47
278 Yes sir. Welcome.
279
280 Daniel Roy 14:41
281 So, the question I had is in the first paragraph, and particularly the phrase says shall require the
282 entire structure to be brought into compliance with the section as a condition of approval before

283 issuance of the building permit. Is it not a policy that when a promise is made before a permit is
284 issued, that work will be done, doesn't it make sense to have a bond in there to guarantee that
285 it's done.

286

287 Mr. Reed 15:16

288 Anybody have a comment on that?

289

290 Mrs. Luszcz 15:19

291 Won't the occupancy permit kind of trump that.

292

293 Mrs. Luszcz 15:23

294 Wouldn't the occupancy permit, take care of that they wouldn't get that if they didn't perform it,

295

296 Mr. Reed 15:28

297 if it's not performed, and that's why the final thing is for certificate of occupancy. That's why we
298 changed that last thing from building permit to building certificate of occupancy. So, anyone
299 doing this work, if they don't meet all these requirements, will not get a certificate of occupancy.
300 Whether or not it needed to be bonded would really depend on the size of the structure, the
301 involvement like if you are going into a major, if there's an existing major industrial building in
302 town that isn't sprinklered. And then they had to go in and it would require an entire new water
303 main and all that. Then when that came to the planning board, that bond would be required
304 for that size project. I believe that we've covered that, personally, but do we want to have any
305 other comments from the public on this then? Then do we want to vote to move this to next
306 week's hearing as reworded?

307

308 James McLeod 16:21

309 Motion:

310

311 Mr. McLeod made a motion that we move Amendment One to the public hearing on January
312 12, 2023 7pm. At the Raymond High School Media Center, 45 Harriman Road as further
313 amended.

314 Mr. Campbell seconded the motion. Roll call vote:

315 Kevin Woods - aye

316 Jim McLeod- Aye

317 Dee Luszcz - Aye

318 Brad Reed - Aye

319 Scott Campbell - Aye

320 Trisha Bridgeo - Aye

321 Gretchen Gott - Aye

322

323 The motion to move amendment 1 to the public hearing on January 12, 2023 passed with a
324 vote of 7 in favor, 0 opposed and 0 abstentions.

325

326 Mr. Reed 16:49

327 So, Amendment One is further moved to the January 12, meeting. So, amendment number two
328 to amend article 4. 9.5 Allowed Uses Table, Conservation District by adding parking lots, which
329 requires a special permit in zone G. And this was by request of the Conservation Commission ,
330 Correct? Right. Okay. We had a discussion about it. Does anybody else on the board want to
331 add anything to that?

332

333 The next amendment is related as far as the definition of what a parking lot is. Anybody in the
334 public want to comment? Yes.

335

336 Daniel Roy 17:49

337 Daniel Roy, 1 Manor View Drive again, I would like to make an addition and have the
338 opportunity to explain why. I'd like to add solar panels and have special permits for all four
339 classifications. Reason being if you're allowing a parking lot over all four of those conditions, a
340 solar panel, ground mounted solar panel is much less impactful to the property. And in fact, the
341 gravel that would surround the pad would in fact slow down water rather than just allowing it to
342 go over the surface more rapidly.

343

344 Mr. Reed 18:40

345 So, in my understanding, you want to add an amendment number to the allowed uses table,
346 which is specifically about the Conservation District. You want to add a section to all the parts,
347 how would you word that? Dan?

348

349 Daniel Roy 18:58

350 Zone G can occur in any of the settings, correct?

351

352 Mr. Reed 19:03

353 Zone G land can occur in any building area? Yes.

354

355 Ms. Gott 19:09

356 I'm not sure I understand.

357

358 Daniel Roy 19:13

359 Well zoning is permissive. So, if you itemize then it's not allowed you have to go for a variance
360 or some other process. I was asking that this be considered to be added because zone G land
361 does not drain well by definition. And that this would actually improve the situation by slowing

362 water down based on the design. Okay, so I would like it to apply to all zones but that I didn't
363 have that ability to adjust the table.

364
365 Mr. Reed 19:53
366 Could you read again, what you wanted the wording the way you wanted to add that place?
367

368 Daniel Roy 20:00
369 I would like to add solar panels and then in parentheses (PV) for photovoltaic cells, which is a
370 more common term with a special permit required for each of the four conditions in the table
371 irrespective of zone.

372
373 Ms. Gott 20:26
374 May I ask a question of our attorney?

375
376 Thomas Quarles 20:34
377 I am trying to look up the provision of the zoning board.

378
379 Ms. Gott 20:39
380 Would this be a separate amendment? Rather than adding it to? It seems like it's a distinctly
381 different thing. It seems to me like it would be.

382
383 Maddie Dilonno 20:51
384 He is talking about adding a new use to the conservation district table.

385
386 Ms. Gott 20:55
387 So, it would be amendment number nine or something?

388
389 Mrs. Luszc 21:00
390 Before we go that step, can I just ask, why is one of the considered under permanent structure
391 that's already in there under special permit? On the allowable uses table?

392
393 Daniel Roy 21:13
394 I'm not aware that solar panels are mentioned anywhere in the zone.

395
396 Mrs. Luszc 21:16
397 It's not a permanent structure?

398
399 Daniel Roy 21:19
400 I think it would be classified. Yeah, you're not going to pick it up and move it anywhere easily.

401

402 Thomas Quarles 21:28

403 I need some clarification from the public member here. I don't understand the limit of what
404 you're proposing. Are you talking about solar panels relative to parking lots throughout the
405 town? Or just in the conservation district there? I don't know the scope of what you're
406 proposing,

407

408 Daniel Roy 21:45

409 Since the table was referring to zone G land. Yeah. And I didn't have visibility to what zone it
410 applied to the conservation district. It is an overlay, isn't it?

411

412 Thomas Quarles 21:59

413 But answer my question. So, you want solar panels on all parking lots in the conservation
414 district.

415

416 Daniel Roy 22:05

417 The argument I was making is that a parking lot is more impervious than a solar panel
418 installation on the same land. So, it actually might be considered beneficial to that piece of land,
419 zone G land. Because of the fill, which wouldn't be apply,

420

421 Thomas Quarles 22:24

422 I still am struggling with what you're asking this, the audience to say, do you want it to say you
423 have to have solar panels in conservation districts, for some reason in some part of it, or it's not
424 tied to a parking lot.

425

426 Daniel Roy 22:42

427 It's not a requirement, which would be an allowed use if an applicant who had solar panels in
428 zone G land that wanted to put solar panels on his own G portion of his property that he can't
429 use for any other purpose, really.

430

431 Thomas Quarles 22:55

432 I guess I can't speak to the overall issue, because I don't know how your current zoning
433 ordinance handles solar panels. Sorry, it's more complicated that I mean, somebody made a
434 statement that is generally correct, the public member did that. If it's not an allowed use
435 specifically pointed out in the ordinance, then you can't do it? That's 90% right. But some of you
436 have heard of the accessory use doctrine. Okay. And that is a very large exception to that. So, I
437 think solar panels on existing structures would be considered an accessory use. And so,
438 anybody in Raymond would be able to put a solar panel in their house and or in their yard for
439 their own personal purposes. Without the planning the building inspector may not agree with
440 this. So be it. I don't know that I'm right. And he's wrong. But that would be an example of
441 accessory use. So again, you could make the same analogy and potential argument relative to

442 what I think the public member's proposing here. The other issue is it sounds like his proposal
443 is completely well, not completely, but it's not really tied to the proposed change here of parking
444 lots in conservation districts. And so, I think his proposal would be for a whole separate
445 amendment to the zoning ordinance, not part of this provision and table we're going over now.
446

447 Ms. Bridgeo 24:39
448 It could be done as citizens petition.
449

450 Mr. Reed 24:43
451 As a separate, separate,
452

453 Ms. Bridgeo 24:45
454 It could be sent in as a separate entry. I don't know the date.
455

456 Mr. Reed 24:50
457 I don't know the date when they passed.
458

459 Kevin Woods 24:52
460 It passed. Probably passed it.
461

462 Ms. Gott 24:58
463 Just to say, we have as the planning board spoken about solar for a couple of years now, I, for
464 a variety of reasons, we have not gotten to the point of writing one. And I think this really shows
465 us that this needs to be on our agenda for next year's zoning, so that we have time to look at it
466 and write it correctly.
467

468 Mr. Reed 25:24
469 Thank you.
470

471 Mr. Reed 25:30
472 Does anybody else in the public have a comment on amendment number two, with regard to
473 the table of allowed uses for the Conservation District? Okay. Accept the motion.
474

475 Ms. Bridgeo 25:49
476 Motion:
477 Ms. Bridgeo made a motion that we accept amendment number two to amend article 4.9.5
478 allowed uses table and to send it to warrant. Mr. Mcleod seconded the motion.
479

480 Ms. Gott 26:05
481 Repeat it again. Please.

482
483 Ms. Bridgeo 26:06
484 We didn't change anything. Okay.
485
486 Mr. Reed 26:10
487 As worded. Okay. Roll call
488 Kevin Woods -Yes
489 Jim McLeod - Aye,
490 Dee Luszcz - Aye
491 Brad Reed - Aye
492 Scott Campbell - Aye.
493 Trish Bridgeo - Aye
494 Gretchen Gott - Aye
495 The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.
496 Thank you. Alright, amendment number three to amend article 13.1 definitions by adding the
497 following definition of parking lot. Parking Lot is defined as a developed location of an open land
498 area other than a street or way that is designated to accommodate clients, customers, residents
499 of multifamily dwellings, or the public for parking motor vehicles, whether developed with
500 asphalt, concrete, gravel, or other material in regardless of other features like fees or charging
501 stations. So that's a definite we've proposed to add to article 13.1, which is our area for
502 definitions. Have any comments from the board on that?
503
504 James McLeod 27:04
505 Just in order for us to add it to the table, we need the definition. So that was clarified.
506
507 Mr. Reed 27:10
508 This is tied to the previous one. All right. Anybody in the public want to comment on parking
509 lots. Okay, Then I will take a motion.
510
511 Ms. Bridgeo 27:22
512 Ms. Bridgeo made a motion that we accept amendment number three to warrant as worded.
513 Mrs. Luszcz seconded the motion. Roll call vote:
514 Kevin Woods -Yes
515 Jim McLeod - Aye,
516 Dee Luszcz - Aye
517 Brad Reed - Aye
518 Scott Campbell - Aye.
519 Trish Bridgeo - Aye
520 Gretchen Gott - Aye
521 The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.

522

523 Mr. Reed 27:41

524 Okay, so that is unanimous moves to warrant amendment number four. To amend article 14.2
525 to add the following statement to the notes to allow uses table electrical vehicle charging
526 stations shall be permitted in any zoning district in the town of Raymond and any parking lot
527 that contains six or more parking spaces. parking spaces set aside for EV charging may be
528 included in the total number of required parking spaces as specified elsewhere in these
529 regulations. No EV charging station shall preempt handicapped parking spaces. And we're
530 adding to that after a discussion with legal tonight all direct current DC charging stations must
531 be approved by the planning board. Alternating current AC charging stations can be approved
532 by the building inspector.

533

534 Okay, any discussion on this?

535

536

537 Mr. Reed 28:51

538 This will have to be moved. But I'm just talking about discussion now. Okay, we got that ready.

539

540 James McLeod 28:57

541 This was just to get something on the books about the AC/DC thing? Yes, some guardrails on
542 it? Yes. That wasn't noticed to everyone, so it has to go back.

543

544 Mr. Reed 29:06

545 Does anybody in the public want to comment on our charging station? Article? 14.2. Okay, then
546 I would take a motion.

547

548 James McLeod 29:21

549 Motion:

550 Mr. McLeod made a motion that we move amendment number four as amended to the planning
551 board public hearing on January 12, 2023. Raymond High School Media Center. 45 Harriman
552 Hill Road. Mrs. Luszczy seconded the motion. Roll call vote:

553 Kevin Woods -Yes

554 Jim McLeod - Aye,

555 Dee Luszczy - Aye

556 Brad Reed - Aye

557 Scott Campbell - Aye.

558 Trish Bridgeo - Aye

559 Gretchen Gott - Aye

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

561

562 Mr. Reed 29:49
563 Yes. Okay. That's unanimous. That will go to January 12. With amendment Okay, amendment
564 number five to amend article 5.2. 10 to add the following prohibited uses within the groundwater
565 conservation overlay district, the siting or operation of petroleum bulk plant or terminal the siting
566 or operation of gasoline stations, the storage of commercial fertilizers unless such commercial
567 fertilizer storage is within a structure designed to present the generation and escape of runoff or
568 leech aid and is in compliance with the standards of Section 5. 2.7. And the outdoor storage of
569 road salt or other deicing chemicals in bulk. Any comments from the board?

570
571
572 James McLeod 30:37
573 So, these were prohibitions that were recommended back in 2009 that were never put out for
574 public warrant. And I think it's probably a good idea not to have gas stations on top of the
575 Wellhead Protection area. I know that that doesn't stop things that are already going on, but it
576 will stop it from happening in the future, hopefully.

577
578 Mr. Reed 31:01
579 Okay, anybody other comments on the board? Anybody from the public like to comment on this
580 one? Okay, then I'll take a motion

581
582 Ms. Bridgeo 31:16
583 Motion:
584 Ms. Bridgeo made a motion to move amendment number five to warrant as worded. Mrs.
585 Luszc seconded the motion. Roll call vote:

586 Kevin Woods -Yes
587 Jim McLeod - Aye,
588 Dee Luszc - Aye
589 Brad Reed - Aye
590 Scott Campbell - Aye.
591 Trish Bridgeo - Aye
592 Gretchen Gott - Aye

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

594
595 Mr. Reed 31:35
596 That's unanimous. That'll go to warrant amendment Number six, to amend article 15. 2.3 of the
597 Raymond zoning ordinance to require that all lots containing zone G land shall comply with the
598 frontage and setback requirements of the underlying zone as set forth in Section 15.1. And shall
599 have a minimum wetland setback of 75 feet, except a minimum wetland setback of 25 feet shall
600 apply to zone G lots that contain a compliant structure with a drinking well, or municipal water

601 hookup and approve compliant working septic system on record at date of adoption of this
602 ordinance provision. Any comments from the board?

603

604 James McLeod 32:23

605 So, I live on the river. And I couldn't put a doormat on my door without it falling within this. In
606 fact, when the river came up the river was in my house. Okay, so the reason that these
607 protections are in here are for people like me, so that I am on municipal water. I have a house
608 and I have a working septic system. So, I'm still bound by the 25 feet, not the 75 feet. Okay.

609

610 Mr. Reed 32:54

611 So preexisting lots, this does not affect preexisting lots with structures, wells and septic's or
612 public water. Okay, so make clear to everybody who's watching this does not affect you, if you
613 have a pre-existing operating lot. Okay, this would only involve new construction in these areas,
614 okay. All right. Anybody in the public like to comment on this one? Come on.

615

616 Please identify yourself.

617

618 Kathy McDonald 33:26

619 Kathy McDonald. We had tried to expand our wetland buffers a few years ago.

620

621 Kathy McDonald 33:42

622 Cons Com, we had tried to expand wetland buffers, which is a wonderful thing to do. And some
623 of the pushback that it didn't pass, some of the pushback we got were people saying you're
624 going to interfere with my right to put up a deck, a fence, shed or whatever. And so, we worked
625 with you all to put in the requirements that if you already have a pre-existing house, and septic
626 system and well, that you will be grandfathered in, it won't affect you. This is for all new
627 construction. Because we really do have to protect our buffers and protect our wetlands,
628 especially with so much new construction coming into town and we are a very wet town. We
629 really truly need to protect our buffers and we think that this is kind of a middle ground.

630

631 Mr. Reed 34:42

632 And you represent the Conservation Commission as well. Yes.

633

634 Kathy McDonald 34:45

635 And me personally.

636

637 Mr. Reed 34:48

638 Thank you. Thank you, Kevin. Anybody else from the public like to speak regarding?

639

640 Kevin Hatch 34:55

641 Yes, sir. My name is Kevin Hatch. I am a landowner in the town, and I'll be on shortly after this,
642 but I'm not a resident of the town I live in Chester, I've been there forever. Just a couple things
643 I'd like to point out as I read this. Being a septic designer and surveyor, I quite often get phone
644 calls from, from residents in town, hey, I want to do this, I want to add a garage, I want to do
645 these things. I just want to make sure that the board and the public are on the same page with
646 this and that we end up with something that's usable. So, I have a small punch list. Don't take it.
647 I have no opinion here. I'm just trying to help. First of all, you noticed article 15.2.3. I believe it
648 should be 15.3.2 , you notice the wrong article.

649

650 James McLeod 36:11

651 Yep. Yep. Thank you. Yes.

652

653 Thomas Quarles 36:16

654 So that's the prior one. Number six.

655

656 Kevin Hatch 36:18

657 Yes, this is the Article Six that we're talking about. This is the 75-foot wetland setback.

658

659 Mr. Reed 36:45

660 We're still discussing it.

661

662 James McLeod 37:08

663 We can work so you can keep that copy. I have another copy here.

664

665 Mr. Reed 37:13

666 Okay, so moving on. You are correct. Okay. That should be 15.3.2. Okay.

667

668 Thomas Quarles 37:22

669 Let's see. These are just kind of notes to myself. So, I'll see if I can get through them fairly
670 quickly here. I guess the question is, will this also revise table 15.1 Which it references which
671 talks about the minimum setbacks and areas for zone G you can change the text of 15.3.2. But
672 I think in conjunction, you would also need to amend 15.1.

673

674 Ms. Bridgeo 37:51

675 And that's what I think the next sentence says 15.1 When you read further down, the next one
676 set forth in Section 15.1.

677

678 James McLeod 37:58

679 It just says that, uh, shall comply doesn't say that it should be changed. And you're correct, we
680 shouldn't need that change. I think they need they need tables, or

681
682 Kevin Hatch 38:06
683 They shouldn't contradict themselves, because that makes my job a lot harder.
684
685 James McLeod 38:12
686 That's not a very substantive change.
687
688 Mrs. Luszcz 38:13
689 So, you should say you need a second amendment like we did parking lots, and then we did
690 definition, this will be the same kind of analogy with having the amendment to change it. Now
691 we'll need an amendment to add to 15.1
692
693 Kevin Hatch 38:29
694 Or maybe even remove it from 15.1. So, it's not contradictory. It stands alone as 15.3.2 on its
695 own. Whatever the best method is, I'm not sure.
696
697 Ms. Bridgeo 38:40
698 I think it was redundant at some point. So, people had two spots to look at it, but it makes two
699 spots where it's maybe not going to be easy.
700
701 Mr. Reed 38:46
702 We've tried to incorporate all the little stuff into the tables over the years.
703
704 Kevin Hatch 38:52
705 Tables are easy for me. I understand that. Just moving on to something that I just went blank on
706 your name, but the board member who lives on the river, there's a current regulation, 4.9.5
707 which already has a 75-foot setback from lakes, ponds, and rivers shoreline which and which is
708 not which this will not change, right? Right. This will only expand, and it will also include poorly
709 drained and very poorly drained soil. Most poorly, most very poorly drained soils are probably
710 already covered. Because it talks about standing water in your shoreland regulation. So really,
711 this proposal tonight is for poorly drained soil, which is by definition if the groundwater is within
712 12 inches of the surface more than 30 days out of the year. So, some of these setbacks that
713 you will have you'll have 75 feet from something that may never have surface water. Just so
714 that people understand what we're doing. We're actually talking about here. I also want to point
715 out that under the special permit, I think that is also in that table possibly. Right now, if there's a
716 proposal in town for something within that 75-foot setback like, like your house, if you wanted to
717 add a patio on the back, you would have to come to the board for a special permit by regulation.
718 Will this new zoning ordinance? Do away with that? Or will it be duplicate because you'll also
719 have to go to the zoning board for approval if you were to, again, I'll just throw an example. A
720 patio closer than 75 feet to the river. There should be some directive. Is this now a variance? Is

721 the Planning Board special permit still an option of which one do I do? Again, things to think
722 about?
723
724 Ms. Gott 41:16
725 Do we need to resolve each of these as we go through or are we going to talk about them?
726
727 Kevin Hatch 41:20
728 I'll throw out the problem as you throw out the answers and the solutions after.
729
730 Ms. Gott 41:24
731 Thanks so much, Kevin.
732
733 Kevin hatch 41:28
734 I do want to point out that a 75-foot wetland setback on a 10-foot diameter puddle. So, we got a
735 puddle in here. That's going to use up just over a half an acre of land, maybe half an acre of
736 unbuildable land. I like the idea I'm; I work in the woods. I'm outside all day long. I truly would
737 like to protect the environment. But I want to make sure that we're doing something that's
738 reasonable. There are certainly some cases where there's a roadside swale jurisdictional
739 wetland, it's water cables within 12 inches. I've got to stay 75 feet. So now I've just moved my
740 new house and septic system back further and cut down another half an acre Woods out back
741 because I can't get back close to there. One thing that I've seen with other towns is I don't I
742 don't necessarily like my own town's regulation. But one thing that we did do that I like is a no, a
743 no clear buffer. It's 25 feet, it's only 25 feet from a wetland. And you can't clear it. You have to
744 leave a tree buffer or whatever the natural vegetation is around it for a filter. Right now, with this
745 regulation. A landowner could go into his house and septic system everything 75 feet away
746 from the wetlands. But they could clear every tree right up to the wetland. They can put in a
747 lawn, and they can call chem lawn and have them come twice a month. perfectly legal, they
748 don't need a permit. It's probably not the best protection for the wetland itself. The house itself
749 isn't producing anything other than a little bit of runoff, which is probably going to get put into
750 the foundation drain and sent out somewhere else anyway. So, the house itself isn't the thing
751 that we need to be buffering from the wetland. It's more of the adjacent use. I again, I don't
752 know the solution. I'm just pointing out the issues. The last thing that I want the board to explain
753 or come up with a solution for is the exemption. Existing lot owners. I will have a house in town
754 right next to the river. It says there are three things that have to happen according to this
755 regulation to be exempt. It says they shall contain a compliant structure. I think we need a
756 definition of a compliant structure. What does that mean? I assume that's a house that I live in.
757 But there are going to be scenarios where okay, it's not compliant. It's half rundown, it's
758 probably got building violations. I don't know. We need a definition of what compliance structure
759 is. It has to have a well or town water. Okay, that one's going to be fairly easy to figure out if the
760 faucet does come out. The last one says an approved compliant working septic system on

761 record at the date of this approval. I think we need to determine who determines that it sounds
762 easy, until you call the surveyor or septic designer to go into town hall and rummage through
763 the building file. And prior to 1990, maybe in Raymond, you're not going to find a septic
764 problem. It's not there, that you may randomly find one prior to that, but it's going to be random
765 things. If you call the State Department of Environmental Services for that record, you're not
766 going to get their records, paper copies prior to electronic filing, which was in the last six years
767 or so. Were put in cardboard boxes stored off site. And occasionally, they'll send someone over
768 to look for something for you. But their filing system was literally a card catalog index cards.
769 And if you had the right name and the right date, you might get it a month or two later. But that
770 doesn't help the homeowner who wants to build the garage or the deck or whatever. So, I just
771 think there needs to be a good mechanism for this compliance on a date, it's going to be very
772 difficult or very time consuming for someone to determine on whatever your election date is.
773 What's compliant, what's not.

774
775 Thomas Quarles 46:32
776 Mr. Chairman, can I Okay, I don't know that I had a hand in this verbiage. But I will tell you why
777 the term compliant is significant from the term permanent. Okay, everything you've been talking
778 about, I think assumes that the verbiage wants to see a permit. And the reason that term wasn't
779 used is because as you pointed out, many septic systems and other things here didn't have to
780 be permitted at the time they were installed. Right. So that's the intent and function of this
781 language. And in fact, it will render this meaningless if you have a 1950 septic system that still
782 is pumped and still is working to say you needed a permitted system as of the date. So that's
783 why the term compliant is used. And I think that's the right term and needs to be retained and
784 gets rid of all your concerns about that piece. But your concerns

785
786 Kevin Hatch 47:37
787 Approved compliant, approved by who?

788
789 Thomas Quarles 47:42
790 Well, again, you know, so maybe the term the word approved there is superfluous and or
791 misleading, but the compliant versus permitted is a very important distinction that needs to stay
792 in there. And, and, you know, compliance also has the notion of it to comply when it was built,
793 and it's currently compliant. So that if you had a grandfather system, but it was in failure, then
794 it's not compliant.

795
796 Kevin Hatch 48:14
797 Okay, so let me understand that. So, if my homeowner calls me and his septic systems in
798 failure, he is required to meet the 75-foot setback?

799
800 Thomas Quarles 48:29

801 These are very complicated matters.
802 Let's not get wound around the axle tonight. You would have to follow all of the DES statutes
803 and regulations with regard to a failing septic system and then that's it we don't need to explore
804 further what those are.
805
806 Kevin Hatch 48:53
807 Okay, so I don't need to meet the 75 feet.
808
809 Thomas Quarles 48:56
810 Because if you can make it compliant,
811
812 Kevin Hatch 48:59
813 okay, but it has to be compliant on the date of this approval.
814
815 Thomas Quarles 49:04
816 why this board does not want to approve a failing septic system. That's obvious. Any type of
817 project that has a septic system in failure? You got to bring it into compliance.
818
819 Kevin Hatch 49:20
820 I guess I'm going back to the setback issue. I'm building our garage. Okay, I'm actually thinking
821 of a piece of land up around the corner here.
822 The house is in rough shape. Probably the septic systems failed. needs to be rebuilt. I hope
823 someone will come in and buy this place and redo it. Is that compliant? Can I build a garage on
824 that? Can I put an addition on that house you Within 75 feet of a wetland, I don't just this,
825
826 Thomas Quarles 50:04
827 In my opinion this is not the time or the place to talk about examples. These are I just want to
828 make sure some visions that the planning board wants to set down as requirements, case by
829 case basis can be discussed. If the planning board says we don't agree with your interpretation,
830 you have the option to go get a variance. But the point of amendments to ordinances like this is
831 to set forth general principles. Not well, you need to tell me tonight, how these would apply to a
832 hypothetical situation that that's just not the point of this, and it's not fruitful.
833
834 Kevin Hatch 50:49
835 Okay. I'm certainly not trying to make this case by case. I just want to make sure it's well
836 thought out that there's a definition of compliant so that both the building inspector and the
837 residents who are voting on this application know what they're voting on. Well, that's all I'm
838 trying to point out.
839
840 Mr. Reed 51:09

841 Thank you. And we appreciate your very much appreciate it was important.

842

843 Kevin Hatch 51:15

844 And again, it doesn't affect my project at all.

845

846 Mr. Reed 51:19

847 I think, well, you did point out that this

848

849 Kevin Hatch 51:22

850 It is in every town, so I like something well written.

851

852 Bob McDonald 51:26

853 You said you lived in Chester. Yes. What are your wetland setbacks?

854

855 Kevin Hatch 51:31

856 We have a couple of different scenarios, then no cut. It's not a no cut cover. It's a no clear
857 buffer. And we specifically did that in case there was a dead tree or something else to take out.
858 You're not allowed to take more than 50% There is also a structure setback of I believe it is 75
859 feet. Okay. So, I think that's probably 75; many other towns are 25 and 50 is a good range. All
860 right, thank you

861

862 Mr. Reed 52:07

863 very much. Anybody else in the public want to talk to us about amendment number six?

864

865 Mrs. Luszc 52:14

866 Can I ask a question of Kathy?

867

868 Mr. Reed 52:17

869 Yeah, after. Please identify yourself.

870

871 Mr. McCoy 52:23

872 Paul McCoy 51 Long Hill Road. I guess my main concern is that we already covered 75 feet
873 from open water. And what was just explained is that most of this zone G land is no surface
874 water. And we're going to have a small area. As a matter of fact, I'm just working on a piece of
875 property with his they got a little stretch of what they call zone G land. And now they're going to
876 have you have a box, I mean, does that box still include this, as you can only have a, you got to
877 have a 40,000 square foot area of uplands. And you have to be in a square box of 110 by 110.
878 Okay, so if you have a little piece of zoned G land over here, and you take 50 feet, bring that
879 over, and it happened to have just happened to have led over here and some zone G land on
880 this side, you're going to bring it in. So, we got to make a lot that you can use 10 feet on, I think

881 that this is the issue that comes up here is that if you have 25 feet, the difference between 25
882 feet and 75 feet for the structure is minuscule. Because we can prove it in the way the water is
883 in Raymond. We don't have a problem with water. Most of that water is pretty pure, it has gone
884 through the systems and is pretty, pretty good. And we do have a lot of water, we want to
885 protect that water. But the 75 feet my opinion and I talked to some people, and I've been in
886 other towns. And if you and I heard one of the comments when I was here before, well, you can
887 go and get a variance. Okay. Well, one of the reasons you want to have the correct zoning is,
888 so you don't have to get a variance. And I believe that this thing is not well thought out. And I
889 know it's a lot if you talk to any conservation people, they all think that's a big deal. Bringing it
890 here, but you're taking it away from people. We're talking about a two-acre lot that you end up
891 with 10 feet you can use potentially. That's all that's the main thing because we have the
892 protections already in here in the zoning.

893

894 Mr. Reed 54:26

895 Thank you. Kathy, could you come back up please?

896

897 Mrs. Luszc 54:37

898 Trust me, if you can't answer it. I'm okay. I don't even have a quiet ask. I'm just going to come
899 out based on something that this gentleman said to avoid building within the setback of a
900 wetland if somebody was to clear 25 or 50 feet of water from trees? How was the balance of
901 nature? would have been better for that person to maybe build a little closer to the wetland?
902 And not clear that many trees? Is there any,

903

904 Kathy McDonald 55:13

905 We don't have anything in our zoning about cutting of trees within the buffer, I would love to see
906 that.

907

908 Mrs. Luszc 55:23

909 I am not even talking to buffer, just like you made a good point if somebody only has so much
910 land, and they have to build 75 feet back from a wetland, but he's they've got all these trees,
911 and they just now cleared half an acre of trees versus moving just a little closer to the wetland.

912

913 Kathy McDonald 55:42

914 Well, they probably have to come and get a variance.

915

916 James McLeod 55:46

917 You can plant trees; you can't plant wetlands.

918

919 Kathy McDonald 55:50

920 And that's I'm just saying that what we're trying to do is protect the rights of wetlands that we
921 have.

922

923 Mr. Reed 55:59

924 Okay. Any other comments from the public? Okay, on the board from the discussion, you've
925 heard from the public, do you want to make any changes to the way this warrant is written other
926 than to take care of the typographical? I'm going to assume it's a typographical error, the error
927 on the article being 15.3.2.

928

929 James McLeod 56:25

930 I also think, based on where this is written, that we should probably strike the word approved
931

932 Mr. Reed 56:35

933 The word approved in that next to the last line.

934

935 James McLeod 56:38

936 Okay. And I don't think that substantively changes

937

938 Mr. Reed 56:45

939 Do we want to add a note to reference the applicable change in table. 15.1 Can we add that
940 here? Do we need to make a separate warrant article?

941

942 Maddie Dilonno 56:59

943 Alright, we would just be adding it to the 15.1 I think it's just going to be the same.

944

945 Mr. Reed 57:07

946 So, we can just, we can just add a note to table 15.1 Like there was no for this, because this
947 section has a note in table 15.1 right now.

948

949

950

951

952 Mr. Reed 57:27

953 so. Do we need to specifically say that, or will that automatically happen?

954

955 Maddie Dilonno 57:31

956 I think we could amend article 15.3.2 And article 15.1. Table of Uses.

957

958 Mr. Reed 58:02

959 Okay, article 15. 3.2 And table 15.1. Of the Raymond Zoning Ordinance that all lots containing
960 Zone G Land should comply with the frontage and setback requirements of the underlying zone
961 as set forth in Section 15.1 and shall have a minimum wetland setback of 75 feet except a
962 minimum wetland setback of 25 feet shall apply to zone G lots that contain a compliant
963 structure with a drinking water municipal water hookup and compliant working septic system on
964 record at date of adoption of this ordinance provision. Does everybody agree that that's yes.
965

966 Mrs. Luszc 58:43

967 Again, just based on some input, I'm wondering if we just should drop the on record at date of
968 adoption because we don't have records.
969

970 Mr. Reed 58:53

971 Please say we have a compliant working septic system at date of adoption not on record.
972

973 Mrs. Luszc 58:59

974 My file is gone.
975

976 Scott Campbell 59:05

977 and live in the house. Well and you have a septic that's the thing that's compliant.
978

979 Mr. Reed 59:10

980 It's not on record. That's what she's getting at.
981

982 Mrs. Luszc 59:13

983 I'm worried about the words.
984

985 Scott Campbell 59:14

986 The thing is after 1986 You won't find anything prior to 96 I don't have one either. I live on a
987 lake.
988

989 Bob McDonald 59:21

990 We are talking about the sentence where it says 25 feet shall apply to zone G lots that contain a
991 compliant structure. Yes. I'd like to see existing compliant structure.
992

993 James McLeod 59:43

994 I thought it was if it contains so it means it exists at that time.
995

996 Bob McDonald 59:47

997 Yeah. Because I have been reading articles over the years. Some of them have been very
998 confusing in the wording everyone understands **Existing**.

999
1000 Mr. Reed 1:00:05
1001 Tom, is that a superfluous or whatever you? superfluous, superfluous?
1002
1003 Thomas Quarles 1:00:11
1004 Thank you. I think it is, as, as we've heard, he said, you know, it implies that the structure is
1005 there. Okay. I want my opinion. I agree. It would make sense to strike on record.
1006
1007 Mr. Reed 1:00:25
1008 Okay. So, it makes sense to Does everybody agree that it would make sense to strike on record
1009 and leave with the last part of that is a drinking water municipal water hookup and compliant
1010 working septic system at the date of adoption of this ordinance?
1011
1012 Ms. Gott 1:00:41
1013 I have a question. Yes. About the phrase, date of adoption. This date of adoption will not be
1014 until March whatever the vote, eighth, whatever it is. But once we move this to the ballot, then it
1015 is in effect until it is voted for or against.
1016
1017 Mr. Reed 1:01:09
1018 Maddie, do you have that explanation of how that works? Why don't we just get it out there and
1019 now?
1020
1021 Ms. Gott 1:01:14
1022 It works. But we're talking about the date of adoption.
1023
1024 Mr. Reed 1:01:19
1025 Legally its date of adoption and let her read this thing. You'll understand why. There's a reason
1026 for this. That's fine.
1027 Maddie Dilonno 1:01:34
1028 We're doing things differently than before. Yeah, so the question zoning amendment, if we vote
1029 to move it to the ballot, it doesn't become effective, necessarily. It's that no building permit can
1030 be issued for a project proposed after the first legal notice of proposed zoning amendment,
1031 which if adopted, would result in denial of that building permit for that project.
1032
1033 Mr. Reed 1:01:58
1034 So that's what makes it so basically, that he can issue a permit that would be against this once
1035 this has gone to be noticed. Okay. Ultimately, it's not Yes. Yeah.
1036
1037 Ms. Gott 1:02:11
1038 So, it's only if it's against it, it doesn't. Okay, that makes sense. Yeah.

1039
1040 Mr. Reed 1:02:15
1041 But it's not actually law until it's voted. Right. But it can't be.
1042
1043 Ms. Gott 1:02:25
1044 It's against it, but that doesn't make sense.
1045
1046 Thomas Quarles 1:02:28
1047 Okay, it reaches back. If there's a pending application that will be affected. For everybody else,
1048 it's only effective March when it's voted on.
1049
1050 Mr. Reed 1:02:40
1051 Okay. Thank you so much. Let me read it once more, based on what we have right now to
1052 amend article 15. 3.2 And table 15.1 Raymond Zoning Ordinance to require that all lots
1053 containing zone G land shall comply with the frontage and setback requirements of the
1054 underlying zone as set forth in Section 15.1. And shall have a minimum wetland setback of 75
1055 feet, except a minimum wetland setback of 25 feet shall apply to zone G lots that contain a
1056 compliant structure with a drinking well, or municipal water hookup and compliant working
1057 septic system at date of adoption of this ordinance provision. We're good with that.
1058
1059 James McLeod 1:03:22
1060
1061
1062
1063
1064
1065 Motion:
1066 Mr. McLeod made a motion that we move that to the public hearing on January 12, 2023 as
1067 read. Ms. Bridgeo seconded the motion. Roll call vote.
1068
1069 Kevin Woods -Yes
1070 Jim McLeod - Aye,
1071 Dee Luszcz - Aye
1072 Brad Reed - Aye
1073 Scott Campbell - Aye.
1074 Trish Bridgeo - Aye
1075 Gretchen Gott - Aye
1076 The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.
1077
1078 Mr. Reed 1:03:54

1079 Okay. So that's unanimous amendment number seven to amend article 5.5 of the Raymond
1080 Zoning Ordinance Elderly Housing Overlay District to change the permitted zones for such
1081 developments to require that such developments consist of at least two acres to change the
1082 minimum frontage to 200 feet and to require that a one-bedroom dwelling unit have a minimum
1083 of 600 square feet of living space and a two-bedroom unit has 900 square feet. Each unit must
1084 have a minimum of two parking spaces per unit. Any comments from the board?
1085

1086 James McLeod 1:04:40

1087 So, this was done in response to HB 1661 that will automatically apply any benefits that senior
1088 housing to workforce housing July 1, 2023 So that's why this was this why this was put
1089 forward? This is a distasteful amendment. Nobody wanted to do this. This was forced on us. I
1090 want to make that clear that nobody is in favor of doing this, but we didn't feel that it was
1091 necessary.
1092

1093 Mr. Reed 1:05:23

1094 Any other comments from the board?
1095

1096 Ms. Bridgeo 1:05:25

1097 I just want to add clarification to the public at home. There's been a lot of discussion about it.
1098 House Bill 1661. The beginning language says may, you may, but the problem is, is that the
1099 second part of it says By July 1, 2023, you shall, so they left the option open. But as of July 1
1100 2023, is not the word may the word is shall so, and I think that I would agree that the board
1101 receiving the House Bill did not like its final version.
1102

1103 Mr. Reed 1:06:05

1104 Anybody else? Okay. Anybody from the public like to speak to amendment number seven?
1105 come on forward, please. Identify yourself where you live.
1106

1107 Keith Smith 1:06:13

1108 My name is Keith Smith, 80 Chester Road. Like to disclose. I'm a member of the Zoning Board
1109 and also a Rockingham Planning Commissioner, speaking as a Raymond Resident citizen, I
1110 am in favor of controlled growth management, as has been done in many towns. Using, you
1111 know, growth, management and zoning based on the current infrastructure of the town, but not
1112 at the expense of elderly and workforce. I have attended several in person and webinars on HB
1113 1661. Municipal housing needs focus groups as sessions, age friendly community forums, and
1114 regional compensation on housing. New Hampshire Municipal Association in Business and
1115 Economic Affairs had a webinar on August 1, 2022, presented by Nach Grays and Noah
1116 Hodgetts in a conversation with Nach Gray. I was told that the NHMA does not advise proposed
1117 amendments seven or eight. These two are closely married together. So, a lot of it may go over
1118 because one is that together as was presented in the explanation to the board because of

1119 elderly housing, federal laws and mandates put in place in 1990s that Raymond came
1120 compliant with that's what set up a zoning and elderly overlay district the small sections on
1121 zoning. Okay. As well as other concerns, NHMA help by coming to the planning board meeting
1122 and giving advice on HB 60 and 61, section 72. What can be done, which is included as part of
1123 this service in the membership fees paid for by the town? All also our current planner. Did they
1124 participate? Did they participate in the writing of the seventh and eighth question? No, it doesn't
1125 appear that any professionals were involved from what I'm reading. To the March warrant
1126 articles because of the following state RSA is impacted including but not limited to, are directly
1127 referred to or related. There's two really that apply here to what Nach was saying. The first one
1128 is RSA :354:A15 fair housing that has federal standards in it that must be held up by the town
1129 and the planning board. The other one is RSA 674:58 VI Workforce Housing again, that has
1130 federal guidelines in it. Now I was given when I asked for what in the explanation or again. I
1131 was given a copy of RSA 674:59 that was emailed to me as part of the explanation for zone B.
1132 Okay, it is not found or referred to in any of the RSA or hp 60 and 61 section 72 Everything was
1133 based on our workforce housing goes to RSA 674:58 VI.

1134
1135 Like I said, I'm going to be blending seven and eight, I can come back for eight re, or agitate
1136 everything all over again for you. But I think that amendment right now we're talking seven
1137 should not be moved to the worn articles for voters because of the following reasons and
1138 questions. Please note, not in order of importance, condense very, very condensed versions on
1139 my complete list. Let's apply to both 7 and 8. Because they are married. One, prejudiced and
1140 discrimination based on age seven, possible violation of federal laws mandates elderly in the
1141 1990s. And possible state our states have amendment seven been approved by legal on all
1142 affected current zoning changes in additions, which there are a lot if you take, you take the little
1143 description you have tonight. And then there's like 10 pages of additions can be put in, in article
1144 5.5. There is no place to be found on the support documents or anything else, it took me a while
1145 to get them. Hopefully, they will all be read or at least put online. Seven should be written by or
1146 with professional assistance, in my opinion, age related issues, downsizing due to health as we
1147 get older, I have plenty of land. But as for my father and several elderly people, I know. You
1148 downsize, you can't keep up with the property maintenance. You know, you want to take it
1149 easier, maybe move into some place where there's services and amenities for you that are
1150 taken care of by others. So, you don't have to be responsible for everything. The allowed
1151 minimum 900 square foot two bedroom. I built my house in 1986. And Raymond I have well
1152 over two acres, it's only 850. I wouldn't qualify under this as is and I know several people that
1153 under two acres, say a half-acre and well under 900 square feet. So, we'd have to instead of
1154 downsizing would have to upsize. The cost for two acres lots in Raman is between 80,000 and
1155 120,000 depending on location type of land, as well as the cost of building materials and labor
1156 to put out of reach for so many. What is the youngest age to define senior elderly housing is 62
1157 per the US Department of Housing and Urban Development. We're not talking 55 and up

1158 housing, elderly housing impact on town services ,school and infrastructure, the elderly; we
1159 don't have students in the school system. I think it's very minimal. What they ultimately

1160

1161

1162 Keith Smith 1:14:08

1163 The impact for workforce housing. That's an excellent 55 I'd say when I'm trying to keep them
1164 separated but it's all intertwined. tax on top of mortgage rent on elderly SSI is structured
1165 retirement fixed income with all the unanticipated that have been lately. And now to say that as
1166 you get older, you're going to have to have more land you can't just move into something small.
1167 I'm not talking nursing home talking, you know, to move and downsize. All the ordinance and
1168 changes be read completely is what I had asked previously because there are pages and
1169 pages of what it will be affected in That zoning ordinance and be made available online. These
1170 just a few of the reasons why I'm asking that you as a board, please vote no. On amendment
1171 seven. Thank you.

1172

1173 James McLeod 1:15:14

1174 I can address a few of those things.

1175

1176

1177

1178

1179 Ms. Bridgeo 1:15:17

1180 One moment, Jim, I would, Tom, if you would address some of them since he said he would like
1181 a professional. And since we have the attorney who wrote these here, I think that well, he would
1182 be considered.

1183

1184 Thomas Quarles 1:15:29

1185 I'm going to, I will say something briefly, but I'm going to defer generally to Jim. So, people, the
1186 public do understand, I have only been brought on board since December 15. So, these
1187 amendments generally, and chiefly were drafted by the members of the planning board
1188 themselves. I did a review following December 15. And some edits have been made and
1189 changed with the board's approval. But you can rest assured I have read the amendments,
1190 number seven, and eight carefully, in light of House Bill 1661. And generally, and I am
1191 comfortable recommending them in their current language as if the planning board supports
1192 them as legal. But when you turn it over to Jim to talk about some of the points,

1193

1194 James McLeod 1:16:28

1195 I just wanted to note that previously, when I had provided you with documentation that I had
1196 provided staff that has changed, and to what is now in the public documents that are available
1197 online in our packet. Both of these housing overlay districts, our Fair Housing Act compliant, I

1198 didn't really understand about the age restrictions, they're listed in here, quite clearly about
1199 assisted living facilities and adult, active adult and adult or adult retirement communities. And
1200 this, I understand about wanting to downsize in that, you know, a two-bedroom place for the
1201 elderly, 900 feet is too big for them. But the problem is, is that those for one bedroom, it's 400
1202 square feet. So that's a box that's 20 feet by 20 feet, that you're going to put two adults in for
1203 workforce housing, and we're talking about both, you're going to put two adults in a 400 square
1204 foot box, you know, for one bedroom, workforce housing, that's not healthy, it's in for our
1205 community. So, I increased that to 600 feet because it made more sense. It was trying to find a
1206 common ground between what was definitely too small, and what would be much too large. So
1207 that's where those numbers came from. This elderly whole housing overlay district isn't about
1208 individual elderly people looking for a place to stay, they can stay in whatever size apartment or
1209 build a house on a bigger and smallest lot. As long as it meets all the other criteria that they
1210 want. This is for adult housing, retirement communities, assisted living communities, these
1211 aren't for individuals.

1212
1213 Keith Smith 1:18:35
1214 Where are the other retirement communities in Raymond? If I want to stay in town and I want to
1215 downsize, if you take away that option, then I'll have to find housing elsewhere. If and you're
1216 also selling the two acres,

1217 Scott Campbell 1:18:54
1218 I would like to speak on that. Jim, the one thing you have to remember is when the developers
1219 come in, they're not going to build the elderly housing, there's more money in the workforce.
1220 That's what they're going to do. They're out to make money.

1221
1222 Mrs. Luszc 1:19:08
1223 Scott, I think we need to clarify, he's talking as an individual house, but this doesn't pertain to
1224 someone's individual home.

1225
1226 Keith Smith 1:19:18
1227 Yeah, if you have to, if you're buying a retirement place, and they are required to have two
1228 acres per 900 square feet, that's still a private home.

1229
1230 Thomas Quarles 1:19:30
1231 This is where the entire development needs to have a minimum of two acres, not each unit. And
1232 that's a very important distinction.

1233
1234 Keith Smith 1:19:41
1235 That's what was in my explainer and what I gleaned out of what the way it's worth it.

1236
1237 Thomas Quarles 1:19:49

1238 Believe me, the wording is clear. When you read it as a whole Jim point is well taken as is
1239 Dee's. This is where I develop it, this is for that
1240
1241 Thomas Quarles 1:20:10
1242 no way in the world this is intended to, to facilitate individual elderly housing units, this is for a
1243 selective unit. And that needs to be just two acres, which is, in my mind, quite a small lot. It can
1244 be bigger. But that is just two acres to put as many units as you can get on there that meet the
1245 square footage requirements for your units be they a one or two bedroom so that I think there's
1246 a fundamental disconnect as to what
1247
1248
1249 James McLeod 1:21:15
1250 But, Keith, the revised after legal, changed that, so it's not just zone B for elderly housing.
1251 Actually, those zones don't change at all. So, they remain the same that they do now.
1252
1253
1254
1255 Keith Smith 1:21:42
1256 I didn't get the information that I was given, it is totally different from what Bob just gave me and
1257 to what you're seeing now. And I went on the website looking for updates on it.
1258
1259 James McLeod 1:21:54
1260 It's in the supporting documents in the meeting packet.
1261
1262 Mrs. Luszc 1:22:05
1263 I would like to touch on one thing that he brought up. Where can he find elderly housing in
1264 Raymond? Exactly, Keith, because the developers are not coming to Raymond to put in elderly
1265 housing. But with House Bill 60 and 61. There just waiting, waiting for no changes to be made.
1266 And your developers are going to come in and put workforce housing in with these very small
1267 elderly housing units. And they're not going to do it for the elderly. They're going to do it for
1268 families, and they're going to shove three, four kids in a 200 square foot bedroom. Okay, that is
1269 going to impact our school system
1270
1271 Keith Smith 1:22:47
1272 How do you define workforce housing?
1273
1274 Mrs. Luszc 1:22:49
1275 We don't have to define it. The state Congressman did this to us.
1276
1277 Keith Smith 1:22:53

1278 I have the definition for workforce housing.
1279
1280 Mr. Reed 1:22:57
1281 Hang on, let's not go to the workforce, you got to take care of now. Hang on. Let's talk about
1282 amendment number seven, right.
1283
1284 Mrs. Luszcz 1:23:11
1285 we don't have the developers looking to put in, I believe
1286
1287 Mr. Reed 1:23:15
1288 The things that were raised here had to do with the size. So, your main objection was where
1289 they didn't change all the zones? You can do this. They didn't change the lot sizes for this.
1290
1291 Keith Smith 1:23:25
1292 I haven't seen that updated.
1293 Mr. Reed 1:23:28
1294 I think the only thing you brought up initially was the increase in the size of the living space.
1295 Keith went from 400 to 600 and 600 to 900.
1296
1297
1298 Keith Smith 1:23:40
1299 Okay, so by what was posted.
1300
1301 Mr. Reed 1:23:43
1302 Well, I'm sorry, I can't speak to that. I got what I was handed. And this is based on what our
1303 legal gave us.
1304
1305 Kevin Woods 1:23:50
1306 I can tell you what's posted there now. Okay, which was posted when the packets were all sent
1307 out, which was December 23. Is what you've been reading. Okay. And that's, you know, on the
1308 websites and the packets were sent and I'm reading the support documents now.
1309
1310 Mr. Reed 1:24:12
1311 Okay. Thank you. Alright, so what we have then, was there anything else you wanted to add to
1312 that, then Keith?
1313
1314 Keith Smith 1:24:18
1315 No.
1316
1317 Mr. Reed 1:24:21

1318 We'll get to amendment eight in a minute. Does anybody else want to speak to amendment
1319 seven? Because that's what we're doing. We've got to do this one at a time or we'll never get
1320 through. Anybody else want to add to amendment seven?
1321
1322 Mrs. Luszcz 1:24:43
1323 I just want to reiterate; this has nothing to do with an elderly person getting a single or building a
1324 single-family home for themselves.
1325
1326 Mr. Reed 1:24:54
1327 well, it wasn't meant to be. Alright, so I have an amendment to amend articles. 5.5 of the
1328 Raymond Zoning Ordinance Elderly Housing District to change the permitted zones for such
1329 developments to require that such developments consist of at least two acres to change the
1330 minimum frontage 200 feet, and to require that a one bedroom dwelling have a minimum of 600
1331 square feet of living space, and a two bedroom unit have 900 square feet, each unit must have
1332 a minimum of two parking spaces per unit. Now, I did notice reading through that it does say to
1333 change the permitted zones.
1334
1335 Mrs. Luszcz 1:25:42
1336 But oh, yeah, permitted zones,
1337
1338 Mr. Reed 1:25:45
1339 It says to change the permitted zones.
1340
1341 Keith Smith 1:25:48
1342 There are zones, zone B is two acre, and zone A has what? half acre? It depends on water not
1343 well.
1344
1345 James McLeod 1:25:59
1346 What changed, we need to because we're not changing the zones now. So
1347
1348
1349 James McLeod 1:26:12
1350 Change the, I want to say, I don't want to say restrictions or permissions. It's the regulations to
1351 change the regulations for such developments instead of permitted zones that regulations
1352
1353 Mr. Reed 1:26:34
1354 so, we get rid of permitted zones, and we put in regulations to
1355
1356 Mrs. Luszcz 1:26:38
1357 change the regulations. Yes. For such developments, etc.

1358
1359 Keith Smith 1:26:48
1360 The zones stayed the same. Yes, the zone stayed the same. That was my mean.
1361
1362 Mrs. Luszcz 1:26:54
1363 Thank you for bringing that up. Yeah.
1364
1365 Mr. Reed 1:26:55
1366 To amend article 5.5 of the Raymond Zoning Ordinance Elderly Housing Overlay District to
1367 change the regulations for such developments to require that such developments consist of at
1368 least two acres to change the minimum frontage to 200 feet. And to require that a one-bedroom
1369 dwelling unit have a minimum of 600 square feet of living space, and a two-bedroom unit have
1370 900 square feet, each unit must have a minimum of two parking spaces per unit. That's the way
1371 it reads.
1372
1373 Keith Smith 1:27:23
1374 The two acre permitted zones aren't two-acre zones. This is an overlay that is now in 5.5.
1375
1376 Thomas Quarles
1377 An overlay district applies to all districts, and this would trump an acreage requirement in a
1378 district that didn't have a two-acre minimum or had something different.
1379
1380 Keith Smith 1:27:46
1381 So, you're saying if I'm in downtown, where our overlay elderly overlay was, and I have water,
1382 and I have under half acre? I could have elderly housing.
1383
1384 Thomas Quarles 1:28:00
1385 No. The overlay Trumps anything in the district? Okay, you need two acres for elder housing for
1386 older persons development.
1387
1388 Ms. Bridgeo 1:28:11
1389 Housing Development, not a house.
1390
1391 Mr. Reed 1:28:16
1392 You could buy a half-acre and put a small home office for an elderly person. Yes. We're talking
1393 about development.
1394
1395 Keith Smith 1:28:22
1396 We are talking about developed housing for elderly close to the resources that the town,
1397 there's a lot of factors that are involved with an elderly overlay district.

1398
1399 Mr. Reed 1:28:33
1400 The question you have to ask Keith is on a half-acre lot. What kind of development could you
1401 put in? This is why they went to the two acres so that if there's a development, it requires two
1402 acres.
1403
1404 Keith Smith 1:28:46
1405 Where the two acres are located.
1406
1407 James McLeod 1:28:55
1408 You're going to be hard pressed to fit and adult retirement community on a half-acre lot.
1409
1410 Keith Smith 1:29:01
1411 Yeah, that I'm not just saying but you have C1. So, it's a minimum of two acres just saying.
1412
1413 James McLeod 1:29:28
1414 Motion:
1415 Mr. McLeod made a motion that we move this to January 12, 2023 hearing with the
1416 amendment. Mrs. Luszczyk seconded the motion.
1417
1418 Mrs. Luszczyk 1:29:46
1419 The amendment was just changing limited zones to regulations.
1420
1421 Mr. Reed 1:29:49
1422 Yes. But that is significant. That is significant. You seconded that? Any other discussion.
1423 Everybody understands what we're doing. We're moving it to next week's hearing.
1424
1425 Mr. Reed 1:30:08
1426 Okay. Did Scott where he stepped out or is he here a phone call outside? Okay. Any other
1427 comments? I want to give them just a minute before emotion.
1428
1429 Mr. Reed 1:30:24
1430 Public comment is done for amendment seven. We have a motion on the floor in a second and
1431 a second. All those in favor . Roll call vote
1432 Kevin Woods - Yes
1433 Jim McLeod - Yes
1434 Dee Luszczyk - Yes
1435 Brad Reed - Yes
1436 Trisha Bridgeo - Yes
1437 Gretchen Gott - Yes

1438 Scott Campbell was to present for the vote. The motion passed with a vote of 6 in favor, 0
1439 opposed, and 1 abstention.

1440
1441 Mr. Reed 1:30:55
1442 Scott, I guess we'll go for the absent for that one. He wasn't here. So, I guess I could have, I
1443 could have said, but Scott started it.

1444 All right, amendment number eight, to add a new workforce housing overlay district in
1445 conjunction with proposed changes in the elderly housing overlay district. New state legislation
1446 requires that if a municipality allows increased density or other dimensional or procedural
1447 incentives for the development of housing for older persons, it may allow the same incentives
1448 for the development of workforce housing. As of July 1, 2023, any incentives established for
1449 housing for older persons shall be deemed applicable to workforce housing development. At
1450 present, Raymond does not have any workforce housing development provisions and zoning
1451 ordinance. In response to the above-described legislation. The Planning Board has proposed a
1452 workforce housing overlay District, which is closely based on the elderly housing overlay
1453 district. The proposed density lot size and other dimensional and procedural requirements for
1454 the proposed workforce housing overlay districts are the same as what is proposed for changes
1455 to the provisions of elderly housing overlay district as described and amendment number seven
1456 above.

1457
1458 James McLeod 1:32:16
1459 Basically, this was, again in response to House Bill 1661. And by having a workforce housing
1460 overlay district, we can at least try to put some guardrails on the stuff that is being required or is
1461 being demanded by the state that we comply with.

1462
1463 Mr. Reed 1:32:42
1464 Any other comments from the board?

1465
1466 Kevin Woods 1:32:44
1467 I have a question for the attorney. This is a zoning amendment to the zoning ordinances.

1468
1469 Thomas Quarles 1:32:52
1470 Yes. Well, it is but it's creating a whole new part of the ordinance not changing existing
1471 language.

1472
1473 Kevin Woods 1:32:59
1474 My question is it seems like the amendment to the ordinance is the first sentence. For since
1475 everything else is explanatory. Would you normally put explanatory in an ordinance?

1476
1477 Thomas Quarles 1:33:18

1478 Well, there's two pieces of this. This is the explainer that's going to go on the ballot. And the
1479 actual text of the new overlay district ordinance is going to be available, but it's not going to be
1480 stated on the ballot. So that's why this explanation. So, but such detail and I think needs to
1481

1482 Kevin Woods 1:33:45

1483 Seven is what's going on the ballot: the people voting on the same thing as 6,5,4,3,2, and one. I
1484 didn't know that warrant articles would have an explainer, like you would have the text of the
1485 zoning amendment would be on the warrant article just like the text of any warrant article. Not
1486 an explanation. of I mean, in your any other warrant article. Shall you vote to raise an
1487 appropriate X amount of dollars? You don't put a big explanation in the warrant article. How
1488 does this differ?

1489

1490 Thomas Quarles 1:34:27

1491 Is there? I think we need to get the town clerk involved in this issue as well. But I think for
1492 tonight's purposes, we don't have to decide what the ballot is going to look like. We have to
1493 decide is the language of this overlay district something that the planning board supports and
1494 wants to move to the town meeting for a vote up or down.

1495

1496 Kevin Woods 1:34:54

1497 Exactly. What is going to the ballot?

1498

1499 Thomas Quarles 1:34:57

1500 I can't tell you definitively. If that's not an issue.

1501

1502 Kevin Woods 1:35:01

1503 I thought we were going to make a motion to move this to the ballot,

1504

1505 Thomas Quarles 1:35:07

1506 The effect of a motion to move this would be to move both this language and the and the actual
1507 text of the overlay districts for approval by town meeting now how much of that is actually on
1508 the ballot? I'm not in a position to say tonight. But in terms of public notice, the important thing
1509 is, the public has noticed both this explainer and the actual text of the new district ordinance
1510 and has had that for the last 10 days. And, you know, that's why we're having this hearing. They
1511 have the full picture; they can speak to it. And that's all we really need to cover tonight.

1512

1513 Kevin Woods 1:35:51

1514 Well, I agree with the second paragraph, I interpreted that as being the explainer. I would have
1515 thought we would have seen a break between what is the actual amendment. And what is
1516 explanation. And when I look at this, the first sentence is the actual amendment. Everything
1517 else is an explainer.

1518
1519
1520 Thomas Quarles 1:36:13
1521 Well, again, I take your point, but we can't. I can't give an opinion on how much text this is going
1522 to be in the ballot. And I don't think you need that tonight.
1523
1524 Mr. Reed 1:36:26
1525 Because the actual overlay district would go into the zoning is almost three pages long. And
1526 that's on top of what's applicable from the elderly housing, which is currently like eight pages
1527 long. So approximately, so that just so you understand that what we're talking about here
1528 tonight is the concept of it. And Keith, some of the stuff you were talking about was referencing
1529 the actual ordinance. So just so everybody's clear on that. Thank you for that question, Kevin. I
1530 had not thought of it that way. I believe we'll have to see what has actually gone on the ballot.
1531 That's something we'll have to. But Kevin is correct. Yes. Kevin is correct. And what we're
1532 proposing are the actual amendments to add a new workforce housing overlay district in
1533 conjunction with proposed changes in the elderly housing overlay district. That's what we're
1534 proposing. Everything else is explanatory. The actual districts and the actual wording to the
1535 actual zoning ordinance is available online. Looks something like that. So, any other comments
1536 from the board?
1537
1538 Mrs. Luszcz 1:37:41
1539 Will this be its own new article number? Or are we going to add it to the elderly housing overlay
1540 district? If it's going to be worded the same?
1541
1542 Thomas Quarles 1:37:56
1543 It has to be a new article,
1544
1545 Mrs. Luszcz 1:37:57
1546 It has to be a new article. So should we say it's going to be articles to add article 16. And I
1547 would also say workforce housing overlay district of the Raymond Zoning Ordinance. Now that
1548 we're done all the others, were missing the word Raymond Zoning Ordinance and several of
1549 the other
1550
1551 Mr. Reed 1:38:24
1552 The Elderly Housing Overlay District is in article 5.5. . Right. So, it is proposed to be an article
1553 5.6 According to our paperwork.
1554
1555 James McLeod 1:38:35
1556 That's how I had numbered it out.
1557

1558 Mr. Reed 1:38:39
1559 And that follows along with our number. So, it would proceed here to point six, this would be
1560 article 5.6. It would follow the elderly housing overlay district. It would be a new artist a question
1561 if we
1562
1563 Mrs. Luszcz 1:38:51
1564 We should probably identify what's going.
1565
1566 Mr. Reed 1:39:05
1567 Let's hold off on that. Let's stick on the one we have because on amendment seven, we talked
1568 about amending article 5.5 Elderly housing is article 5.5. This says to add a new workforce
1569 housing overlay district and we can call it all we have to do is add article 5.6. I mean, that
1570 doesn't change the substantiation.
1571
1572 Mr. Reed 1:39:33
1573 To add article 5.6. Any other comments from the board? Jim, you also wanted to mention so
1574
1575 James McLeod 1:39:49
1576 I just wanted to note that Keith may not be aware of this, but we did add an additional zone so
1577 it's zone B, residential, agricultural and all So zoned E manufactured housing districts,
1578
1579 Mr. Reed 1:40:03
1580 For workforce housing for the workforce housing. We haven't got to that yet. Now I lost my
1581 page.
1582
1583 James McLeod 1:40:21
1584 And, again, this is Fair Housing Act compliant. That's part of what's written into the overlay
1585 district, and the dimensional procedural requirements, et cetera, mirror, the elderly housing
1586 changes, which is going to happen automatically on July 1, 2023, whether you like it or not. So,
1587 if we make these changes, now, we'll have a little bit of control over what happens.
1588
1589 Mr. Reed 1:40:55
1590 Everybody understands that a lot of this is going to happen. If we do nothing. It is going to, yes,
1591 it's happening a lot, there's a lot of things that are going to happen if we do nothing. What this
1592 does is puts a little bit of guardrails on it, and they tried to be fair about it, they spent a lot of
1593 time on this. And there have been changes made right up to very, very recently, as we've
1594 learned things about fair housing about legal, legally the way to state these things and so forth.
1595 Anybody else on the board? Want to comment before I open it up to a gentleman who's
1596 waiting? Okay, Keith, our amendment number eight.
1597

1598 Keith Smith 1:41:31
1599 Okay. Really the one question I have, and Scott was alluding to the enhanced report, what is
1600 the definition of workforce housing to this board? What are the parameters? What says that its
1601 workforce housing versus ordinary housing? What would make you determine that in that
1602 classification, that nomenclature, that its workforce housing,
1603
1604 Scott Campbell 1:41:59
1605 The benefits, they're going to gain at the state level with all these grants, they're freebies, the
1606 builders get to get a whole bunch of grants if they go in under workforce housing, but what's
1607 your for they defined it in Concord, they're going to give you a developer, we're going to give
1608 you millions of dollars to go build it, you call it workforce housing. Now, there's supposed to be
1609 parameters on how much they charge. So, 5% will go off for people that are 30%, under the
1610 going income level in a town that the numbers are all over the place, but it's on a tear system,
1611 they only have to a certain amount of it to get it under workforce housing, they don't have to do
1612 100% Of all the units,
1613
1614 Keith Smith 1:42:36
1615 I found a definition on workforce housing, which because there seems to be so much confusion
1616 in where it is and what it is and everything else. And the only clear one I found from the Urban
1617 Land Institute on workforce housing. As housing affordable to households earning between 60
1618 and 125% of the area median income Am I work at was how housing targets middle income
1619 workers, which includes professionals such as police officers, firefighters, teachers, health care
1620 workers, retail clerks, and the like. That's the definition for workforce housing,
1621
1622 James McLeod 1:43:15
1623 I can give the definition that I've forced housing from RSA 674:58. Workforce Housing means
1624 housing which is intended for sale in which is affordable to a household with an income of no
1625 more than 100% of the median income of a four person household for the metropolitan area or
1626 county in which the housing is located, as published annually, the United States Department of
1627 Housing and Urban Development. Workforce Housing also means rental housing, which is
1628 affordable to a household with an income of no more than 60% of the median income of a
1629 three-person household for the metropolitan area or county in which the housing is located, as
1630 published annually by the United States Department of Housing and Urban Development.
1631 Housing developments that exclude minor children from more than 20% of the units in which
1632 more than 50% of the dwellings have fewer than two bedrooms are subject or are subject to
1633 age restrictions shall not constitute workforce housing for the purposes of this subdivision.
1634 That's the definition of workforce housing.
1635
1636 Keith Smith 1:44:16
1637 Will be referenced in the ordinances.

1638
1639 James McLeod 1:44:27
1640 No. It's not that we don't determine it's determined by the state, the state makes the definition.
1641
1642 Ms. Bridgeo 1:44:34
1643 That definition comes up if you put in workforce housing or Hampshire, that complete definition
1644 of the exact same one comes in its entirety.
1645
1646 James McLeod 1:44:51
1647 It's referenced in the overlay district workforce housing overlay district. That's the reference
1648
1649
1650 James McLeod 1:45:04
1651 RSA 674:58 part VI.
1652
1653 Mrs. Luszcz 1:45:11
1654 And if I may, Scott, could you be there a time limit when they can build these units have the
1655 required minimums? After so many years, they can make it full. Profit, correct?
1656
1657 Scott Campbell 1:45:22
1658 Yes, they can do away with that after so many years. So that means the affordable unit for the
1659 family that needs it, they can raise it 100%, right, you just go
1660
1661 Keith Smith 1:45:32
1662 The problem is, again, I have old information. This was highlighted and sent to me highlighted
1663 as to what the definition would be.
1664
1665 Scott Campbell 1:45:40
1666 If you look at the Concord site, it goes over all the details on this was some of the sites most
1667 importantly, some of these programs, what they're going to do is they can come in and every
1668 level they go up, they get a discount on their taxes. So, if they go up so many levels, not paying
1669 any taxes, which means the burden falls upon the townspeople,
1670
1671 Mr. Reed 1:46:17
1672 Was before any of that was finalized. Would you come forward, sir? reintroduce yourself,
1673 please, for the record.
1674
1675 Daniel Roy 1:46:31
1676 Daniel Roy , 1 Manor View Drive. Can I assume that all other parts of the zoning ordinance and
1677 building codes etc. would apply to a workforce housing?

1678
1679 James McLeod 1:46:49
1680 Yes, everything that isn't listed in the overlay district they would still have to comply with.
1681
1682 Daniel Roy 1:46:54
1683 So, I have three questions. One is whether the fire chief would be reviewing this because I
1684 believe every multifamily that we have in Raymond has to have fire access completely
1685 surrounding outside of the parking areas. Is that a fair statement?
1686
1687 Mr. Reed 1:47:15
1688 That we every multifamily? Is that what you said? Yeah, yeah. It would still have to meet all the
1689 multifamily requirements.
1690
1691 Daniel Roy 1:47:25
1692 Okay, so I made a rough calculation here, assuming a single floor of a development provided
1693 an 80,000 by 900, which comes out to just a little under nine units. without counting parking,
1694 setbacks, or fire lanes, I Calc, I assumed that you could probably put four and four to two rows
1695 of four. But I don't know if there's any limitation and number of stories other than the top the
1696 maximum height allowed in zoning, due to the ladder truck. Is any of that stuff part of this?
1697
1698 Mr. Reed 1:48:08
1699 It's well, our zoning, that's part of all our zoning. So, we have height limitations. We have units
1700 per acre limitations, all those things still apply.
1701
1702 Daniel Roy 1:48:18
1703 Well, in this particular amendment number eight, none of that is identified, it's referring back to
1704 something else.
1705
1706 Mr. Reed 1:48:24
1707 Well, it's referring because the exceptions that apply to this come from the elderly housing, you
1708 know that the things that the state says, have to apply to it, everything else still applies. So, if
1709 you build a multifamily workforce housing unit, a multifamily one, you still have to meet the
1710 requirements for density, the requirements for height for fire access, for roads for parking, all
1711 those things. So, if you're going into multiples,
1712
1713 Daniel Roy 1:48:53
1714 The way I would read this means that a double row house two rows of four units of 900 square
1715 feet could go up four stories, which is 40 feet.
1716
1717 James McLeod 1:49:06

1718 I might be able to answer your question more generally. The 5. 6.3 on this says the workforce
1719 housing overlay district shall require pursuant to the provisions of the site plan regulations,
1720 subdivision regulations, site review and or subdivision approval as appropriate. So, they do
1721 have to meet all of our other regulations.
1722

1723 Daniel Roy 1:49:32

1724 Okay, so you wouldn't be surprised if you saw an application for 16 units or 32 units on a two-
1725 acre lot.
1726

1727 Mr. Reed 1:49:42

1728 Well, I'd have a hard time if they'd never got it in the past because it would exceed the density
1729 allowed on it you still have to meet the density requirements. All the other stuff still has to be
1730 met of the zone as it existed.
1731

1732 Daniel Roy 1:49:55

1733 Exactly. So, if this was done in Zone an Okay. Okay. Just meant to confuse all of you. I just had
1734 lots of questions as to what this might look like to build.
1735

1736 James McLeod 1:50:12

1737 That's nothing that we can answer.
1738

1739 Maddie Dilonno 1:50:18

1740 Mr. Chairman. Getting back to the definition of workforce housing, I do think and perhaps
1741 attorney Quarles can chime in as well. I do think we should put the definition in this somewhere
1742 because, according to 5.6. 5.3. In determining what constitutes a workforce housing unit, the
1743 assessor's office will reference the portions of the zoning ordinance, in effect when the dwelling
1744 unit was constructed, and determine whether it shall be considered workforce housing for the
1745 purposes of the calculations required under this section. So how is the assessor's office
1746 supposed to determine what a workforce housing unit is? By looking at the rest of the ordinance
1747 without a definition?
1748

1749 James McLeod 1:51:04

1750 They will have to refer to the RSA.
1751

1752 Maddie Dilonno 1:51:07

1753 okay. I think that should be put somewhere in here, then well.
1754

1755 Thomas Quarles 1:51:13

1756 Don't forget, there's lots of different terms for workforce housing. When we speak, somebody's
1757 got to take the initiative and say, I am coming before the planning board to build workforce

1758 housing under your new workforce housing coordinates, that implicates obviously the
1759 ordinance, but as Jim says, The statutes. So, if they get through the gauntlet, and have an
1760 approved workforce housing development, only then does the involvement of the assessor
1761 come into play. And he or she would do exactly what the statute requires. I don't think you need
1762 to reference that.

1763
1764 Mr. Reed 1:51:59
1765 That's what I was flipping through. I was just looking to see, I think we reference it and one of
1766 the places I couldn't find it, but I was looking to see if we had any kind of definition or
1767

1768 James McLeod 1:52:07
1769 We can always add a definition to our list of definitions.

1770
1771 Thomas Quarles 1:52:13
1772 You could. My hesitation would be that the statute is lengthy. And you read most of it. But one
1773 provision you didn't read talks about the goal to have for affordable housing, that for a total
1774 household unit, expenditures for housing does not exceed 30% of their income. So that'd be
1775 another thing you'd have to put in. So, you can do it. But my recommendation would be if you
1776 put in a definition of workforce housing you use you do it in very general terms and say, for
1777 further details, See RSA 674:54, as defined.

1778
1779 Maddie Dilonno 1:52:55
1780 I believe that would make things a little clearer.

1781
1782
1783
1784 Ms. Bridgeo 1:52:59
1785 The problem is putting that in as a zoning, and they update them regularly. Does the RSA
1786 change?

1787
1788 Thomas Quarles 1:53:10
1789 They won't change the numbers; the RSA numbering doesn't change.

1790
1791 Maddie Dilonno 1:53:19
1792 It will say according to RSA as amended.

1793
1794 James McLeod 1:53:20
1795 So, what I would do is just on 5.6.1, the intent says this article is to establish an overlay zoning
1796 district within which workforce housing shall be a permitted use. And then we can just add, so

1797 this article is established to provide an overlay zoning district in which workforce housing as
1798 defined by RSA, and just leave it blank.
1799
1800 Mr. Reed 1:53:50
1801 This is on the workforce housing overlay district. Actual zoning.
1802
1803 Thomas Quarles 1:53:57
1804 I am not up to leaving it blank. You can't leave it blank. So, I'm going to write here RSA 674:58-
1805 61. That's the current sections that comprise the workforce housing statute, anyone? And then
1806 you say, as Maddie said, as amended, and that covers a scenario where if they change it
1807 automatically references the current version of the state statute.
1808
1809 Thomas Quarles 1:54:31
1810 RSA 674:58-61, meaning it goes from 58,59,60,61 as amended, meaning that if they end up
1811 with 60s through 2,3,4,5,6, that also comes under that umbrella.
1812
1813 Kevin Woods 1:54:54
1814 Kevin's been reasonably concerned about this because we recently had a case. We had an
1815 ordinance that referenced and RSA that was repealed and didn't exist anymore.
1816
1817 Thomas Quarles 1:55:08
1818 That's a rare thing.
1819
1820
1821
1822 James McLeod 1:55:27
1823 So, 5.6.1 would read intent: this article is to establish an overlay zoning district within which
1824 workforce housing as defined by RSA 674:58-61, as amended shall be a permitted use period.
1825
1826 Mr. Reed 1:55:54
1827 Okay. Did you get that Maddie?
1828
1829 Maddie Dilonno
1830 No.
1831
1832 James McLeod 1:56:00
1833 So, between housing and shall, we're just adding as defined by RSA 674:58 - 61 as amended
1834 as a permitted use.
1835
1836 Mr. Reed 1:56:21

1837 And this should be reposted, and we should carry this forward.
1838
1839 James McLeod 1:56:27
1840 So, we didn't really make any changes. We just added the definition.
1841
1842 Mr. Reed 1:56:31
1843 Well, that's up to you guys. And if you think that's okay, are you okay with that?
1844
1845 Mrs. Luszcz 1:56:43
1846 And again, just my clerical question about Raymond Zoning Ordinance in some of these and
1847 not in all of them.
1848
1849 Mr. Reed 1:56:53
1850 Let's finish this one and then we will go back and check if we need to add anything to the
1851 others. Okay, let's do one at a time. Okay, so amendment number eight now is to add article
1852 show 5.6, a new workforce housing overlay district in conjunction with proposed changes in the
1853 elderly housing overlay district. And then on that paperwork to carry forward and get this
1854 reposted so that the actual paperwork for the zoning for the workforce housing overlay district
1855 will have the reference to the definition for workforce housing.
1856
1857
1858
1859
1860 James McLeod 1:57:26
1861 Motion:
1862 Mr. McLeod made a motion that under amendment number 8 to add article 5.6 a new workforce
1863 housing overlay district in conjunction with proposed changes in the elderly housing overlay
1864 district. And then on that paperwork to carry forward and get this reposted so that the actual
1865 paperwork for the zoning for the workforce housing overlay district will have the reference to the
1866 definition for workforce housing and move the hearing until January 12, 2023. Ms. Bridgeo
1867 seconded the motion. Roll call vote:
1868 Gretchen Gott - Yes
1869 Trisha Bridgeo - Yes
1870 Scott Campbell - Yes
1871 Brad Reed - Yes
1872 Dee Luszcz - Yes
1873 Jim Mcleod - Yes
1874 Kevin Woods - Yes
1875 The motion passed with a vote of 7 in favor, 0 opposed, and 0 abstentions.
1876

1877 Mr. Reed 1:57:46
1878 That is moving to the 12. Now we need to go back. Dee had a couple questions on what?
1879 Alright, we have an amendment one that references article 8.3.3 of the Raymond Zoning
1880 Ordinance.
1881 Amendment number 2 references article 4. 9.5.
1882 Number three mentions article 13.1.
1883 Amendment four mentions article 14.2.
1884 Number five mentions article 5.2.10.
1885 Amendment number six we amended carried forward to article 15. 3.2 And table 15.1.
1886 And then amendment number seven references article 5.5 of the Raymond Zone which is an
1887 existing article.
1888 Amendment number eight references a new article 5.6.
1889 Are we good?
1890
1891 Mrs. Luszc 1:58:39
1892 This is my clerical correction. See how this one references Raymond zoning ordinance. The
1893 others don't. So, number one does. Number two doesn't like four, five,
1894
1895
1896 Mrs. Luszc 1:58:58
1897 It's clerical. It's not important. I'll sit back. I'm consistent.
1898
1899 James McLeod 1:59:02
1900 Just the wording on that was me being verbose.
1901
1902 Thomas Quarles 1:59:08
1903 I don't I don't think you should worry about it. The introductory paragraph says that everything
1904 that follows.
1905
1906 Brad Reed 1:59:17
1907 and I appreciate your attention to detail. I mean, that's okay. All right. So, we have eight
1908 amendments to go.
1909 Now I would like to ask you, the fire chief contacted us right in the middle of the holidays, as I
1910 recall it. And he asked us to draft something, so that long driveways. And so, I want you to think
1911 about this for next week, we'd have to draft something for next week to go to the following
1912 week. Right. That's the last time we could do it.
1913
1914 Maddie Dilonno 2:00:12
1915 Yeah. I also think that it would be appropriate to put in the site plan regs. That would be okay.
1916 Yeah. Okay, terms of driveway length, and then I'm fine. We can do it.

1917
1918 Mr. Reed 2:00:22
1919 Just so everybody knows, he was concerned about long driveways, that we've got a lot of long
1920 driveways in town, and especially in the winter, he has trouble with emergency apparatus. So,
1921 he wants us, and I suggest anything 300 feet or over that has an accommodation to turn around
1922 for a turnaround for emergency apparatus. And he would give us the size of that required
1923 accommodation for anything over 300 feet. So, we're going to need to get that into our
1924 regulations.

1925
1926 Ms. Gott 2:00:51
1927 If it's a site plan, regulations, placement, just a waiver would give somebody a longer driveway
1928 if it's an ordinance. So there has a little it's a little stricter, and it becomes a variance. So, I think
1929 there's more protection on the variance end of it. And I think I will for one would prefer that. I
1930 don't know how to write it. But I would prefer stricter enforcement.

1931
1932 Maddie Dilonno 2:01:25
1933 Well, the planning board doesn't have to grant the waiver.

1934
1935
1936
1937 Mr. Reed 2:01:34
1938 Okay. All right. Well, give it some thought and to where we would put it in either of those in
1939 zoning or site plan. He and I spoke briefly by email and that's all it was. He said, would you like
1940 it on anything 300 feet or over? He said that would be a good start.

1941
1942 Because at that point, it becomes a long, long way to drive back those large pieces of
1943 equipment. And he was asking for a turnaround provision for anything 300 feet or over. And we
1944 can talk about that. I mean, you can make it 250 I mean, those are all long driveways. I have a
1945 300-foot drive. So, I know.

1946
1947 Mrs. Luszcz 2:02:17
1948 We can hear this application.

1949
1950 Mr. Reed 2:02:19
1951 Yes. All right. I'm going to close this section of the public hearing; I would ask that application
1952 number 2022-016. Please come forward.

1953
1954 Mr. Reed recused himself from this application at approximately 9:02 pm. Mr. McDonald was
1955 seated in his place.

1956

1957 James McLeod 2:02:41
1958 Thank you for your indulgence.
1959
1960 Ms. Bridgeo 2:02:56
1961 Application number 2022 -016. A subdivision application is being submitted by Kevin Hatch of
1962 Cornerstone survey Inc. The intent of this application is to subdivide a 19.64 lot into a four-lot
1963 subdivision to be known as Woodside Village, located at Route 27. Raymond, also known as
1964 tax map 33, lot 106 in Zone C2.
1965
1966 James McLeod 2:03:35
1967 Motion:
1968 Mr. McLeod made a motion that we accept jurisdiction. Mr. McDonald seconded the motion.
1969 Roll call vote:
1970 Kevin Woods - Yes
1971 Jim McLeod - Yes
1972 Dee Luszcz - Yes
1973 Scott Campbell - Yes
1974 Bob McDonald - Yes
1975 Trisha Bridgeo - Yes
1976 Gretchen Gott - Yes
1977
1978 The motion passed for jurisdiction with a vote of 7 in favor, 0 opposed, and 0 abstentions.
1979
1980 Maddie Dilonno 2:04:19
1981 Okay, so I have abutters if I state your name, just indicate that you're here.
1982 Woodside Village LLC.
1983 Maurice Dassault.
1984 Richard Patterson.
1985 Norman Baird.
1986 Geoffrey de Silva
1987 Robert Romeo
1988 Duane Besso.
1989 Haley Livingston
1990 Carol Lee Moshe.
1991 John Flanagan.
1992 Joseph C. Reed.
1993 Anthony Borg
1994 191 route 27 LLC.
1995 Charles Collins
1996 New Hampshire River Manor, Ltd partnership,

1997 Garrett Ennis,
1998 Kevin Hatch,
1999 Bruce Gill de John and Judith Morse.
2000 James McGregor Pinyon
2001
2002 Kevin Hatch 2:05:22
2003 right. Again, for the record, my name is Kevin hatch. I'm a licensed land surveyor and owner of
2004 Cornerstone Survey Associates over in Chester. I'm also the landowner on this one which is
2005 unusual for me but I'm both the applicant and the surveyor. I don't know whether you have
2006 plans. I did reprint plans based on one of Maddie's comments. My note number four. Really, I
2007 reread it and wasn't sure what I was saying. So, I did rewrite it, so it was a little easier to read.
2008 So, you're welcome to additional copies if you need them at large copies. Everybody's
2009
2010
2011
2012
2013 Kevin Hatch 2:06:24
2014 So, the application you have in front of you, is for a four-lot subdivision existing map 33 lot 106
2015 is 19.64 acres. This property you've probably already figured out where it is. But if you're
2016 headed out of Raymond towards Candia just past JCreed and the storage units.
2017
2018 I believe their condo project is across the street. This is that long straight section that has the
2019 center turn lane and the breakdown lanes on the side. So, it's the wide section of route 27 up
2020 through there. Our proposal is to take this, this larger portion and develop it into four individual
2021 lots. Basically, I'm not a big developer who can put in a 200,000 square foot building. These are
2022 just small projects little by little. And any additional development on these as stated in the plan
2023 would have to come back to you for site plan review. So, tonight's objective is simply to create
2024 the smaller lot so that we can have individual site plans on each lot as access onto Route 27.
2025 This existing area, I think there's been a for sale sign there for forever. But this is where there's
2026 an existing little driveway in there, that will be used for a common driveway for these two lots.
2027 Because this is a state highway, I'm allowed three driveway entrances without going through a
2028 bunch of hoops. So, the thought was we'd come in here and have access to two building sites
2029 here and here. The other two lots would have their own driveway. Each lot can accommodate
2030 both well radius of 4k area, you have your non zone G which actually isn't required in Zone C
2031 two. But it's something you do on every plan and Raymond, so I did it anyways. Showing that
2032 there's that building box. We do have a small wetland here a little pocket down in front. It may
2033 have actually been hand excavated years ago, it's hard to tell. Move a tiny little pocket a little
2034 another little strip up in there. But considering these are five acre lots, there's still substantial,
2035 dry usable land on each one.

2036 The property is zoned C2 all the requirements here far exceed those requirements. I know
2037 there was a question on the amount of usable land once you subtract the zone G. Those
2038 calculations all come up to let's see my smallest one I think is 4.6 acres. Actually, the end lot
2039 still has 3.95 acres of non-zoned G land. So, these are substantial lot sizes compared to others
2040 in town. We do have state subdivision approval on this, I had to make an adjustment on the
2041 driveway. Not so much the location because sight distance is well over 1000 feet in each
2042 direction. So, the sight distance is fine on these for the state, I had to show them some
2043 additional drainage with their existing culverts that are half buried going across the road, just to
2044 get them some more detail to show that our property does drain properly. So, we should have
2045 that state permit back shortly. Other than that, I think it's pretty simple and straightforward.
2046

2047 Ms. Gott 2:10:59

2048 We need to do regional impact.
2049

2050 Ms. Bridgeo 2:11:08

2051 I have a question. As far as to the board members, do we want to do a site walk? And then we
2052 would do the regional impact after we do a sidewalk?
2053

2054 James McLeod 2:11:29

2055 Is that order permitted?
2056

2057 Maddie Dilonno 2:11:32

2058 It's best to do the regional impact as soon as possible. Because of the timeframe for decision
2059 making.
2060

2061 James McLeod 2:11:40

2062 Is it intended to be more than a single unit, like single family homes?
2063

2064 Ms. Gott 2:11:47

2065 It's C2.
2066

2067 Kevin Hatch 2:11:49

2068 I would say they're not going to be single family homes, which wouldn't be a permitted use. And
2069 I will also say as far as regional impact, I have no proposed use. Nothing can happen on these
2070 lots until we come back to the board. So, I would say at that point, that's where the regional
2071 impact would trigger. Because right now, there's actually no physical change to the property.
2072 These are just blinding paper at this point. Because we can't tell you what the impact is until
2073 we've actually developed a site plan for these.
2074

2075 James McLeod 2:12:24

2076 That makes sense to me. I just don't. I don't want to set a precedent where we can just waive
2077 the regional impact on stuff whenever we want. If we have to do it, then we should probably just
2078 get a copy and run through it really quick.

2079

2080 Ms. Bridgeo 2:12:41

2081 I would agree with the gentleman though, until they come and tell us we couldn't make a
2082 determination as to what each location is going to cause us for an impact, I think that have to be
2083 done as each lot is presented for its purpose.

2084

2085 Bob McDonald 2:12:58

2086 And I agree, I think this is a lot line adjustment. And as long as it meets our current zoning.
2087 That's what we're looking at tonight.

2088

2089 Ms. Bridgeo 2:13:10

2090 I just have one question as to his notes, you explained to me what note number 12 means.

2091

2092 Kevin Hatch 2:13:23

2093 I actually put this as a standard note on everything now, because the EPA has a Notice of
2094 Intent application. Basically, if you're disturbing more than an acre of land, you need to get an
2095 EPA permit approval. Basically, to show that you're treating runoff and stormwater for the site. I
2096 put that on the notice on every plan so that at least it's in whoever's developing the property in
2097 their head, hey, what does this mean? I got what this EPA notice I better google it. Because if
2098 you don't, you may have some folks from the EPA show up at site and hand you \$100,000 Fine,
2099 so it'll probably stay on top of.

2100

2101 And again, in this scenario, there's no physical impact to the property. So wouldn't trigger it.

2102

2103 Mrs. Luszcz 2:14:31

2104 So, the driveways would not be put in until the lot was developed. Right? Those are all just
2105 proposed. So, there's not even local impact.

2106

2107 Kevin Woods 2:14:45

2108 Kevin, I have nothing like Bob's said. It's dividing up one piece of property into 4.

2109

2110 Mrs. Luszcz 2:14:57

2111 I thought abutters were present. Did they leave?

2112

2113 Kevin Hatch 2:15:00

2114 I talked to them all and gave him my card and said I'll when I know what I'm doing on any of
2115 these, I'll swing by the house and give you a copy.

2116
2117
2118 James McLeod 2:15:10
2119 I would like to say one thing. These are the clearest best drawings, everything, the T's crossed
2120 eyes got it. Thank you very much. I appreciate it.
2121
2122 Kevin Hatch 2:15:25
2123 As much as I like hanging out with you guys, I don't want to do it.
2124
2125
2126
2127 Scott Campbell 2:15:35
2128 I mean, he's just lines on a paper. I mean, I'm curious to see what he ends up doing. I know you
2129 got something in mind.
2130
2131 Kevin Hatch 2:15:41
2132 I've had all kinds of ideas.
2133
2134 Ms. Bridgeo 2:15:46
2135 And I want to say this is the best late Christmas present I've had and when I opened my
2136 package, I was thrilled. I want to say thank you so much.
2137
2138 Maddie Dilonno 2:16:03
2139 We did get a comment letter from an abutter I'll just pass around. It's just one to take one and
2140 pass it.
2141
2142 Kevin Hatch 2:16:08
2143 I'm assuming that is from the Reed property. I spoke with Mr. Reed today and just told him what
2144 I was doing out here and said I completely understand what your operation is. And we'll talk
2145 more about it. Yeah. And will protect what you're doing. I certainly understand that was going
2146 through a planning board and having the abutters whose house I just got approved, go to the
2147 town, and start complaining about the new lot next door so we could certainly
2148
2149 Ms. Bridgeo 2:16:42
2150 I'm going to read this into the record:
2151
2152 JCR Construction Co Inc. In regard to application 2022 - 016. Their Planning Board JCR
2153 Construction Company Inc was notified of plans to build a subdivision on tax map 33 lot 106 as
2154 an abutter. Our butters in the past have eliminated their buffer of trees and vegetation, while
2155 subsequently complaining about our lights and hours of surface JCR requests the town

2156 planners ensure an adequate buffer remains after construction of the subdivision to separate
2157 the proposed residential and JCS existing commercial business location. Thank you for your
2158 time and assistance Joseph Reed.

2159

2160 Mrs. Luszczyk 2:17:25

2161 Once again, any future proposals that will meet our current requirements.

2162

2163

2164 Ms. Bridgeo 2:17:39

2165 I would entertain a motion

2166

2167 Mrs. Luszczyk 2:18:39

2168 Mrs. Luszczyk made a motion to approve application 2022 - 016 a subdivision application at route
2169 27, tax map 33, lot 106 subject to the following conditions. The following conditions shall apply.

2170 The conditions of approval designated as conditions precedent must be completed within six
2171 months unless otherwise specified or this approval shall become null and void.

2172

2173 The following are conditions precedent

2174 A. the applicant must obtain all required local state and federal permitting for the project and
2175 provide copies of the same to the Community Development Department.

2176

2177 B. impact fees shall not be assessed for the subdivision,

2178

2179 C. deeds, easements, conservation easements, condominium documents, maintenance
2180 agreements, and other legal documentation pertinent to this project shall be reviewed and
2181 approved by town council and where applicable, the board of selectmen pursuant to RSA 41:14
2182 - A.

2183

2184 D. within 30 days of the date of this decision, February 6, 2023. A performance guarantee
2185 agreement shall be executed between the town of Raymond and the applicant. Failure to
2186 execute this required agreement will result in plan approval revocation.

2187

2188 II. the following items must be completed within 24 months of the completion of conditions
2189 precedent for this project to constitute active and substantial development or building pursuant
2190 to RSA 674:39

2191

2192 1. The placement of new property boundary markers

2193 2. Recording of the approved subdivision at the Rockingham County Registry of Deeds.

2194 3. The following items must be completed within five years of the completion of conditions
2195 precedent for this project to consider constitute substantial completion of the improvements
2196 pursuant to RSA 674:39.
2197
2198 a. placement of new boundary markers
2199
2200 b. recording of the approved subdivision of the Rockingham County Registry of Deeds
2201
2202 4. This approval is subject to the following waivers as granted by the Raymond Planning Board
2203 non applicable.
2204
2205 5. This approval is subject to the following special permits as granted by the board.
2206 non applicable
2207
2208 6. This approval is subject to the following conditional use permits as granted by the planning
2209 board, non-applicable.
2210
2211 7. This approval is subject to the following variances as granted by the Raymond Zoning Board
2212 of Adjustment, non-applicable.
2213
2214 and there are no other conditions imposed by the planning board.
2215
2216 Any persons aggrieved by decision of the Planning Board concerning a plat or subdivision may
2217 present to the Superior Court, a petition in accordance with New Hampshire RSA 677:15, or as
2218 applicable to the Zoning Board of Adjustment pursuant to RSA 676:5 III within 30 days of the
2219 date of decision identified above. This notice has been placed on file and made available for
2220 public inspection in the records of the planning board. Mr. McLeod seconded the motion.
2221
2222
2223 Kevin Hatch 2:22:24
2224 If I could interject to item one. You stated Today's date is February 6.
2225
2226 Mrs. Luszcz 2:22:32
2227 Now we make it 30 days, 30 days,
2228
2229 Maddie Dilonno 2:22:57
2230 the way I read it, no, it's within 30 days. That's good, which is February 6.
2231
2232 Ms. Gott 2:23:19

2233 Gretchen for discussion? Is it appropriate at this time to as a condition to remind the applicant
2234 that there are buffer requirements as asked for by an abutter?

2235

2236 James McLeod 2:23:39

2237 I think that's going to come up later and we've already got a motion and a second.

2238

2239

2240 Ms. Gott 2:23:44

2241 Okay, but we're in discussion now. So, I'm asking if it's appropriate and the reason I say that is
2242 because the reason I say it is because at this point when he possibly is going in and doing
2243 work, I just want Kevin's here hearing this but to remind him that the buffers need to remain

2244

2245 James McLeod 2:24:10

2246 I think that's just following the rules.

2247

2248 Kevin Hatch 2:24:20

2249 For the record, I understand the buffering requirements and the particular abutter that
2250 mentioned that actually has a wetland between he and I so there's an even bigger buffer that
2251 needs to be maintained. For the record, I will maintain all the necessary buffers and be a good
2252 neighbor.

2253

2254 Ms. Gott 2:24:38

2255 Even at the point of just subdivision. Okay.

2256

2257 Thomas Quarles 2:24:56

2258 You have got to pull back and either amend or withdraw, right?

2259

2260 Ms. Gott 2:25:02

2261 Do you pull it back?

2262

2263 Ms. Bridgeo 2:25:05

2264 Do you want to amend?

2265

2266 Ms. Gott 2:25:07

2267 I'm, uh, I guess I'm okay. Because I don't think there's a way to do it the other way. vote against
2268 it.

2269

2270 A roll call vote was taken.

2271 Kevin Woods - Aye

2272 Jim McLeod - Aye

2273 Dee Luszcz - Aye
2274 Scott Campbell - Aye
2275 Bob McDonald - Aye
2276 Trisha Bridgeo - Aye
2277 Gretchen Gott - Yes, based on the fact that Kevin has represented that he will follow the
2278 buffering.
2279
2280 James McLeod 2:25:46
2281 Can I ask you a procedural question?
2282
2283 Ms. Bridgeo 2:25:49
2284 Brad's got to come back.
2285
2286 Mr. Reed resumed his position as Chairman and Mr. McDonald was unseated and resumed
2287 being an alternate.
2288
2289 Ms. Gott 2:26:05
2290 Do we have any minutes we've not ever been for ages?
2291
2292 Ms. Bridgeo 2:26:19
2293 We thought them they're not posted.
2294
2295 Mr. Reed 2:26:24
2296 Oh, okay, everybody. Thank you. For all your hard work tonight. The next thing on our agenda
2297 is approval of minutes from October 27. of last year, which were previously in your packets.
2298 December 15.
2299
2300 Mr. Reed 2:27:07
2301 So, who has the minutes from October 27. We're in our last packet. And I'll confess it took me a
2302 minute to find mine. Oh, these are the ones we needed. Yes. This the October 27. Two Oh, no,
2303 no, no. This is how long it's been since we've done it.
2304
2305
2306 Ms. Gott 2:27:43
2307 That was with me. I'm going to abstain.
2308
2309 Mr. Reed 2:27:50
2310 Okay. Anybody want to make a motion? Anybody wants to start with how you want to handle
2311 this.
2312

2313 Mr. Reed 2:27:59
2314 75 pages long. I know.
2315
2316
2317
2318 James McLeod 2:28:03
2319 Motion:
2320 Mr. McLeod made a motion that we table the minutes until our next work session and we
2321 keep them as draft. Ms. Bridgeo seconded the motion. A roll call vote was taken.
2322 Kevin Woods - Aye
2323 Jim McLeod - Aye
2324 Dee Luszcz - Aye
2325 Scott Campbell - Aye
2326 Brad Reed _ Aye
2327 Trisha Bridgeo - Aye
2328 Gretchen Gott - Aye
2329
2330
2331 Ms. Gott 2:28:24
2332 And that will be next week then.
2333
2334 Mr. Reed 2:28:26
2335 So, minutes are tabled the next week. Thank you.
2336
2337 James McLeod 2:28:35
2338 Can I ask a procedural question
2339
2340 Mr. Reed 2:28:37
2341 Hopefully, we'll be able to answer it. Okay.
2342
2343 James McLeod 2:28:41
2344 Fair enough. At our last meeting, I passed out some proposed zoning amendments that were
2345 brought to my attention by a concerned citizen regarding chemical recycling and chemical
2346 refinery. And I'm just wondering, I don't know our timeframes and stuff. It's kind of a small one. I
2347 can read it now. I would like to try and get this out to public hearing.
2348
2349 Mr. Reed 2:29:20
2350 Yes, go ahead.
2351
2352

2353 James McLeod 2:29:23
2354 So, this would be a zoning amendment. Are you in favor of this wording? Are you in favor of the
2355 adoption of amendment number whatever it will be, as proposed by the planning board for the
2356 town zoning ordinance as follows:
2357 To amend article 13 definitions to include chemical recycling and chemical refinery
2358 establishments as follows chemical recycling establishment a facility where
2359 manufactured chemicals or materials containing manufactured chemicals are extracted,
2360 treated, processed or otherwise altered for further refining on or off site and chemical
2361 refining establishment, a facility that employs chemical or mechanical processes to break
2362 down chemical bonds through pyrolysis catalysts, or other means in order to alter the
2363 chemical structure of materials to produce byproducts on or off site.
2364 And then those are the definitions. And then are you in favor of the adoption of amendment
2365 number as proposed by the planning board for the town zoning ordinance as follows:
2366 To amend article 14 allowed uses table to include chemical recycling establishments,
2367 chemical refinery establishments, and that there used to be prohibited in all Raymond
2368 zones without exception.
2369
2370 This was brought to my attention by one of our state reps. And I did a little bit of research on it.
2371 I'm not fully read in on it. But these processes are polluting, horrible things that we don't want to
2372 have anything to do with in this town. And it sounds like they're looking for a place to put this,
2373 and we don't want to be it. So, this will help avoid that.
2374
2375 Mr. Reed 2:31:13
2376 So, you want to add some definitions, 2 definitions.
2377
2378 James McLeod 2:31:16
2379 2 definitions, and then adding them to the allowed uses table and prohibiting zones?
2380
2381 Thomas Quarles 2:31:26
2382 Can I comment?
2383
2384 Mr. Reed
2385 Yes, please.
2386
2387 Thomas Quarles 2:31:30
2388 Unfortunately, it's too late. This had to have gone out with the newspaper ad that was placed by
2389 the clerk just before Christmas, in order for it to get on the town meeting ballot for March, you
2390 have an option. And so that's the first problem. The second problem is I would have to research
2391 whether you can totally prohibit a use.
2392

2393 James McLeod 2:32:01
2394 We have prohibited uses in this town. Far less polluting.
2395
2396 Thomas Quarles 2:32:09
2397 But you may need to phrase it to pass muster to say, can only be allowed by special exception
2398 or something like that. To say, you know, it's I think everybody would agree to have a table of
2399 permitted uses and then say, not permitted anywhere. Yeah,
2400
2401 James McLeod 2:32:29
2402 We do have a few.
2403
2404 Thomas Quarles 2:32:31
2405 It's unusual. So, as you know, I'm certainly not prepared to look at that issue on a moment's
2406 notice. And I will say if you think there is some time urgency, the Selectmen have health and
2407 safety ordinance authority. This would fall under their health and safety ordinance authority.
2408 And they could do this without putting it in the zoning ordinance. If you follow me, I don't know if
2409 the Selectmen have their own set of health and safety ordinances and some towns do, some
2410 don't. But that would be just as an appropriate place for this as it would be under the zoning
2411 ordinance and a little bit broader because, you know, this is maybe too much a technicality. But
2412 you know, somebody could do this by the side of the road. And since it's not associated with a
2413 physical location in town, arguably, it's not governed by the zoning ordinance where if it
2414 was a slugfest ordinance, it really would be prohibited.
2415
2416 Ms. Bridgeo 2:33:33
2417 They have ones for pollution, noise, maybe pollution would be where it would be under the
2418 pollution?
2419
2420 Mr. Reed 2:33:43
2421 Do we want to ask Attorney Quarles to reword this, so it's legal and forwarded to the board of
2422 selectmen?
2423
2424 Thomas Quarles 2:33:51
2425 If you do, I need some time. This is not something I can do by the next meeting.
2426
2427
2428 Scott Campbell 2:33:56
2429 What would be the timeline that the board could actually adopt then. But if it went to the board,
2430 yeah.
2431
2432 Thomas Quarles 2:34:08

2433 You could need to, you know, there has to be at least one public hearing conducted by the
2434 properly noticed, one public hearing, and you could vote as early as the end of that hearing.
2435 Okay, I didn't know that. Yeah. But you know, again, I've been spending a lot of time on your
2436 matters. Your bill will affect that. Fortunately, unfortunately. And that, you know, let's hope.
2437
2438 Thomas Quarles 2:34:35
2439 Let's get the zoning stuff.
2440
2441 Scott Campbell 2:34:37
2442 I have a copy of it, but I think he wanted to look it over a little bit.
2443
2444 Mr. Reed 2:34:40
2445 Well, why I'm asking is do you want to take it to your attorneys, you guys have a different
2446 attorney? Well, I just didn't know the chain of custody kind of thing. You know. You guys want to
2447 just handle it? Or do you guys want us to take a few weeks? Give this to you one and we can.
2448
2449 Scott Campbell 2:35:07
2450 What do you think? Tom's doing a great job.
2451
2452 Mr. Reed 2:35:11
2453 Okay. So, would you put it on the list, sir? Okay. All right. Maddie, other business?
2454
2455 Maddie Dilonno 2:35:23
2456 Nothing on my end tonight.
2457
2458 James McLeod 2:35:31
2459 The Water Planning Committee has had three meetings, we're ready to present to the planning
2460 board. 5/10 minutes' worth of stuff. At some point at the board's convenience.
2461
2462 Mr. Reed 2:35:44
2463 Plan on it at our work session. For next week at the work session. Thank you. Yep. Tom, was
2464 there anything you wanted to, parting shots here?
2465
2466 Thomas Quarles 2:35:57
2467 Nope. I think we ended up with a good proposal.
2468
2469 Scott Campbell 2:36:07
2470 I do have a question for you. I brought up the impact, that's going to be happening to the town.
2471 Okay, I brought this up with Ernie. And Ernie says we're supposed to be dealing with impact.
2472 What are you with these developments and situations that are coming forward? Okay.

2473 Especially if you start calculating the 172 on 102 units. And I started asking him if he's worked
2474 on an impact study? He goes, no, that's the planning board. So, what are we supposed to be
2475 doing, Brad, because I'm not a rocket scientist. But I already figured out the math on just a
2476 couple of the units were already \$7 million in the negative, which is going to be a nasty impact
2477 to this town.

2478

2479 Ms. Gott 2:36:51

2480 That's something that we as a planning board should be asking the applicant to give us a
2481 Community Impact Study statement. So that we can, and we can specify we want impact
2482 statement on fire, police school,

2483

2484 Scott Campbell 2:37:10

2485 They are not going to want to do that. I did it really quick. And I didn't like the looks. They are
2486 not going to want to do that.

2487

2488 Ms. Gott 2:37:15

2489 That's not their prerogative. That's ours is the planning where we ask for studies, we ask for
2490 traffic studies. We also can ask for a Community Impact Statement. community impact studies
2491 that we don't want to say statement. We want studies. We want the documentation.

2492

2493 Mr. Reed 2:37:31

2494 I don't recall ever doing it while I've been here. We have not.

2495

2496 Ms. Gott 2:37:33

2497 We just don't very often. There are times that we for a variety of reasons did not. But I think that
2498 it's within our purview,

2499

2500 Brad Reed

2501 let's add it to the list of things on larger projects.

2502

2503

2504 Bob McDonald 2:37:53

2505 I live next to the project that you are referring to and I spent three years over there listening to
2506 the project. They did do one and I'll give you a copy?

2507

2508 Scott Campbell 2:38:07

2509 Did it look better than what I figured out really quickly.

2510

2511 Bob McDonald 2:38:09

2512 I can't say that. Wherever I came from. So, I would love, we can talk offline. Thank you.

2513
2514 Ms. Bridgeo 2:38:35
2515 I have too much for 10 minutes. Gretchen,
2516
2517 Ms. Gott 2:38:38
2518 I just want to say thank you to Jim for taking me over so I can see the other side of your site
2519 walk. Because I was not able to walk through the rest of the walkthrough. But I did get to see
2520 the other side. So, thank you.
2521
2522 Mr. Reed 2:38:52
2523 And I did want to mention, thank you for mentioning the site walk. Bob and Kathy, for all the
2524 work you did to document that for us.
2525
2526 Bob McDonald 2:38:58
2527 Kevin just needs to download it. It's an hour.
2528
2529 Mr. Reed 2:39:03
2530 I appreciate you doing that. So, Trisha, we have a motion to make.
2531
2532 Ms. Bridgeo 2:39:08
2533 Dan had something to say. No, I didn't want to cut off.
2534
2535 Mr. Reed 2:39:19
2536 Is there something else you'd like to add? Sir? You have five minutes?
2537
2538 Daniel Roy 2:39:22
2539 I need 30 seconds. If the board would have me, I'd like to have a vote.
2540
2541
2542 Mr. Reed 2:39:32
2543 Yes, yes, we do need to vote about that. Absolutely. Thank you, sir. Appreciate your
2544 involvement.
2545
2546 Ms. Gott 2:39:37
2547 You kind of went back and forth. You're ready to say yes.
2548
2549 Mr. Reed 2:39:42
2550 I know. I know. Yeah. Well, and he's taken some reasonable time to make sure. I understand. I
2551 appreciate that. So, I'd like to motion that Dan or Roy would like to be an alternate. We need to
2552 make a motion to accept Dan Roy as an alternate.

2553
2554 James McLeod 2:40:01
2555 Motion:
2556 Mr. McLeod made a motion for Dan Roy to be an alternate to the Planning Board. Mrs. Luszcz
2557 seconded the motion.
2558
2559 Mr. Reed 2:40:03
2560 Any discussion or any questions of Mr. Roy before we vote? He's spent the last couple of
2561 months with us.
2562
2563 James McLeod 2:40:12
2564 Yes. I have a question. Are you going to write the solar ordinance for next year?
2565
2566 Daniel Roy 2:40:20
2567 I am willing to contribute. Yes.
2568
2569 James McLeod
2570 Excellent.
2571
2572 Mr. Reed 2:40:25
2573 All those in favor? A roll call vote was not taken but all members of the Planning Board voted
2574 unanimously in favor of Mr. Roy being made an alternate to the Planning Board.
2575
2576 All right. Maddie, would you add that along to the town that we voted you as an alternate, you'll
2577 need to be sworn in and they will contact you. Okay. Thank you very much. Appreciate your
2578 time.
2579
2580 Motion:
2581 Ms. Bridgeo made a motion to adjourn. Mrs. Luszcz seconded the motion. A roll call vote was
2582 not taken but all members of the Planning Board voted unanimously in favor of adjourning.
2583
2584
2585 Thank you very much. RCTV. Thank you, for all you folks who spent this time with us this
2586 evening.
2587
2588 Respectfully submitted,
2589
2590
2591 Jill A. Vadeboncoeur
2592

1 Planning Board Minutes
2 January 12, 2023
3 7:00 PM
4 Media Center Raymond High School
5

6 **Planning Board Members Present:**

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

16 **Planning Board Members Absent:**

17 Kevin Woods (Secretary)
18

19 **Staff Present:**

20 Madeleine Dilonno - Circuit Rider Planner, RPC
21

22 Pledge of Allegiance.
23

24 Mr. Reed 0:25

25 Good evening, everyone. I'd like to welcome you to the January 12 meeting of the Raymond
26 Planning Board. I would like to begin this evening by introducing everyone.
27

28 Ms. Gott 0:57

29 Gretchen Gott, Planning Board.
30

31 Ms. Bridgeo 0:59

32 Trisha Bridgeo, Planning Board.
33

34 Bob McDonald 1:00

35 Bob McDonald, Planning Board alternate.
36

37 Scott Campbell 1:03

38 Scott Campbell, Board of Selectmen
39

40
41 Mr. Reed 1:05

42 Brad Reed, Planning Board

43
44 Dee Luszcz
45 Dee Luszcz, Planning Board
46
47 Jim McLeod
48 Jim McLeod, Planning Board
49
50 Thomas Quarles
51 Tom Quarles, Council to the planning board.
52
53 Maddie Dilonno 1:12
54 Maddie Dilonno, Rockingham Planning Commission.
55
56 Mr. Reed 1:15
57 Thank you, everyone. Kevin Woods had a family commitment. He could not make it this
58 evening. We were notified a couple days ago. So, he was unable to be here tonight. So, Bob
59 you will be seated the entire evening. All right, tonight's hearing is primarily to go over those
60 zoning warrant articles that we've forwarded from last week.
61
62 James McLeod 1:43
63 Mr. Chairman, just a quick question, Dan Roy has he been sworn in?
64
65 Mr. Reed 1:50
66 I do not know; I've not heard anything from the town office. I've seen nothing.
67
68 Okay, amendment number one to amend article 8.3.3 of the Raymond Zoning Ordinance to
69 clarify that sprinkler system shall be installed for all new commercial and industrial buildings of
70 any type to include multifamily residential dwellings, we have three or more units, lodging a
71 rooming housing, residential board and care or group housing. Further any new use additions,
72 renovations to commercial and or industrial buildings needing the approval of the planning
73 board or exceeding 50% improvement of such a building, as determined by the building
74 inspector shall require the entire structure to be brought into the section as a condition of
75 approval before issuance of the building certificate of occupancy. Sprinkler plan shall be
76 submitted to and approved by the Raymond Fire Department fire inspector. Structures requiring
77 the installation of a sprinkler system shall also have a fire alarm system installed as defined and
78 accepted by the Raymond Fire Department fire inspector. Further a fire alarm system designed
79 Plan shall be submitted to and approved by the Raymond Fire Department fire inspector prior to
80 the issuance of a building COO. Sprinkler systems and systems requirements of the section
81 shall meet the requirements with the current edition of the state of New Hampshire applicable
82 codes including but not limited to NFPA 70, NFPA 72 and dependent on the occupancy

83 classification NFPA 13, NFPA 13 D, or NFPA 13 R. So, any comments on the way that is
84 drafted?

85

86 James McLeod 3:34

87 Yeah, this is just a couple of syntax things. And then there's Yes. Okay, in the fourth line of the
88 first paragraph, where it says further any new use additions, which should read further any new
89 uses comma, additions, comma or renovations and then the only other thing was we had talked
90 about this change, but we made it in the wrong spot.

91

92 Thomas Quarles 4:08

93 So, you need to make it twice. It needs to be made twice when we made it wants to do it. The
94 second time was changed in the bottom of the first paragraph.

95

96 James McLeod 4:16

97 Okay, this is where we were, it should have been changed because this one could remain
98 permit up here. Well, because of the way that this is worded.

99

100 Thomas Quarles 4:30

101 Let's go ahead and change the one we all agree with in the second paragraph.

102

103 James McLeod 4:33

104 Okay, the last word of the second paragraph where it says building permit should be building
105 certificate of occupancy.

106

107 Thomas Quarles 4:42

108 And I'd suggest you just say certificate of occupancy because buildings certificate documents
109 see it is not a term of art. It's kind of a tortured structure.

110

111 James McLeod 4:53

112 So, strike building and at issuance of a certificate of occupancy and we should strike the
113 building in the other one as well. That's right.

114

115

116

117 Thomas Quarles 5:04

118 And to be clear, the second last line of the first paragraph where it says conditional approval
119 before issuance of the certificate, low occupancy and restricted for building. Anybody else have
120 anything from their notes from? Can I make a comment? Yes, sir. These are the only changes
121 I'm aware of we need to make we still should read out the rest of them. But as basically non
122 substantive changes, I don't think they would require yet another hearing. So that's a relief to

123 everybody. But we, the chair should either vote on these as final amendments, or Amendment
124 by amendment basis or do it all at once at the end of the review. Okay, well, we usually do
125 them Amendment by amendment, so that just so that if we, anyway, just worked out better.
126 Okay, so nothing else on amendment number one. All right, then.

127

128 James McLeod 6:09

129 Motion:

130 Mr. McLeod made a motion that we move Amendment One as amended to warrant article.

131 McDonald seconded the motion.

132

133 Discussion? All those in favor? A roll call vote was taken.

134 Jim McLeod- Aye

135 Dee Luszcz - Aye

136 Brad Reed - Aye

137 Scott Campbell - Aye

138 Bob McDonald - Aye

139 Trisha Bridgeo- Aye

140 Gretchen Gott - Yes

141

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

143

144 Mr. Reed 7:05

145 So that one was unanimous as to the warrant.

146

147 Amendment number four, to amend article 14.2 to add the following statement to the notes to
148 allow uses table. Electric vehicles charging stations shall be permitted in any zoning district in
149 the town of Raymond in any parking lot that contains six or more parking spaces. Parking
150 spaces set aside for EV charging may be included in the total number of required parking
151 spaces, as specified elsewhere in these regulations. No EV charging station shall preempt
152 handicap parking spaces. All direct current charging stations must be approved by the planning
153 board. Alternating Current charging stations may be approved by the building inspector.

154

155 Ms. Gott 7:48

156 I have a question on this one. And it hit me just as I reread it tonight by saying the charging
157 stations may be approved by the building inspector. It really shall be approved by the building
158 inspector. Because if you say may, it makes it sound like yeah, if they want to have it approved
159 by the building inspector. They can, they don't have to. But if you say shall and I know what
160 you're going to say.

161

162 James McLeod 8:17

163 I'll say it anyway. People may not know; I don't always know what's going to come out myself.
164 But he the reason that it was changed to May was because it may also be approved by the
165 planning board, if it comes up in an application was my understanding.

166

167 Ms. Gott 8:38

168 Yes. But by saying just may in that section, it makes it sound as though it's a choice to have it
169 done at all. And that's not what we're saying. We're saying it has to be at the very least done by
170 the building inspector.

171

172 Mr. Reed 8:56

173 Let's ask our legal representative.

174

175 Thomas Quarles

176 I don't think it's an issue. I had the same reading of May that Jim had, and you had. And I think
177 that's a good phraseology, because it streamlines the process if somebody's here for big
178 development. And this is just one small aspect. You folks approve it. I doubt anybody. I think
179 one of the possibilities you bring up as somebody you know as a subterfuge avoids the
180 planning board and goes to the building inspector instead. I just think that's a remote possibility.
181 Well, if you're just doing the alternate current station and you just need the building inspector,
182 then you've made the determination that there's a less of a lesser level of review needed so he
183 can do that.

184

185 Ms. Bridgeo 9:49

186 I still feel that this does not address problems that we may have with the station's proximity to
187 building, fire, I just think that we have no site plan, right?

188

189 Mrs. Luszcz 10:07

190 but can we write those now that we have this in place, and we have a site plan regulation?

191

192

193 Maddie Dilonno 10:12

194 Sure, yeah, you can amend the site plan.

195

196 Mrs. Luszcz 10:14

197 That doesn't need to go on the warrant.

198

199 Mr. Reed 10:24

200 Okay, any other comments?

201

202 James McLeod 10:26

203 I agree this needs to be flushed out at some point. But this is just the first step. It was a starting
204 point.

205
206 Motion:
207 Mr. McLeod made a motion that we move amendment number four to warrant. Mrs. Luszcz
208 seconded the motion.

209
210

211 Mr. Reed 10:43
212 Do we have public comment on amendment number four?

213
214 Daniel Roy 10:49
215 Daniel Roy, one Manor View Drive, playing devil's advocate here. Let's say the owner of the
216 building has an EV vehicle. But he's put in three charging stations. He's got a total of six places
217 to park on the lot. Is there anything in your mind that would restrict the everyday vehicle owner
218 from parking and an EV parking space?

219
220 Mrs. Luszcz 11:21
221 We don't have control over that.

222
223 Ms. Gott 11:24
224 I don't think there's anything legal, but they do put up signs as a courtesy sign more than a legal
225 sign.

226
227 Mrs. Luszcz 11:29
228 It's a good question. I would imagine the property owner might put a sign up to something like
229 that.

230
231

232 Mr. Reed 11:34
233 And while you're here, sir, a question was asked earlier. Have you been sworn in yet?

234
235 Daniel Roy
236 No.

237
238 Mr. Reed
239 Okay. Thank you. I haven't received anything yet. But I just want to thank you.

240
241 Mrs. Luszcz 11:43

242 I know when I pulled into a dealership for service, they had two charging stations. And it just
243 said.

244

245 Ms. Gott 11:50

246 It's a courtesy sign. I mean, I didn't pull on.

247

248 Scott Campbell 11:55

249 It comes down to it. If you get six parking spots, they want to put in three for EV Guess what?
250 You don't want to park there, you just lost 50% of your business? If they're if it's a retail in and
251 out, but

252

253 Mrs. Luszcz 12:04

254 um, so they're going to make a decision. If it's an apartment building, right? I mean, some, and
255 they all have parking spaces designated part of their apartment unit. Some of them actually
256 numbered. If they put a charging station up, but I don't think we have any jurisdiction over that
257 is what I'm saying. Correct?

258

259 Thomas Quarles 12:24

260 Well, yeah. Can I comment? Yes, please. You know, the way this is set up, you need a
261 minimum of six or more parking spaces to have an EV charging station in a new development.
262 So, if you wanted to go above six spaces, which most commercial retail establishments would
263 do, they would be allowed to have one extreme make every one of those excess parking
264 spaces and Evie station. As you pointed out, Scott, that's highly unlikely. But as we talked about
265 a moment ago, you could deal with that issue in your site plan regulations. It wouldn't be
266 contrary to have a site plan regulation that says if you have six or more parking spaces and
267 want to do EVs, EV charging stations, you can only have this ratio, whatever you set between
268 EV spaces and regular spaces for, you know, for every additional five spaces, you can have
269 one charging station. So, I mean, again, as Jim says it's a start. You can flush this out in your
270 site plan regs and or don't forget, you know, maybe I won't be here, but it will be here a year
271 from now doing the same thing again, you can amend the zoning ordinances at that point to sir.

272

273 Daniel Roy 14:03

274 Again, the reason why my comment is relevant is that your site review regulations already have
275 standards on the number of parking spaces depending on the use and the number. So, if one
276 every two parking spaces are EV capable, do those count? If the people don't have an EV
277 vehicle, would they be violating something based on your site review standards?

278

279 James McLeod 14:36

280 I don't believe so.

281

282 Ms. Gott 14:39
283 It is not an RSA like handicap parking. It's different.

284
285 James McLeod 14:45
286 If you know somebody with a gas-powered vehicle is intentionally parking in an EV station
287 because they just want to be disruptive. You know, we've I don't know what we can do about
288 that.

289
290 Ms. Gott 14:56
291 That's being nasty, but that's not a legal issue. Is it?

292
293 Mr. Reed 15:05
294 No yet. We're just starting to scratch the surface of this. I was on the West Coast five years ago
295 when this was well established there. And motels and places where people are going to be for a
296 period of time, they almost universally had an area set aside for EV charging. And many of
297 them were a certain brand name, because it's very popular on the West Coast. And you're not
298 allowed to park in those spaces unless you and they had a towing. There was a law there about
299 towing if you weren't charging, you know, even if you had one of those vehicles, you couldn't
300 park there overnight, you had to move it so someone else could charge. So again, that's much
301 more developed on the on the West Coast than it is here. But you know, we're headed that way
302 you need to start thinking about it, you're going to see, I think, Walgreens and there are already
303 three spots there. Yep. And I think as you'll see, if you see a development come in for a hotel,
304 I'm just picking something out of the air here, then you'll see that they're going to want to
305 incorporate that within this and then that's going to come before the board. But you know, so far
306 we haven't a my concern about this was if there's an existing place, like one of the rental places
307 that's already in town, and they're their tenant, start asking them for places where they can
308 charge their EV vehicles, because it's going to happen, and you don't want them running
309 extension cords out of their apartments across the parking lot. So, this is going to come up. And
310 right now, for an AC charger, they just need to go to the building inspector the way this is
311 written. That was the intent if they're going to do a fast-changing things like you do getting off
312 the highway to extend your range that's going to come before the planning board that's going to
313 involve a whole lot more stuff that the board is going to be involved with. Any other comments
314 from the public

315
316 Ms. Bridgeo 16:55
317 Prohibited use for location for these? I? I hate that as a country, we're on the precipice of
318 jumping out of one frying pan into a fire. I do. And we sit there we have rules and regulations
319 about gas, and you know how people won't want it because of the dirty and everything but yet,
320 the technology putting something such as an EV charger on top of our Wellhead Protection
321 area or an aquifer, I don't think we should be placing technology that we don't know on top of.

322 So as the warrant stands now, and we can't put that in our site plan regulations it would have to
323 go into they couldn't be located in that type of situation. So, what do you do then? I think that
324 regardless of which way we end up heading, New England may not be the best place for EV
325 chargers sitting for four hours as you want to charge your car at zero degrees. But that's
326 irrelevant to do. We want to put this technology on top of our wellhead now water and it's not if
327 it's not a prohibited use, which means they can and that's not going to go on our site plan
328 regulation.

329
330 Bob McDonald 18:13
331 To play devil's advocate, if you have a high-capacity battery in a popular electric car, you have
332 the same issue over and over and over. And I don't see how we could stop that.

333
334 Ms. Bridgeo 18:30
335 I'm not talking about the car. No, no.

336
337 Bob McDonald 18:34
338 The battery in the car is almost you read about all the flooding in down south. I haven't read
339 anything in California yet. But these types of batteries underwater, they set themselves on fire
340 and cause all sorts of damage. That's that that was my reference. Yeah, the battery is the
341 dangerous thing. Honestly. Yes. Yes. Yeah. Everything else, the chargers, the transformers that
342 run them, you have them everywhere. They are there already that type of equipment is already
343 all over the place.

344
345
346 Mrs. Luszcz 19:08
347 It's the wiring underground for these.

348
349 Mr. Reed 19:12
350 It depends on how you choose to do it. Usually, it would be yes.

351
352 Ms. Gott 19:17
353 Our site plan regs call for underground wiring, don't they?

354
355 Mr. Reed 19:21
356 Yes. If it were in a new development, yes.

357
358 Ms. Gott 19:26
359 But even going to keep going back to Walgreens or a place like you know, Ben Franklin Plaza.

360
361 Mr. Reed 19:35

362 What I'm thinking of is this. This would give an older, an older development something that's
363 existing. This would allow them to add those types of things. And if the existing electrical
364 infrastructure were overhead, like if Eversource feeds them overhead with cables that come into
365 the buildings, then in theory, they could set a pole that they would feed the power to the pole
366 would have a distribution thing that would probably go underground to the actual chargers. But
367 those are going to be on a stand or something. They could be mounted on a pole with boards,
368 you know, I mean, could be I'm not ruling it out.

369
370 Mrs. Luszczyk 20:16

371 Without any regulation they can do as they please.

372

373 Mr. Reed 20:19

374 Well, pretty much. Yeah. And that's why I wanted to at least, again, this is scratching the
375 surface. And I wanted to bring a solar thing, but it's just so involved. And with everything else
376 we work on; I didn't feel we had time to do it this year. So, but this, this is where it's at. I'm not
377 saying this is perfect.

378

379 James McLeod 20:42

380 It's not ideal, but it's what we have.

381

382

383 Mrs. Luszczyk 20:44

384 Assuming, which is a bad thing. Already, regulations about how underground wiring is
385 protected.

386

387 Mr. Reed 20:55

388 You don't need to worry about that the electric code is very specific,

389

390 Mrs. Luszczyk 20:59

391 that would follow these instructions, right? Yes, yes. So, there is some protection there.

392

393 Mr. Reed 21:05

394 And the whole may thing, I mean, to put in this type of device, you need a permit.

395

396 Ms. Gott 21:12

397 You know, no installer.

398

399 Mr. Reed 21:14

400 Now. In the state of New Hampshire, you're allowed to burn down your own house by doing
401 your own wiring. That's, that's legal. But if you hire somebody to do it, they need to get a permit

402 to do it. So, it needs to go through the building inspector. So, and that's all regulated, the, you
403 know, in the state has the codes that they adopt the National Electric Code, and so forth. And
404 then this all falls under that. And there's a whole ton of stuff in there about it.

405

406 Mrs. Luszcz 21:40

407 And that's what this article would do. Anybody who wishes to do this residential under six
408 spaces in their home, anybody, logic, this, everybody has to come down to the building
409 department.

410

411 Mr. Reed 21:51

412 And even if you're a homeowner, you're supposed to go to the building department. You're
413 supposed to get a permit. And you're supposed to do it to code. Just saying this is New
414 Hampshire live free and back. So, I'm just being realistic there.

415

416 All right. I'm going to call for the question. All those in favor? A roll call vote was taken to move
417 amendment 4 to the warrant:

418 Gretchen Gott - Yes.

419 Trisha Bridgeo - No

420

421 Bob McDonald -Yes.

422 Scott Campbell - Yes

423 Brad Reed - Yes

424 Dee Luszcz - Yes

425 Jim McLeod - Aye

426

427 The motion passed with a vote of 6 in favor, 1 opposed, 0 abstentions. This will be moved to
428 the ballot.

429

430 Okay, amendment number six, to amend article 15.3.2 And table 15.1 of the Raymond zoning
431 ordinance to require that all lots containing zone G land shall comply with the frontage and
432 setback requirements of the underlying zone as set forth in Section 15.1. And shall have a
433 minimum wetland setback of 75 feet, except a minimum wetland setback of 25 feet shall apply
434 to zone G lots that contain a compliant structure with a drinking well, or municipal water hookup
435 and compliant working septic system at date of adoption of this ordinance provision. O

436

437 Ms. Bridgeo 23:17

438 I would like to say thank you to the applicant last week who brought up his town of Chester, and
439 Chester has the 75 feet. We don't have the 25-foot tree buffer. But I thought that was a very
440 interesting addition. He put forward but to say that, yeah, we're in compliance with our

441 neighbors. And that's what I think Fremont is as well, but we don't have the 25 feet, but I say
442 thank you that he put that information out there that that's what they do as well.

443

444 James McLeod 23:46

445 What did they call it? The no cut zone or

446

447 Mr. Reed 23:49

448 no clear zone? No clear buffer.

449

450 Ms. Bridgeo 23:56

451 I've always been told. And when I hear the BOS say that we can't, that people can't cut the tree.

452 So, I'm not going to get into that. But I don't know how much you can actually tell someone they

453 can or can't cut a tree but was interesting that he said they had that.

454

455 Scott Campbell 24:10

456 Believe me. I live on a lake.

457

458

459 Ms. Bridgeo 24:15

460 I know there's shoreland protection but a different Yeah. This is he wasn't saying shoreline

461 protection. I look into it.

462

463 Bob McDonald 24:24

464 I've done work in Maine, and they have 100 foot, no cut on lakes now. Because they want to

465 stop erosion going into the lakes. There's a couple of large lawsuits up there with people who

466 have done that, and you have to remove everything and bring it back to what it was.

467

468 Ms. Bridgeo 24:48

469 Those trees would be hard to move in. Right.

470

471 Mr. Reed 24:51

472 Gonne be the exact tree. Okay, any other comments from the board? All right, public

473 comments. One amendment number six.

474

475 James McLeod 25:09

476 Motion:

477 Mr. McLeod made a motion that we move amendment number six to warrant. Mr. McDonald

478 seconded the motion. A roll call vote was taken:

479

Jim Mcleod - Aye

480

Dee Luszcz - Aye

481 Brad Aye - Aye
482 Scott Campbell - Aye
483 Bob McDonald - Aye
484 Trisha Bridgeo - Aye
485 Gretchen Gott - Abstain

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

487

488 Mr. Reed 25:33

489 Okay, so we have six I one abstention. Okay, amendment number seven to amend article 5.5 of
490 the Raymond zoning ordinance elderly housing overlay district to change the regulation for such
491 developments to require that such developments consist of at least two acres to change the
492 minimum frontage 200 feet, and to require that a one bedroom dwelling unit have a minimum of
493 600 square feet of living space, and a two bedroom unit have a have 900 square feet, each unit
494 must have a minimum of two parking spaces per unit. And again, I just want to emphasize that
495 these are developments. These are not individual units, comments from the board.

496

497 Ms. Gott 26:23

498 Two parking spaces per unit is not sufficient.

499

500 Mr. Reed 26:31

501 Well, Tom, address that, specifically last week.

502

503 Thomas Quarles

504 You know, as I explained, I don't think anything more than two would pass a rational basis test.
505 And don't forget what when you're saying this, you're you are in effect linking this requirement to
506 the workforce housing requirement. So, and I don't need to explain why. So, when what you're
507 really saying is not just people 55 or older, in one family unit, but people that qualify for low-
508 income workforce housing, need to have at least a positive lead to have three cars basically.
509 And I don't think any reviewing court is going to say that passes muster. And they're going to
510 take the opposite conclusion, which is you're putting that in specifically to discourage the
511 development of workforce housing, and housing for the elderly. So, unless you can articulate a
512 rational basis, that's the standard for why you should have a minimum of three parking spaces
513 per unit, I think you're going to fail on a legal challenge. And that would, at one extreme, that
514 would invalidate the entire ordinance. So, you're playing pretty high stakes here in my mind.
515 Because I don't think you want to have a scenario, worst case scenario where the entire
516 workforce housing ordinances invalidated and then it's just what a superior court judge thinks
517 are a reasonable workforce housing development, because your ordinance has been
518 completely voided.

519

520 Ms. Gott 28:16

521 Yes. I understand what you're saying. And that makes sense to me. Except my only proof is
522 anecdotal. When I know people have far more than two cars. And we have parking problems in
523 a variety of locations. And I think that, you know, you have two parents and a kid you have
524 three cars. You have two parents and a couple kids. You have four cars, sometimes. I see it out
525 here in our parking lot daily. I am concerned that it's insufficient parking. I hear what you're
526 saying. I don't want to lose this ordinance. That's I hear that clearly. But I think we're being
527 naive to think too, was enough.

528

529 Mr. Reed 29:00

530 A couple comments over here.

531

532 Mrs. Luszcz 29:04

533 I agree. I think we have to keep our minimums. Reasonable. And workforce housing is for lower
534 income people. And I just don't think you're going to find a lot of multiple cars with your lower
535 income. Hopefully, on average, though, I think it will work out you'll have somebody will only
536 have one vehicle. Somebody if they have two or three. I think it will work itself out. And if that's
537 a minimum, it doesn't mean that have to conform to just two and they only have two acres. So,
538 for building and parking spaces, they're going to be pretty limited, I think, by a minimum two
539 acres. They only have the two acres. That's time.

540

541 Bob McDonald 29:52

542 My two cents on this are it's a development, and the development is going to have to become
543 the planning board, they're going to have to do a traffic study. And if you know from the state, if
544 we're talking about elderly versus another use, then one of us I would ask if I'm a sitting
545 member, is there enough space for visitors? That's what I asked when they came before us,
546 because this is development. And they're going to have to come before the planning board.
547 Yes. And that could be a condition. I've seen it over the years. That has been a condition on
548 some developments that have been approved.

549

550

551 Ms. Bridgeo 30:49

552 I was going to ask, can we add that as our site plan review, where they have visitor parking,
553 whatever, a couple spots for, even if the people have to hike two miles away? But can we put
554 that in? That way, they can have an extra sorry, Jim, go ahead.

555

556

557 Mr. Reed 31:06

558 Any other comments from the board?

559

560 James McLeod 31:08

561 I was just going to say, Gretchen, I agree with you. The original writing of that had three spaces
562 in it. But based on the conversations that we've had; I think it's appropriate to go to two at this
563 time. And on the flip side, it reduces the impervious surface that we have to deal with. So, while
564 I agree with you, in principle, the reality is that I'm going to have to vote .
565

566 Daniel Roy 31:44

567 In support of what Gretchen was suggesting, if you look at any of the apartment complexes in
568 town, they all have visitor parking. I would prefer to call it common parking, so that if you have
569 extra cars in your family, you have a place to put it. I mean, I think that could be rationalized to
570 address the attorney's concern.
571

572
573 Mr. Reed 32:07

574 Any other comments from the public? Yes, sir. Would you come up and introduce yourself?
575

576 Dennis Garnham 32:19

577 Dennis Garnham, Main Street. I'm just a little confused. This amendments talking about elderly
578 housing. And I know this kind of like trying to combine workforce housing with it, because it'll
579 kind of fit certain things. But in my mind, I don't think many elderly people if they're looking for
580 housing, worried about 200-foot frontage, or the particular location, that this seems to be
581 identifying as critical. And workforce housing may be a little more interested if there's a family
582 involved. But 200-foot frontage, for what we're elderly need that? Who's going to agree that
583 that's going to keep the price down.
584

585 Mr. Reed 33:18

586 Again, understand this is for development. This is a 200-foot frontage for a development not for
587 an individual unit.
588

589 Dennis Garnham 33:25

590 Right. So how does that fit your development needs a lot more than 200 feet?
591

592 Mr. Reed 33:30

593 Well, yes, it would most likely. But if there was a piece of property that was 200 feet wide and
594 more than two acres deep then they could put a development in, theoretically, theoretically. So,
595 this would allow that. And I don't believe you were here last week. Did you hear the
596 conversation about the House bill that was introduced and the reason the elderly cannot conflict
597 with workforce housing? I did not hear okay. And that's why that's why we developed this. And I
598 believe Jim, voice the feeling of the entire board that we did not want to do anything to further
599 restrict elderly housing, but we were forced into it by the state legislature and what they passed.
600

601 Ms. Bridgeo 34:13
602 this is not an individual home development,

603
604 Dennis Garnham 34:17
605 I understand. But it sounds like if you're talking 200-foot frontage, and two acres minimum
606 sounds to me like the old you need two acres to ask for a, you know, a permit to build a home
607 on a lot. That sounds similar to me. And it causes me to think I don't know what kind of
608 development is going to be playing with this kind of 200-foot frontage. If we're talking about a
609 development that's let's say, 60 people in this community, a small community that doesn't fit it
610 almost makes me think it's somebody just pull these numbers out of the air and then No,

611
612 James McLeod 35:01
613 Dennis, if I may, those numbers are based on the zone B. dimensional data. So, it's out of our
614 regulations for zone B, zone B has the largest residential land mass area in town. And so that is
615 being applied to workforce housing. And because that is applied to workforce housing, the
616 dimensional data needs to match with the senior housing. Otherwise, the more permissive ones
617 that we have for senior housing now will automatically apply to workforce housing. So, this lets
618 us put some guardrails on that happening doesn't mean that there's somebody can't seek a
619 variance. If it's appropriate.

620
621 Mr. Reed 35:58
622 So, and again, if there's if there's a piece of property, like in the middle of town with a lot that
623 has 100-foot frontage, it's not that you couldn't come in and put a single elderly housing unit,
624 you know, on that lock, this does not prohibit that this is dealing with developments, multiple
625 units.

626
627 Ms. Bridgeo 36:27
628 No, you're not the only one. Maybe we should really put it in bold, or maybe put an extra
629 sentence at the bottom because it's making people think that you can't build a smaller home or
630 if it's not it has nothing to do with the individual.

631
632
633 Mr. Reed 38:12
634 okay. So, we really shouldn't do anything unusual that would end up as a permanent fixture in
635 our ordinance.

636
637 Thomas Quarles
638 That'd be my recommendation because you don't want to start bolding things and then say 20
639 years from now what's the significance of bolding versus regular text?

640

641 Daniel Roy 38:38
642 Very quickly, couldn't it be handled in your definitions?
643
644 Mr. Reed 38:51
645 This is an amendment. It's not a definition.
646
647 Dennis Garnham 39:05
648 I'm disconnected. The questions that I have, because I kept reading this, this reference to the
649 workforce housing district overlay. Do we have an overlay map?
650
651 Ms. Bridgeo 39:22
652 He's on the next amendment.
653
654 Dennis Garnham 39:24
655 Because I was looking, and I didn't see one. Just so I can kind of look at it myself. And maybe
656 it's not a specific spot yet.
657
658 James McLeod 39:35
659 He's just asking, generally so if you look at the GIS map on the town website, there are certain
660 overlays, but this is more of an it's not a physical overlay.
661
662 Dennis Garnham 39:49
663 So, so far, we do not have an overlay map that pertains to workforce or elderly housing.
664 I'm not pointing fingers or anything. But just now that there's really no map at some point, it
665 probably will be developed.
666
667 Thomas Quarles 40:14
668 There is a map on the website. Here it is official zoning 2018 map A, and add over an overlay
669 district, you've got the two of the elderly housing in the workforce, right? You will have the
670 workforce if you pass it, the idea of overlay means it fits your conservation.
671 Alright. So, again, I forgot about which are overlay districts and which are not, but the concept
672 of an overlay district is just that it overlays every other district. So, this is your map showing the
673 basic districts. I'd say I call them over which the overlays come on top. But you can't have a
674 map, or you couldn't be able to read it? Right. Okay, the overlay district says, for elderly
675 housing or workforce, they're allowed in these districts. So that takes you to this district. And
676 you heard about how it's permitted for both of these uses in the largest residential district. So,
677 you read that, then you go to the map and say, okay, the color for that district is, I believe it's
678 the paler yellow would be pale yellow, yellow, and look at pale yellow, it's 90% of the
679 geographic area of the town. So that's how you could easily figure out what the scope of the
680 overlay district is.

681
682 Mr. Reed
683 Okay, any other comments on amendment number seven?
684
685
686
687
688 James McLeod 42:10
689 Motion:
690 Mr. McLeod made a motion that we move amendment number seven to warrant. Mrs. Luszc
691 seconded the motion. A roll call vote was taken.
692 Jim McLeod - Aye
693 Dee Luszc - Aye
694 Brad Reed - Aye
695 Scott Campbell - Aye
696 Bob McDonald - Aye
697 Trisha Bridgeo - Aye
698 Gretchen Gott - Aye
699
700 The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.
701
702 Mr. Reed 42:31
703 And for everybody watching understand this is not something we wanted to do. I just want to
704 repeat that. And if you are watching, understand that what this involves is specifically for
705 developments. It's not for individual homes.
706
707 James McLeod 42:51
708 If I could just be clear, we didn't want to do it. But you should vote for it.
709
710 Ms. Gott 42:59
711 Because.
712
713 James McLeod 43:01
714 Because otherwise, the workforce housing overlay will automatically take the more permissive
715 allowances from senior housing,
716
717 Ms. Bridgeo 43:11
718 July, July 2023, July 1, automatically
719
720 Ms. Gott 43:18

721 This way we're putting in what we think is good for the town of Raymond rather than having the
722 state put in what they think is good for whomever.

723

724 James McLeod 43:27

725 It gives us a little bit of control over our own destiny here, not much but a little.

726

727 Mr. Reed 43:32

728 Okay, amendment number eight to add a new workforce housing overlay district to the
729 Raymond Zoning Ordinance, article 5.6 in conjunction with proposed changes in the elderly
730 housing overlay district. New state legislation requires that if a municipality allows increased
731 density or other dimensional or procedural incentives for the development of housing for older
732 persons, it may allow the same incentives for the development of workforce housing. As of July
733 1, 2023, any incentives established for housing for older persons shall be deemed applicable to
734 workforce housing development. At present, Raymond does not have any workforce housing
735 development provisions and zoning ordinance. In response to the above-described legislation.
736 The Planning Board has proposed a workforce housing overlay District, which is closely based
737 on the elderly housing overlay district, the proposed density lot size and other dimensional and
738 procedural requirements for the proposed workforce housing overlay districts are the same as
739 what is proposed for the changes to the provisions of the elderly housing overlay district as
740 described in amendment number seven above. The full text of the proposed workforce housing
741 overlay district ordinance is posted.

742

743 Ms. Bridgeo 45:00

744 Can I just ask a silly question? What's an older person?

745

746 Thomas Quarles 45:06

747 Well, it's federal and state.

748

749 Ms. Bridgeo 45:09

750 Is it an age?

751

752 Ms. Gott 45:18

753 It's 55. But 62. Well, two ages.

754

755 Thomas Quarles 45:23

756 You can do one that's 65 or older, or 55 or older. And it gets, at least one person in the
757 household needs to be that age as a general statement, but if I could also add Kevin Woods
758 raised last week, what is the ballot going to look like on this one? Is it going to, after this two-
759 paragraph statement, then have the full three pages of the workforce housing ordinance? And I
760 said, I didn't think so. But I would check. So, I spoke to Chris McCarthy. And she said, we're

761 reasonably No, the ballot will just have these two paragraphs. And as and this is why I added
762 that final sentence, full text to the proposed workforce housing overlay district ordinance is
763 posted, it was attached to this notice. So, the public had notice of it for this meeting, and it will
764 be posted outside the polling places before the delivery session of a town meeting. So, anybody
765 who wants to see chapter and verse on workforce housing overlay district can read it even on
766 the web or right there at the polling station, but it will not be on the ballot.

767

768 Mr. Reed

769 And that is what it will look like. It's just very simple. It's three pages long.

770

771 Ms. Gott 46:43

772 May I ask, where will it physically be? Because in the past, we have not been allowed to bring
773 items into the polling place. Again, issue into, for example, deliberative?

774

775 Thomas Quarles 46:58

776 Well, again, just going from what Chris told me, she said that there is a bulletin board type area,
777 before you enter the polling place area, I took that as to be before you even got to the check in
778 for the checklist people. There are multiple postings of all the things that we're voting on.

779

780 Ms. Gott 47:26

781 The ones that keep falling off and won't stick.

782

783 Mr. Reed 47:30

784 Those are the same ones. Okay, any other comments on this? Or any particulars?

785

786 James McLeod 47:40

787 It's a necessary evil.

788

789 Mr. Reed 47:48

790 It's a very brief statement.

791

792 James McLeod 47:52

793 I mean, it's useful in that if there's changes or additions or anything that needs to be done later
794 that it won't be shredding the Senior Overlay District. So, it's better to have it separate like this.

795

796 Mrs. Luszcz 48:05

797 And although it was something we were forced to do, and we weren't happy about it, I like the
798 way that Jim did a lot of work on this. So, thank you, Jim. You increased, I think, the value of
799 living space, because if workforce housing had just come in and taken advantage of the elderly

800 dimension, we'd have very cramped quarters for some of these families. So, increasing it, even
801 that little bit, I think, leads to a much better lifestyle for all elderly and workforce.

802

803 Mr. Reed 48:37

804 Okay, anybody else on the board? Thank you.

805

806 Gretchen, anything, any comment on amendment eight? All right, then we have any comments
807 from the public on amendment number eight.

808

809 James McLeod 48:55

810 Motion:

811 Mr. McLeod made a motion that we move amendment eight to warrant.

812 Mr. McDonald seconded the motion. A roll call vote was taken.

813 Gretchen Gott - Yes

814 Trisha Bridgeo - Yes

815 Bob McDonald - Yes

816 Scott Campbell - Yes

817 Brad Reed - Yes

818 Dee Luszcz - Aye

819 Jim McLeod - Aye

820

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

822

823 Okay, the next item on our agenda is approval of minutes. Before we leave this section of
824 warrant articles, are there any further comments?

825

826 Thomas Quarles

827 Should I just repeat for the public especially that, in my opinion, based on the minor
828 typographical changes we made tonight, they were not substantive and therefore, this can be
829 the final public hearing on the proposed amendments for the 2023 town meeting. Ballot.

830

831 Mr. Reed

832 Alright, thank you. All right. Does anybody have a further question for Mr. Quarles?

833

834 Ms. Gott 50:06

835 It's too late to do anything about it now. But again, I hear things. We all hear things around
836 town. And anecdotally, I have recently heard of at least two people who are working in their
837 rental units and have heaters in there. These are unsprinkled and have heaters in there running
838 all the time. It's a concern. And there's the last storage unit we did. They specifically said that

839 they do not check the units. I don't know if other rental units, management checks any of the
840 units. But that's a concern to know that this.

841

842 Mr. Reed 50:50

843 Is a question for legal?

844

845 Ms. Gott 50:52

846 How do we how do we protect ourselves? How do we protect? Yeah, it's I guess it is a question
847 for legal. And it's too late now to do it. Anything zoning wise, but

848

849 Thomas Quarles 51:04

850 I'm not sure you do need to do anything zoning wise, it's an enforcement as a matter of how
851 these things were proposed and approved. No storage unit is intended for human occupancy.
852 So, the building inspector should enforce that.

853

854 Ms. Gott 51:21

855 And what's considered human occupancy? These people are in there working like on a car or in
856 a workbench there. They're in there for maybe a couple, three hours. They don't live there.

857 They have a domicile.

858

859 Scott Campbell 51:33

860 I think the key word is storage unit.

861

862 Ms. Bridgeo 51:36

863 And we had in the last one, it we specifically said, we said it specifically.

864

865 Ms. Gott 51:43

866 In that one building, at least.

867

868 Mr. Reed 51:47

869 I don't know if that's anything that's been previously approved, though.

870

871 Ms. Bridgeo 51:51

872 The two because they're the same. Both agreements said the same thing.

873

874

875

876 Ms. Gott 51:58

877 Just a concern.

878

879 Mr. Reed 52:01

880 Well, if, again, from our standpoint, all we can do is go to the code enforcement. They are they
881 can, but if you see something I remember the board member the public. You know, again, we're
882 not enforcement board. That's not what we do. Do we have any other questions for legal
883 because I don't want to keep him here for three hours.

884

885

886 James McLeod 52:34

887 I was off work on Tuesday, and I got this email and I wanted to explain it in public and make
888 sure that there's no issue here. This is from somebody that I worked with. Anton Melchandia
889 called and said that someone reached out to him about warehouse space. Onyx partners off
890 exit four and Raymond, not really sure what he's talking about, telling me that they didn't know
891 what he was talking about, and left his number. So, Anton is one of the Onyx partners. And
892 what happened was, a few months ago, when our lease was coming up where I work, we had
893 enlisted a consultant to do comps for other warehousing. And I also followed up on that, and
894 probably just came across this, but it's incidental. We're not doing any business with Onyx
895 partners, and we renewed our lease with our current landlord. So, I just wanted to make sure
896 that everybody knew that I was contacted this way, sort of surreptitiously.

897

898 Mr. Reed 53:42

899 So, no conflict of interest is what you're getting.

900

901 James McLeod 53:45

902 No conflict of interest with me.

903

904 Ms. Gott

905 And that's just by way of disclosure.

906

907 Mr. Reed 53:48

908 Yep. Thank you. Anything else?

909

910 Ms. Gott 53:52

911 I don't think this is legal. But I'll just ask in case it is. It's the board's decision. I am concerned
912 and would like to have Dubois and King here for our Onyx submission or our Onyx hearing next
913 week.

914

915 Ms. Bridgeo 54:17

916 I think that's something we can discuss as a board.

917

918 Ms. Gott 54:19

919 That's okay. That's fine. I just wanted to bring it up.
920
921 Thomas Quarles 54:23
922 I will ask a question if you want me here for that Onyx hearing next week? Or you can get back
923 to me later.
924
925 Mr. Reed
926 No, last while you're right here. Do we want to have legal representation next week? I'm asking
927 you as a board. I'm going to poll you.
928
929 Ms. Gott 54:41
930 I see pros and cons. Pros and Cons. Trying to save the town money, but I would love to have
931 the support.
932
933 Ms. Bridgeo 54:51
934 I think next week's meeting we won't necessarily need legal but the questions that came out
935 probably will be necessary to be sent.
936
937 Mr. Reed 55:02
938 Alright, so you're saying yes, or no?
939
940 Ms. Bridgeo 55:05
941 No, for next week.
942
943 Mr. McDonald 55:06
944 I agree with Trisha's comment.
945
946 Scott Campbell 55:15
947 I get a new packet with new stuff that I haven't seen it. They're going to drop it on me too. I was
948 before the meeting, then I don't know what the answer is. This is the problem.
949
950 Mrs. Luszcz 55:24
951 Yes. Yeah. But we can say we need more time, which would be legal.
952
953 Scott Campbell 55:28
954 If they're going to drop some last-minute stuff, which is consistent, then I'm not sure.
955
956 Mr. Reed 55:39
957 Well, at the site walk, they told us they would have us our new pack a week ahead. That's what
958 they told us.

959
960 Maddie Dilonno
961 They did come in today.
962
963 Scott Campbell 55:50
964 My answer will be after I read that packet. So, I know what is in it. Well, I mean, really, I don't
965 know what's in it.
966
967 Mr. Reed 55:56
968 Okay. Then I'm going to ask you after you receive your packets, if you want legal
969 representation, please email Maddie and Chris. And we will contact our legal support based on
970 your response after you receive your I know, but I'm just saying if we're not going to make if
971 we're not going to answer till, we see what we have, then you agree with that approach?
972
973 Mrs. Luszcz 56:21
974 I was going to vote the same not particularly next week, but most likely after.
975
976 James McLeod 56:29
977 I'm just curious why. Why do we presume that we're going to need representation after next
978 week, but not next week. I am not understanding why.
979
980 Ms. Bridgeo 56:42
981 I'm not presuming anything. I'm saying that next week what we're going to do,
982
983 James McLeod 56:54
984 I mean, I have a lot of things that I'm going to be bringing up next week.
985
986 Scott Campbell 56:59
987 My question is Brad. Yeah. Next week, what's on the agenda?
988
989
990 Mr. Reed
991 Onyx warehouse and White Rock LLA.
992
993 Maddie Dilonno 57:11
994 The lot line adjustment won't be on the agenda.
995
996 Scott Campbell 57:17
997 If I could ask legal? Have you studied our zone D?
998

999 Thomas Quarles 57:21
1000 I have not. I have been totally absorbed in your ordinance edits. So, again, I'm happy to
1001 increase my workload here and knowledge, but I need some direction. And again, I don't have it
1002 tonight.
1003
1004 Scott Campbell 57:39
1005 So, if there's a small lot, Zone B, with zone D wrapped around it, they make the lot line
1006 adjustments into zone D from zone B. What do those lot lines become? What zone?
1007
1008 Thomas Quarles 57:55
1009 That is a question I've never contemplated. So, I'm going to punt on that.
1010
1011 Maddie Dilonno 57:59
1012 I believe the zones stay the same. No matter what the lot lines are.
1013
1014 Scott Campbell 58:03
1015 Well, as a developer, I'm not going to increase that unless I'm gaining zoning that I need. And
1016 that's exactly what this has to be. That increase with a lot line adjustment gives them road
1017 frontage.
1018
1019 Mr. Reed 58:16
1020 This is not a hearing for that you cannot.
1021
1022 Scott Campbell
1023 Therefore, I think we need legal.
1024
1025 Mr. Reed
1026 Well, they're not going to be here next week.
1027
1028
1029 Maddie Dilonno 58:31
1030 They did request a continuance. We don't need legal.
1031
1032 Ms. Bridgeo 58:39
1033 Isn't our regional impact next week? The 19th?
1034
1035 Maddie Dilonno 58:43
1036 Yes, that hearing was noticed for regional impact.
1037
1038 James McLeod 58:46

1039 Yes. So, we don't actually discuss the regional impact. They're just available to come as
1040 abutters.
1041
1042 Ms. Bridgeo 58:52
1043 But that's all right. That's not on our schedule. It's part of the application.
1044
1045 Ms. Gott 59:00
1046 It is part of the application. So, it's included.
1047
1048 Mr. Reed 59:06
1049 Okay, we good we go to with Mr. Quarles.
1050
1051 Mr. McDonald
1052 Just one question. What got continued Maddie?
1053
1054 Maddie Dilonno 59:12
1055 It says White Rock lot line adjustment that they had requested a continuance this morning or
1056 yesterday. I can't remember. Correspondence will be included in your packet.
1057
1058
1059 Mr. Reed 59:28
1060 I asked. Because there were so many people all over the place after you received your packets.
1061 If you decide you want legal representation, please email or call.
1062
1063 Ms. Gott 59:41
1064 I heard that. I just didn't know what that was.
1065
1066 Mr. Reed 59:43
1067 My response to everybody because we can't make that decision tonight. So, email them. And if
1068 there's a majority of the board, then we'll request.
1069
1070 James McLeod 59:54
1071 I would like to point out a couple of things. I think you have it right there is that it was suggested
1072 to me that we put those definitions out as a citizens petition. So that was done for the chemical
1073 refinery.
1074
1075 Thomas Quarles 1:00:16
1076 For the town meeting warrant or directly to the Selectmen?
1077
1078 James McLeod 1:00:21

1079 For the town meeting warrant, so we put in enough time that's already done. So that's why I
1080 wanted to let you know that I'm not sure if you spend any time on that.
1081
1082 Thomas Quarles 1:00:30
1083 A little bit. But I won't get into details now.
1084
1085 James McLeod 1:00:36
1086 After the vote.
1087
1088 Thomas Quarles 1:00:39
1089 Okay. Did somebody look at the timeline on that citizen's petition?
1090
1091 James McLeod 1:00:44
1092 So, it's already done. The town clerk said that you're within the timing requirements. It was on
1093 Tuesday.
1094
1095 Scott Campbell 1:00:57
1096 Just to comment on that, Jim, it's official. Three towns have been selected and we are one. .
1097 And even if we don't get it, our neighbor will get it. So, we'll still get the residual.
1098
1099 James McLeod 1:01:18
1100 There is one of the things I was supposed to bring up at our meeting last week. So, I don't know
1101 if I'm allowed to bring it up in public or not. But I'm supposed to ask you directly. Christina told
1102 me that you had the answer to this question that I was supposed to ask you. Okay, well, that it
1103 would be discussed at last week's meeting, there was a letter A certificate of completion, from
1104 NHDES. That was put out to the board as a response to something else. And I had asked her
1105 where the letter originated from and who the source of the letter was, right, that had that, you
1106 know, had requested her to put out to the board, and she refused to answer. So, she said that it
1107 would come up in the meeting last week.
1108
1109 Thomas Quarles 1:02:11
1110 Okay this is, you know, more than a week ago. So, I remember her calling me about that. So,
1111 she said, Yeah, I could deal with it. And last week's meeting and never came up. She said she
1112 got that the actual document that she forwarded to you, I believe word work to the whole board.
1113 Yes, that was provided by the applicant. But it is a DES document. And then I had a discussion
1114 with her and your town administrator about the history of that lot in the not going to have the
1115 right term, but it was a brownfield site adjacent to the Onyx site. Do I have that right? And so
1116 that certificate of completion was relative to the Brownfield site that is adjacent to the Onyx lots.
1117 So presumably, it's something of an issue on the Onyx application, but the certificate
1118 completion was years ago, I believe.

1119
1120 James McLeod 1:03:19
1121 It was for 2013. I just wanted to find out where the source was, because it's been
1122 mischaracterized a little bit. And it'll come up next month.
1123
1124 Mr. Reed 1:03:28
1125 So, I mean, the short answer is it has two sources: it is a DES document forwarded to the town.
1126
1127 James McLeod 1:03:35
1128 To the board by the applicant? Yeah, no, I'm familiar with the documents. Okay, I know it'll
1129 come up next week. Great. Thank you very much.
1130
1131 Mr. Reed 1:03:42
1132 I was glad I was here tonight.
1133
1134 Thomas Quarles 1:04:01
1135 Well, I've given my opinion on the minutes. There's an easy solution. Once you can get a
1136 dedicated minute taker. That would be my recommendation.
1137
1138 Mrs. Luszcz 1:04:10
1139 I'm almost willing to offer.
1140
1141
1142
1143
1144
1145 Mr. Reed 1:04:17
1146 Approval of minutes starting with October 27 of this year.
1147
1148 Ms. Bridgeo 1:04:22
1149 No last year.
1150
1151 Mr. Reed 1:04:25
1152 October 27, 2022.
1153
1154 James McLeod 1:04:36
1155 I had one thing on this page. This is page 39. Line 1529.
1156
1157 James McLeod 1:05:00

1158 But first of all, just for the record, the McDonald's are spelt without the A. And it says Thank You
1159 troublemaker. And I'm pretty sure that that was said as a term of endearment.

1160

1161 James McLeod 1:05:24

1162 It probably should be stricken.

1163

1164 Mr. Reed 1:05:27

1165 So are you suggesting that we strike that.

1166

1167 James McLeod 1:05:29

1168 Motion:

1169 Mr. McLeod made a motion that we strike the word troublemaker from page 39-line 1529. Mrs.
1170 Luszcz seconded the motion. A roll call vote was taken.

1171 Gretchen Gott - Yes

1172 Trisha Bridgeo - Yes

1173 Bob McDonald - Abstain

1174 Scott Campbell - Yes

1175 Brad Reed - Yes

1176 Dee Luszcz - Aye

1177 Jim McLeod - Aye

1178

1179

1180 The motion passed with a vote of 6 in favor, 0 opposed, and 1 abstention.

1181

1182 Mr. Reed 1:05:47

1183 Okay. So that is stricken.

1184

1185 Mr. Reed 1:06:31

1186 Okay. Anybody have anything else on this? I would entertain a motion.

1187

1188 Scott Campbell 1:06:35

1189 Motion:

1190 Mr. Campbell made a motion that we accept those minutes for 10-27-2022 as amended. Mr.
1191 McLeod seconded the motion. A roll call vote was taken.

1192 Gretchen Gott - Yes

1193 Trisha Bridgeo - Yes

1194 Bob McDonald - Abstain

1195 Scott Campbell - Yes

1196 Brad Reed - Yes

1197 Dee Luszcz - Aye

1198 Jim McLeod - Aye
1199
1200
1201 The motion passed with a vote of 6 in favor, 0 opposed, and 1 abstention.
1202
1203
1204 Mr. Reed 1:07:05
1205 The next ones are November 3 of 2022.
1206
1207 Ms. Bridgeo 1:07:19
1208 So, line item 427 and 428. Okay. It's not a factual statement. So, what do you say? So, he says
1209 we're a commercial zone where they call it an industrial use. Do we leave that in there?
1210
1211 Mr. Reed 1:07:41
1212 If that is what he says, leave it in there.
1213
1214 Mrs. Luszcz 1:07:52
1215 However, I will add that it does state in the New Hampshire code, these are our minutes, and
1216 we can decide what comments are allowed and what are not.
1217
1218 Mr. Reed 1:08:06
1219 That is true.
1220
1221 Mrs. Luszcz 1:08:08
1222 So, if we think that something is not factual, or we just don't want it, we can take it out. So, I
1223 would rather see something that it's known to be untrue to strike the statement,
1224
1225 Ms. Gott 1:08:21
1226 It makes sense to do that, because in the next very next sentence, he says, we are commercial.
1227 So, they're conflicting statements. I think the first one should come out.
1228
1229 James McLeod 1:08:30
1230 Would be hesitant to start arbitrarily taking out things that we vote on as a board are not factual.
1231 It's, these are verbatim right now. If that's what they said, it should probably stay there. Right,
1232 wrong, or indifferent is my opinion actually is part residential part commercial.
1233
1234
1235 Mr. Reed 1:09:10
1236 Any other comments?
1237

1238 James McLeod 1:09:13
1239 It was a little. This doesn't really have to do with the minutes, but it was a little confusing about
1240 how we adjourn the meeting. Because it looks like we temporarily adjourn, we went into non
1241 meeting and then and then we never came back.
1242
1243 Mr. Reed 1:09:29
1244 And so, it ran so late, we never came back into session. So, we probably should change that to
1245 make that a permanent adjourn, because it ended up being permanent.
1246
1247 Mrs. Luszcz 1:09:41
1248 If I may, we did come back, but the TVs were gone. And nobody was here. So, we actually did
1249 adjourn the meeting, but nobody was here.
1250
1251 Ms. Gott 1:09:50
1252 There was no public here so we can add a lot more accurate way to Okay,
1253
1254 Mr. Reed 1:09:55
1255 That's fine.
1256 Mrs. Luszcz 1:09:56
1257 If we did come back out and adjourn.
1258
1259 Mr. Reed 1:10:00
1260 Alright, so at 9:55pm, 9:55pm Anybody remember who made the motion?
1261
1262 Ms. Bridgeo 1:10:10
1263 It's usually me.
1264
1265 Mr. Reed 1:10:12
1266 Okay, so Trisha made a motion to adjourn.
1267
1268 Mr. Reed 1:10:21
1269 We would have had to come back into session to do that.
1270
1271 James McLeod 1:10:41
1272 Motion:
1273 Mr. McLeod made a motion that we strike the word temporarily from line 1013 and accept the
1274 minutes of November 3, 2022, as amended. Ms. Bridgeo seconded the motion.
1275
1276 Mr. Reed 1:10:47

1277 We did not, we didn't come back anymore and do anymore business. I would agree with that
1278 approach since we don't have an accurate recording of it.
1279
1280 Mr. Reed 1:11:04
1281 Okay, so we have a motion on the floor to strike the word temporarily second, online 1013 and
1282 accept the minutes as amended and seconded by Tricia. Any other comments? A roll call vote
1283 was taken.
1284 Gretchen Gott - Abstain
1285 Trisha Bridgeo - Yes
1286 Bob McDonald - Abstain
1287 Scott Campbell - Yes
1288 Brad Reed - Yes
1289 Dee Luszcz - Yes
1290 Jim McLeod - Yes
1291
1292
1293 The motion passed with a vote of 5 in favor, 0 opposed, and 2 abstentions.
1294 Mr. Reed
1295 We have the minutes of November 10, 2022.
1296
1297 Ms. Bridgeo 1:11:55
1298 on line 818 and 819 it should say Pinard not Bernard.
1299
1300 Mr. Reed 1:12:03
1301 yes
1302
1303 Ms. Bridgeo 1:12:10
1304 On line 1136 It should say wells do not wall
1305
1306 Ms. Bridgeo 1:12:23
1307 On line 1288 Cons Com and line 1301 Cons Com.
1308
1309 Ms. Bridgeo 1:12:59
1310 yeah, there's a bunch yeah, there's a bunch of those.
1311
1312 Mrs. Luszcz 1:13:02
1313 Why don't you just make a general amendment and to do search and replace?
1314
1315 Mr. Reed 1:13:11
1316 There were a couple, there's half a dozen different things that should be.

1317
1318 Mrs. Luszcz 1:13:17
1319 I see that on 1373.
1320
1321 Mr. Reed 1:13:20
1322 There were a whole bunch of those. And before you go too far back on page 21. Line 802 and
1323 814 we're talking about variances. It said ranges don't expire and then experiences don't expire;
1324 those were both variances.
1325
1326 Ms. Bridgeo 1:14:50
1327 I need line 919 struck, but also on this. This falling as things like a building being raised this fall
1328 that needs to be struck. The whole sentence.
1329
1330
1331
1332
1333
1334 Ms. Bridgeo 1:15:51
1335 Yeah. And I'm sorry I need to go back to page 2237 It should say warrant not warrens, 2237.
1336
1337 Yeah, and I just have one more, which is line 3289 It should say for EVs, not EBs.
1338
1339 Mr. Reed 1:16:32
1340 And that was the same thing when I'm on line 3287 Where it says Evie, IE.
1341
1342 Ms. Bridgeo 1:16:37
1343 At least I could tell what that was. Yeah, well, right there in the same paragraph, right. It should
1344 be EV not Evie.
1345
1346 Mr. Reed 1:16:45
1347 like a dozen of those throughout the thing but the others you can tell what it is.
1348
1349 Ms. Bridgeo 1:16:48
1350 Yeah, everyone else said Evie. But that was the only one that said E B.
1351
1352 James McLeod 1:17:10
1353 Motion:
1354 Make a motion that we accept the minutes of November 10, 2022 as amended. McDonald
1355 seconded the motion.
1356

1357 Mr. Reed 1:17:17
1358 Okay, so we have a motion in a second. Any other comments on the minutes? A roll call vote
1359 was taken.
1360 Gretchen Gott - Abstain
1361 Trisha Bridgeo - Yes
1362 Bob McDonald - Abstain
1363 Scott Campbell - Yes
1364 Brad Reed - Yes
1365 Dee Luszcz - Aye
1366 Jim McLeod - Aye
1367
1368
1369 The motion passed with a vote of 5 in favor, 0 opposed, and 2 abstention.
1370
1371
1372 Ms. Gott 1:17:24
1373 I am abstaining because I have an unmarked copy. I couldn't find words. The ones where I
1374 made my corrections.
1375
1376 Mr. Reed
1377 All right. Now, while we're on the minutes, Dee you've been dying to present us with a
1378 recommendation for like, six months.
1379
1380 Mrs. Luszcz 1:18:32
1381 I mean, I'm always ready, because I was just going to make the comment. Now that warrant
1382 articles are done, right, we're done.
1383
1384 Mr. Reed 1:18:41
1385 We are done with warrant article except for the meetings.
1386
1387 Mrs. Luszcz 1:18:45
1388 But as far as all the homework that we've had to do on them, we got to get these minutes more
1389 in line with what they should be.
1390
1391 Ms. Gott 1:18:59
1392 I would like to suggest that we go back to not verbatim. Go back to actually having whoever is
1393 doing them. We know the one person that has been doing the way she was doing them before,
1394 which is hearing what she felt was important and wrote it down. And we added and deleted it.
1395 But it was not verbatim. It was not 45 pages. It was not just motions and action. Because I think
1396 it's very helpful to be able to go back in the minutes and look at things and read things without

1397 having to go back and watch a video. Okay, so or I just think the minutes are very invaluable,
1398 both personally as we go through a case but also if we get the court, it has been proven helpful.
1399 So having flushed out notes is important, I think.

1400

1401 Mrs. Luszcz 1:19:50

1402 Well now that I have had experience writing minutes being on the water planning committee, I
1403 did use the audio as my backup. Actually, as my source, I had some notes, but I was really able
1404 to, I think, put in a very concise paragraph a discussion was made, a discussion was blah, blah,
1405 blah, putting in the certain relevant people to that discussion. Without all the, he said, she said
1406 stuff, it's concise. It's if you can find what you're looking for based on a bolded subject line, it
1407 follows along with the agenda. So, for instance, tonight, you would see, you know, a discussion
1408 regarding application or amendment or an article, then it would have discussion, maybe a
1409 comment from the public, and then the motion was made seconded. And the vote was
1410 unanimous, or whatever the result was, then the next bolded. what was next. So, it's, it reads
1411 more like a chapter book, rather than just notes.

1412

1413 James McLeod 1:21:10

1414 If you haven't had an opportunity, the water planning committee minutes are posted with the
1415 planning board minutes online, you can take a look at them, they're excellent.

1416

1417 Ms. Bridgeo 1:21:24

1418 By will, saying you're going to sign up to do this. Mmm, is that what I'm hearing? No, no, no, I'm
1419 not being fresh. Are you saying you're going to do them. And I'm not trying to know as much.

1420

1421 Mrs. Luszcz 1:21:35

1422 as you're saying, I have to because I would love to be on the receiving end of it. I don't have the
1423 time right now to do that. But I would be more than willing to sit with our secretary or a minute
1424 taker and show her my samples of what I've come up with. And I have copies obviously, of
1425 other towns as well.

1426

1427 Ms. Bridgeo 1:21:57

1428 I have to ask a more generic question, though. We didn't pick how this was going to be done
1429 unless it was prior to me.

1430

1431 Ms. Gott 1:22:04

1432 No, no, it was not. I was told it was done.

1433

1434 Ms. Bridgeo 1:22:07

1435 Okay. That entity was isn't that the entity who needs to sit. And don't we need? We need to sit
1436 down and have the person who's going to be doing this come sit with us.

1437
1438 Ms. Gott 1:22:18
1439 That person is the one who made the choice to do it verbatim.
1440
1441 Mr. Reed 1:22:24
1442 I know that was after we had redone our procedures. They had done a couple of sets of our
1443 minutes that the board was not happy with when they had encapsulated it. And I believe you
1444 said that you were not capturing everything we needed to capture. All right, so then at that
1445 point, they had started using the AI. So, they went back to that and started using that
1446 exclusively after we said that we were not happy with what we were getting. So that's how.
1447
1448 James McLeod 1:22:56
1449 it was too far on the other end.
1450
1451 Ms. Gott 1:22:59
1452 I totally agree, have a discussion about this.
1453
1454 Ms. Bridgeo 1:23:04
1455 So, prior to AI, prior to our artificial intelligence, did the person who sat here with you,
1456
1457 Ms. Gott 1:23:11
1458 the person did not? They do
1459
1460 Mr. Reed 1:23:13
1461 it by video,
1462
1463 Ms. Bridgeo 1:23:15
1464 so, they and they would transcribe them by video? And then you'd get them? Yeah.
1465
1466 Mr. Reed 1:23:19
1467 And they didn't. They didn't transcribe the whole.
1468
1469 Ms. Bridgeo 1:23:21
1470 thing. Right. They context.
1471
1472 Ms. Gott 1:23:23
1473 I would encourage people to look at minutes from what year and a half, two years, year, and a
1474 half, two years ago before we did AI.
1475
1476 Ms. Bridgeo 1:23:32

1477 Al when I came on two years ago.
1478
1479 Mr. Reed 1:23:35
1480 Three years now Gretchen
1481
1482
1483 James McLeod 1:23:36
1484 Cons Con has a system that looks like it works pretty well. I don't know if Kathy would like to
1485 come and tell us about how that works.
1486
1487 Ms. Bridgeo 1:23:46
1488 Maker seems like
1489
1490 James McLeod 1:23:50
1491 They watch. The person watches and takes notes from home, but they're watching on RCTV
1492 they make sure that they're taking the notes, right?
1493
1494 Kathy McDonald 1:24:04
1495 Yes. And we pay her.
1496
1497 Ms. Gott 1:24:06
1498 I was going to say it's a paid position. Here and she
1499
1500 Kathy McDonald 1:24:09
1501 She watches and takes she watches the meeting, takes the notes and then she goes back if
1502 she fills anything in. But it's also we pay her.
1503
1504 Mrs. Luszcz 1:24:21
1505 No disrespect. Probably a lot less involved. Then some of our planning board meetings are.
1506 And if I could interject back on. Since I've been on the board, we have not presented our
1507 minutes person, what we want it to look like and that's what was my first initial was, let's show
1508 her. This is what we want as a group, not just for me, but you have to show someone what you
1509 want and give that person the tools to get there. So, we can do that.
1510
1511 Mr. Reed 1:24:53
1512 Has everybody seen the water committee's minutes?
1513
1514 Mr. Reed 1:25:00
1515 I've seen them, you've seen them using them. You've seen them. You love them. Right? So,
1516 we've all seen them. So, are we pleased with that approach?

1517
1518
1519 Kathy McDonald 1:25:12
1520 We've been very lucky because we did have a few people before Elvina.
1521
1522 Mr. Reed 1:25:21
1523 Can we forward to the town hall? And ask them to set up a meeting? Are we okay with asking
1524 Dee to sit down with them initially? Because you got to start this, it's going to be a process
1525 group. You pardon me?
1526
1527 Ms. Gott 1:25:35
1528 I would like to do this as a group.
1529
1530 Mr. Reed 1:25:37
1531 If you can find the time to do it. Gretchen? So, you find us a time when everybody or a group
1532 can be there. And that's the problem. Now we've got so much stuff coming up for, you know, we
1533 don't always have time to do these things tonight would have been great.
1534
1535 James McLeod 1:25:52
1536 I'm perfectly happy to let Dee handle this for us.
1537
1538 Mr. Reed 1:25:57
1539 Well, that way that that all involves initially at least two people are willing to give this a try to see
1540 if we can get this started. You know, then that would be when you could do it, and this other
1541 person could do it, or people who are. Okay. So, would you forward that request? I mean, we
1542 can take a vote if you want.
1543
1544 Ms. Bridgeo 1:26:18
1545 If you want to do it with Dee and I don't know who this other person is meeting.
1546
1547
1548 James McLeod 1:26:23
1549 The problem is that once you get more than two of us together, then chaos ensues.
1550
1551 Mr. Reed 1:26:30
1552 Yes, that is I would agree. All right. I'm going to take a poll. How many would like just to meet
1553 with the person doing our minutes to see if we can get this off to a new start?
1554 Gretchen Gott - No
1555 Trisha Bridgeo - Aye
1556 Bob McDonald - Aye

1557 Scott Campbell - Aye

1558 Brad Reed - Aye

1559 Dee Luszcz - Aye

1560 Jim McLeod - Aye

1561

1562 Mr. Reed 1:26:46

1563 Okay, that's fine. All right. So, we have 6 to 1. We're going to give this a shot. It'll be a
1564 beginning. And then we can adapt it and adjust it if needed.

1565

1566 Ms. Bridgeo 1:26:55

1567 Well, can we add some clarification so they can sit down? And then can they do shrink
1568 whatever meeting come back and bring to us? Yes. So, then we can discuss and then we'll go
1569 forward? And yes.

1570

1571 Mrs. Luszcz 1:27:07

1572 And I will add, we're also keeping it very minimum audio, full audio of the will still be available of
1573 ours. And the Planning Board does the video, but you don't always have that? I don't think it's
1574 the very least audio. So, we're making that part of the permanent record as well.

1575

1576 Kathy McDonald 1:27:32

1577 As a quick public comment,

1578

1579 Mr. Reed 1:27:33

1580 Yes, ma'am. We're almost there.

1581

1582 Kathy McDonald 1:27:35

1583 You're almost there. Will you be doing for next year? A lead list of your procedures? We're
1584 working on one with Cons Com right now. And will you be doing what with so that when your
1585 plans come to you, they're all in order stamped whatever everything is there? So, you have a
1586 checklist? I don't know.

1587

1588 Mr. Reed 1:28:01

1589 There is a checklist. There's currently a checklist in our site plan and our subdivision. There's a
1590 list in both of those currently. So, if we want to modify that, then we need to do that. That is
1591 something that needs to be done. It has not been done yet.

1592

1593 Kathy McDonald 1:28:19

1594 Okay. That's Yes. Working on for next year.

1595

1596

1597
1598 Mrs. Luszcz 1:28:35
1599 I think it's a great comment. Yes. We might want to emphasize you know, stamp, normalize,
1600 whatever, make sure these aren't just checkmarks.
1601
1602 James McLeod 1:28:44
1603 a little more specific on the checklist. Yeah,
1604
1605 Mrs. Luszcz 1:28:46
1606 I think it's great. Thank you, Kathy.
1607
1608 Mr. Reed 1:28:52
1609 So, we want to update our checklists for site plans, and subdivision.
1610
1611 Ms. Bridgeo 1:29:00
1612 Put in big, big, big, big, big letters. Trisha wants her full-size drawings this year. This is my last
1613 hurrah.
1614
1615 Maddie Dilonno 1:29:09
1616 You can always contact town hall and see if they have extras they usually do.
1617
1618 Ms. Gott 1:29:15
1619 I think there's been a reluctance to give that to people. Quite frankly, the thing about I know you
1620 don't I know you don't. I'm not putting you in the middle. I think there's been reluctance.
1621
1622 Mr. Reed 1:29:33
1623 Okay. Staff updates.
1624
1625 Maddie Dilonno 1:29:36
1626 Um, nothing on my end right now. Oh, I'm sorry. I do have plans for everyone to sign it because
1627 they are big. Large.
1628
1629 Ms. Gott 1:30:02
1630 The question I had about having Dubois and King here next week, is that going to happen?
1631 How does the rest of the board feel? I think there are sufficient engineering type questions,
1632 water type questions, factual kinds of questions that we need to have help with. Not necessarily
1633 legal, although they may be legal. But there are Dubois and King, I think it's support that we
1634 need next week.
1635
1636 James McLeod 1:30:35

1637 The only question, the only thing that comes up with that is sort of the same thing that may
1638 happen at any one of our meetings is we have to pay them to be here . And if something comes
1639 up and something gets continued, or, or something along those lines, then we've just added
1640 another party that is being disappointed about, you know, having to come in, I understand what
1641 you're saying, it would be good to have their representation at all of our meetings, frankly,
1642 anyone that they have reviewed, but I don't know if we can justify the expense.

1643

1644 Mr. Reed 1:31:19

1645 Before I would ask them to come, I'd like to see the plans, and their replies and responses to
1646 what Dubois and King has given them to do. Because if we ask them to come in before that,
1647 we're just going to be going around in a circle for an hour, going over things multiple times.

1648

1649 Mrs. Luszc 1:31:38

1650 But we can certainly send the questions to them.

1651

1652 Ms. Bridgeo 1:31:44

1653 I have some questions prior to, I am going to send some questions and I'll send them over to
1654 Maddie, Christina, and I want to afford it. Because there are things that I feel have not been
1655 looked at. And I would like them looked at and some information prior to.

1656

1657 James McLeod 1:32:00

1658 So, if we want to send questions to our engineer, do we do that directly? Do we do it through
1659 Christina?

1660

1661 Mr. Reed 1:32:13

1662 Send them to Christina and ask her to copy all the members so that everybody's aware of the
1663 questions that are being asked. I don't have any, I just want the process. That's the proper way
1664 to do it, so that everybody's aware of it.

1665

1666 Mrs. Luszc 1:32:25

1667 So, we see the question, and we see the answer.

1668

1669 Ms. Gott 1:32:27

1670 Is there a cutoff date that we need to be doing so that we're not getting the plans until, if we're
1671 lucky tomorrow, some of us may not be able to get them tomorrow. So that means it's not till
1672 Monday before we even could contact town hall. So, is there a cut off time?

1673

1674 Mr. Reed 1:32:45

1675 Well, again, you've got to just be sensitive to just like, when we get something last minute, the
1676 time that we have to look it over, it's my point, they have the same constraints. So, I would say

1677 just get them out as quickly as you can. That's the best we can do. And if you know, and
1678 honestly, if there's a bunch of things that you have questions on, and we can't get them to them
1679 before the meeting, come here prepared with a list to pass it on. So, we don't waste our time
1680 going in circles, we don't waste their time going in circles, so that we can come here, let them
1681 present what new information they have. And then if we have a list of questions, and we're
1682 prepared to share them, then it goes much more quickly, goes much more quickly. And that's
1683 the only way we have with the number of applications we have right now. That's the only way
1684 we can handle them efficiently. So, I would just ask you to be and understand some of these
1685 things are huge. be as prepared as you can be. And try to, especially when we're getting an
1686 initial final what we're hoping is a final submission, it never is. There's always questions that
1687 come up. They're always changed, we ask them to do and keep that in mind. So, look for the
1688 substantial things. You know that the overall design where it is does it meet? Does it meet our
1689 basic requirements, and if they're missing a few things, notes in that, we always add them at
1690 the end. Anyway, that's things about which I've never been concerned. Because there are
1691 always changes when it comes to those things at the end. But make sure the first thing I do
1692 when I get one of these things is I take Dubois and King. I take the minutes from the TRC. And I
1693 take the letter from Dubois and King, and I go down through and see what they've done and
1694 what they haven't done. Because that's what I depend on Dubois and King to do, you know,
1695 because I'm not going to see stormwater things and so forth. And did they do it properly and
1696 Dubois and King actually asked all our applicants to go and above and beyond on stormwater
1697 management, they always asked for a foot of extra freeboard on all the ponds instead of the six
1698 inches that state requires. He's been doing that routinely for us since he's took over. So, he's
1699 been asking for more than as required. They've been doing a good job with that. So that's why
1700 it's Start. And I would just ask you to be as prepared as you can be, so that we can get these
1701 things and then do not worry about the time. Because they're going to, they want to get this
1702 thing approved. So there, if we ask them for something, they're going to want to provide it for
1703 us. And they've been very responsive. So far, I have not been disappointed with any of our
1704 applicants and being willing to work with us. Not saying anything beyond that, because we need
1705 to talk about this in the hearing, trying to be as general as I can. Okay, so that's what I would
1706 ask you to do. And if you have something you want them to respond to when they come, just try
1707 to get it to them as quickly as we can. That's only fair, we asked the same thing.

1708

1709 Mrs. Luszcz 1:35:50

1710 Anybody else over there?

1711

1712 Mr. Reed 1:35:52

1713 Do you want us to take a vote on that?

1714

1715 Ms. Gott 1:35:56

1716 I think it's clear.

1717
1718 Mr. Reed 1:35:58
1719 I think it's premature at this point till we get the packages. I mean, in a perfect world, it'd be
1720 great.
1721
1722 Ms. Gott 1:36:05
1723 You don't have to justify. I hear what people are saying. Thank you.
1724
1725 Ms. Bridgeo 1:36:09
1726 And do we actually have the TRC minutes?
1727
1728
1729 Mr. Reed 1:36:18
1730 I believe we have more. I read through. I don't think I've printed them off the website. I think
1731 they were in the packet because I asked them to be included. But for these larger ones, I asked
1732 them to include the TRC minutes everybody would have. If you don't have them, they are on
1733 the website. If you need a copy, and you don't have access to it, let us know. And we'll get you
1734 one. But I know I read through several hours and you had one meeting where you had both of
1735 those applicants, one right after the other I remember read through that one.
1736
1737 Ms. Bridgeo 1:36:48
1738 One of them wasn't when we had had the improper hearing notice though that was one that
1739 wasn't forward. Yeah. And the video is hard to see some of it.
1740
1741 Mr. Reed 1:36:57
1742 I didn't watch the video. I just read the minutes. Any other questions? On next week?
1743 Gretchen? Did you want to ask anything else? Okay, Trish, did you have anything for not?
1744
1745 Bob McDonald
1746 Only that being said, I've been seated three, three times since I've joined the board on
1747 December 15. And one of the reasons I did this is I forget what meetings in November, that you
1748 won't have to go through 451 pages of stuff. And I couldn't figure it out. And so, what I'm
1749 anticipating tomorrow with if the town hall releases all the information for next week's meeting,
1750 is to go back and compare what we already had. Because I already anticipate that it's not going
1751 to be from my standpoint, when I say this, I complete packages from day one. There were notes
1752 and reviews that are over there that are going to be duplicated again, a number of times with
1753 Dubois and King. And so that's going to take some time.
1754
1755 Maddie Dilonno 1:38:14

1756 I will say to your point, that this new submittal they did actually, you're all going to get like
1757 binders books for the application like with tabs and everything. Yep. It came in this afternoon. I
1758 took a look at it. So, it's going to be a little more organized for you.
1759
1760 Mr. Reed 1:38:37
1761 That's what they said they do on the site walk. So, they said they will take the responsibility. So,
1762 they're waiting to see this.
1763
1764 Maddie Dilonno 1:38:43
1765 So don't be alarmed tomorrow if you see a lot of stuff.
1766
1767 Scott Campbell 1:39:11
1768 Just in case you haven't heard me the first time. Three towns have been selected for these
1769 plastic recycling facilities. Raymond is on the list.
1770
1771 Ms. Gott 1:39:19
1772 Can you tell us more about this?
1773
1774 Scott Campbell 1:39:23
1775 Yeah, I'm just going to say that it's out there and this three towns involved in it in Raymond is
1776 on that board.
1777 Just be aware. We're one of the towns and one of our border towns that borders us is also one
1778 so people can look into that and ask questions I recommend you do.
1779
1780
1781 James McLeod 1:40:07
1782 So not the last time that we took up the Onyx application, but the time before that we had taken
1783 a vote to request an environmental assessment of the site per our regulation 5.6.2. And we took
1784 up the application under protest, but we took it up. And but I think we should fulfill the intent of
1785 what we wanted to do. And we should take. I think Wayne Moral at the sidewalk had mentioned
1786 that they were going to have more information in this packet for us when they came before us
1787 again. And I said that we're not delaying this any further. I would like to make a motion that we
1788 take their environmental assessment and have that reviewed by GZA.
1789
1790 Ms. Gott 1:41:06
1791 I don't think we can do that make this motion outside of the hearing?
1792
1793 Mr. Reed 1:41:10
1794 I think you're correct.
1795

1796 Ms. Gott 1:41:12
1797 I am not disagreeing with you, Jim. I just it's something to do with.
1798
1799 James McLeod 1:41:17
1800 Okay, well, something to think about.
1801
1802 Mr. Reed 1:41:20
1803 And when we're in that hearing, and that would be the time to bring that up.
1804
1805 James McLeod 1:41:24
1806 Okay. And so, I had requested in public last time, an opportunity to make a report from the
1807 water planning committee to this board. And I reached out to Brad and told him that it was
1808 proving to be a little more difficult to condense it and have it ready for tonight. So, if I could
1809 touch on a couple of things briefly of time,
1810
1811 Mr. Reed 1:41:51
1812 and this is weird, we have time.
1813
1814 James McLeod 1:42:01
1815 Just so everyone is aware. There are two worn articles out for the tanks one, article 10, which
1816 you can read about and then there's a citizens petition out there. That is an alternate view of
1817 that. But there's supposed to be, and I don't have the dates or anything on this yet. But there's
1818 supposed to be an information session about the water tanks at the end of this month, so pay
1819 attention for that. The other thing is there was a petition that was brought before the Board of
1820 Selectmen regarding testing for PFAS and other contaminants in our drinking water and our
1821 wells. So, I have found some of those tests. And for the record, the water that is provided by the
1822 municipality is clean and safe. The tests are there, there is no question about it. The PFAS tests
1823 are, they're a little bit buried, but I did find them, and I'll make them part of the next water
1824 planning committee minutes. The other thing that has come up regarding the tanks is whether
1825 the water in the tanks is safe. Yes, it is, the water is tested at various points, including at the
1826 faucets. So, after it's been through the system. There are detections of things, but they're all
1827 below the MC's for quality and for safety. So, if you're on town water, the town water is clean
1828 and good. That being said there is PFAS contamination in our groundwater and various sites
1829 around town and more of that to come.
1830
1831 Mrs. Luszcz 1:44:00
1832 Do we have a proposed date to do the wanting? Date? I'm asking if he has a proposed date for
1833 our presentation to the board.
1834
1835 Mr. Reed 1:44:10

1836 It was tonight. Just giving me a hard time.
1837
1838 James McLeod 1:44:16
1839 It's no it's a matter of me compiling things in a way that is concise and clear and doesn't blow
1840 people's minds.
1841
1842 Mrs. Luszcz 1:44:27
1843 Gotcha. There's a lot of scientific data to trust me.
1844
1845 James McLeod 1:44:31
1846 So, I'm thinking about doing something visually that we can put up on the screen and just play it
1847 and then answer questions after rather than, you know, nervously pointing things out on a chart.
1848
1849 Mr. Reed 1:44:45
1850 And I just want to say I've been watching your minutes and stuff from your meetings, the stuff
1851 you've been posting, I just want to thank you for the work you've been doing. And the other
1852 folks out here that are involved with this. I just want to ; we really appreciate your work on this.
1853 Water is Very, very important to all of us. You have something you'd like to say, sir.
1854
1855 Daniel Roy 1:45:06
1856 Well, you had the last topic is other business.
1857
1858 Mr. Reed 1:45:10
1859 other business?
1860
1861
1862
1863 Daniel Roy 1:45:19
1864 a question about my nomination being received by the Selectmen? Do you remember any
1865 discussion?
1866
1867 Ms. Gott 1:45:28
1868 They've had? No, they don't. They don't, it's this board that makes that selection not the
1869 Selectmen.
1870
1871 Daniel Roy 1:45:45
1872 Okay. I've been with the town hall five times this week. No one said anything. Okay. Listen,
1873 slightly different business. I attended Mr. McLeod's Water Committee hearing a week ago last
1874 Tuesday. I made a statement there that was later proven to not be entirely supportable. So, I
1875 have something I'd like to give him so that he can distribute it to his water committee.

1876 Also, with that there's an alternative to what wasn't supportable. It's an EPA approved process
1877 that will address that.

1878
1879 Ms. Gott 1:46:49
1880 Just a couple of things. It brought up something that made me think, I mentioned to Jim, I'm
1881 pretty sure that I almost went to the meeting last whatever it was last time, probably should be
1882 noticed as a possibility of a quorum of the planning board. Because there was a quorum. Even
1883 though they're not doing specifically Planning Board business, you should notice that there's a
1884 quorum of the planning board.

1885
1886 James McLeod 1:47:15
1887 We water planning committee is the planning board.

1888
1889 Mr. Reed 1:47:19
1890 It it's. it's a subcommittee of the planning board. And we formed it that way. So that if people did
1891 show up, and it is a noticed meeting,

1892
1893 Ms. Gott 1:47:43
1894 Just to make it cleaner to make it a quorum notice. The other thing is the deliberative session
1895 who is going to stand there, Brad and explain all of the warrant articles, zoning warrant articles.

1896
1897
1898 Ms. Bridgeo 1:48:00
1899 She said, who's going to stand there, Brad? Brad, and explain all the articles that come up.

1900
1901 Ms. Gott 1:48:07
1902 That would be February 11. I think the school is going first while the town's going second, I
1903 believe. I think school is the fourth and the town is the 11th.

1904
1905 Mr. Reed 1:48:26
1906 So deliberative sessions are the fourth and the 11th.

1907
1908 Ms. Gott 1:48:30
1909 Yes, and I'm pretty sure schools first in town a second at 10 o'clock.

1910
1911
1912 Mr. Reed 1:48:45
1913 Well, let me ask you, you folks that work so hard on these warrant articles, do you want to
1914 present them? And do you want to answer the questions of how you got where you got, or do
1915 you want me to do that for you?

1916
1917 James McLeod 1:49:02
1918 I presumed that we were going to separate them one by one and decide who was going to do
1919 which one. Spread the pain around a little bit.
1920
1921 Mr. Reed 1:49:16
1922 Spread the pain.
1923
1924 Ms. Gott 1:49:17
1925 That's not quite frankly, not how we've done it in the past. But that's I'm not saying anything
1926 about that. It's just.
1927
1928 Mrs. Luszcz 1:49:24
1929 last year. Yeah, the board of selectmen last year and I thought it was.
1930
1931 Ms. Gott 1:49:28
1932 actually, the school board and the board of selectmen do but the other boards generally have
1933 not we have not read I'm just saying it just because.
1934
1935 Ms. Bridgeo 1:49:35
1936 I agree Jim spread the pain.
1937
1938
1939 Mr. Reed 1:49:43
1940 Since we have time let me go back to that I had put those away. I thought we were done with
1941 them for this evening. I wasn't thinking about the presentation to deliberative.
1942
1943
1944 Mr. Reed 1:50:01
1945 amendment number one the sprinkler systems. We have a volunteer.
1946
1947 James McLeod 1:50:17
1948 I'm happy to take that one.
1949
1950 Mr. Reed 1:50:21
1951 Is everybody okay with that? Multiple representatives?
1952
1953 Mrs. Luszcz
1954 Um, that's fine.
1955

1956 Ms. Gott 1:50:30
1957 but it's not sure I'm going to deliberative.
1958
1959 Mr. Reed 1:50:33
1960 okay. Okay,
1961
1962 Ms. Gott 1:50:36
1963 if I'm going, I'll be glad to help but I'm not sure I'm going to Okay.
1964
1965 Mr. Reed 1:50:41
1966 Conservation District allowed users to add parking lots. So that would be two and three.
1967
1968 James McLeod 1:50:47
1969 Yeah, I'm happy to take those as well since I'll already be standing up.
1970
1971 Scott Campbell 1:50:52
1972 Okay. I'm going to recuse myself from them because I get a whole bunch of other ones I have
1973 to read.
1974
1975
1976
1977 Mr. Reed 1:50:56
1978 Amendment number four EV charging stations. I'm happy to do that one.
1979
1980 Amendment number five. Groundwater conservation. This had to do with petroleum, both
1981 plants, gasoline stations.
1982
1983 Mrs. Luszcz
1984 I'll take it okay.
1985
1986 Mr. Reed
1987 Everybody okay with that? And, and if you're there we can support each other while we're
1988 doing nice things.
1989
1990 Amendment six. And this has to do with zone G land, the 75-foot setbacks.
1991
1992 Ms. Bridgeo
1993 I'll do it.
1994
1995 Mr. Reed 1:51:55

1996 Okay, we have amendment seven and eight. So, they'll have to be done together.
1997
1998 James McLeod 1:52:01
1999 This is where I'm saying, yeah, it's full support of whoever's there.
2000
2001 Mrs. Luszcz 1:52:07
2002 I'll be there.
2003
2004 Ms. Bridgeo 1:52:12
2005 We will stand behind him.
2006
2007 Mr. Reed 1:52:13
2008 Yeah, we need to support each other on this. Stand behind. Okay, so we'll let Jim lead off, but
2009 we will all be there. Okay. So, we're good with that? Yep. Okay, so everybody, put February
2010 11.
2011
2012 Thank you for that. I apologize. I wouldn't have thought about that till the week before.
2013
2014
2015
2016 Mr. Reed 1:52:48
2017 All right. So next week, we have Onyx.
2018
2019 Ms. Gott 1:52:53
2020 Can I just stop you there for a minute? Trish just said something that in the past, these zoning
2021 articles had been moved to the last. The planning board has agreed that this people have
2022 requested that that happen. By then half the people aren't there anymore. And it is at the very
2023 end of the meeting.
2024
2025 Ms. Bridgeo
2026 Last year we made them first.
2027
2028 Ms. Gott
2029 People should be prepared that the question will come up again and decide whether or not you
2030 want to move them to the end.
2031
2032 Mr. Reed 1:53:25
2033 I would say particularly when we have so many controversial things this year, we do not want to
2034 wait till the very end.
2035

2036 Ms. Gott 1:53:30
2037 Just so you're aware.
2038
2039 Mr. Reed 1:53:33
2040 We do not control the deliberative session.
2041
2042 Ms. Gott 1:53:36
2043
2044 Ms. Bridgeo 1:53:41
2045 The people did last year. The people made a motion and asked that. Yeah. The people
2046 switched.
2047
2048 Ms. Gott 1:53:48
2049 I wasn't there. So, I don't know.
2050
2051 Mr. Reed 1:53:50
2052 Okay, so we've got Onyx coming up next week. Jewett the week after. Do we have anything
2053 scheduled for February 2 right now?
2054
2055 Maddie Dilonno 1:54:03
2056 Not that I know.
2057
2058 Ms. Bridgeo 1:54:05
2059 Can we do ourselves a favor, please and keep a date open? Can we please, I really truly need
2060 the day.
2061
2062 Ms. Gott 1:54:15
2063 Open? Well, we're going to be continuing some of these other hearings for sure.
2064
2065 Mr. Reed 1:54:18
2066 It's going to be hard. But we'll do the best we can. We'll try to spread these things out a little bit.
2067 And we will, we'll try to do a better job. I'll try to do a better job explaining to the applicants that
2068 they may need only a week to get back to us. But we need more time than that to go over it
2069 after we get it and so I'm going to ask them to indulge us on that.
2070
2071 Mrs. Luszcz 1:54:40
2072 Can I just ask a question about that? And it's come up several times. So, I know we have
2073 certain timelines, the application in and complete certain days before or 21 or whatever, right? If
2074 five people come in the office the same day with the same completed packages, do we have an
2075 obligation? We have to get them on the calendar in so many days.

2076
2077 Maddie Dilonno 1:55:11
2078 Not specifically, not necessarily.
2079
2080 Mrs. Luszcz 1:55:15
2081 Can we scatter them? So, we're just not these piggyback to big or three on the same night.
2082
2083 Maddie Dilonno 1:55:22
2084 I would say in that scenario, yes. If they all, do it at the same time.
2085
2086 Mrs. Luszcz 1:55:26
2087 So, we do have some control over where we... not us the town.
2088
2089 Maddie Dilonno 1:55:29
2090 Right? In that scenario, it's a little tricky.
2091
2092 Mr. Reed 1:55:33
2093 It's very tricky. And that's why, you know, when we have multiple applications come in that have
2094 been in the queue for a while, that's why I asked you to be prepared. Because any, any
2095 application of any size you're going to want a site walk, you're going to want to say, you know,
2096 there are going to be questions on the prints, and so forth. So, if it is substantially complete,
2097 when I say that if they've given us everything on our checklist, then it actually makes it easier
2098 for us. If we accept the thing, get it rolling, then it's on our timeline. Because once we continue it
2099 now, we have control over the continuations. And again, as long as they want to get this thing
2100 done, you know, if we, the only time we'd run into trouble with that is if somebody came through
2101 the door, and they thought their application was airtight and completely solid. They had nothing
2102 they thought they were missing. And they thought all we were doing was trying to deliberately
2103 slow them down, then they would have been they would come back on us on the 65-day thing
2104 other than that, and all the time I've been here. And all the time I've been coming before the
2105 planning board, I've never seen us get called up on that. Never.
2106
2107 Ms. Gott 1:56:42
2108 They are not always pleased. But they're understand that we're going through this process and
2109 if they want an approval, because nobody no applicant wants us to make a decision before, we
2110 are ready to make a decision and
2111
2112 Mr. Reed 1:56:53
2113 Understand if we don't have everything, we think we need to do that then that right? There is a
2114 reason to refuse it. And to turn it down right there. If we don't have everything we need, then
2115 that is a legitimate reason to turn a plan down, and then understand what they have to do they

2116 have to do the whole thing all over again. They have to start from scratch, go before TRC, do it
2117 all again. So, they don't want to do that.

2118

2119 Scott Campbell 1:57:15

2120 When we feel that we don't have something What do you mean by that?

2121

2122 Mr. Reed 1:57:18

2123 I mean, if there's something legitimate that our subdivision and everything in our regulations
2124 allow us to ask for, and we haven't received it. And they've refused to provide it. Now
2125 understand this has to be we can keep continuing it if they say they're going to do it. But if they
2126 say no, we're not going to do that. And our and our regulations allow us to ask for it. Again, you
2127 got to go by the book, if the book says we can do it, and we ask for it. And they say no, then
2128 that right there, if they say, hey, we're coming up on our 65 days, or we've continued this, it's
2129 been over 90 days, or whatever the reason may be at that point, we can, we can turn it down
2130 just based on they have not responded to all our requests. And as long as they're within our
2131 regulations, that is legitimate. So we are never against the wall, as long as we're asking for
2132 something they haven't provided.

2133

2134 Ms. Gott 1:58:11

2135 Or we have not. We have not finished, realistically finished our discussion and we can't draw it
2136 out. But if we are still working on it, and still making points and still questioning things we have
2137 to be , that could be a slippery slope.

2138

2139 Mr. Reed 1:58:28

2140 We have to be careful there. That's why when we're doing deliberate deliberation, I asked you
2141 to keep notes. So, we don't circle around something two or three times because that we've had
2142 applications in the past that get drawn out, we went over some things two or three times, we've
2143 had a couple of applicants where they brought in lawyers, because they thought because of our
2144 circling around those things that we were we were trying to slow that process down. And we got
2145 asked to make a decision on a certain night because of that thing. And I'm not going to tell you
2146 which application that was. But we've had a couple of those come up while I've been on the
2147 board. So, we need to be concise. We need to be careful about how we do this. If it's a new
2148 question, I have no problem with it. But we can't just we can't go back around, you know, we
2149 can't go back around once we deal with something we need to check it off and set it aside. So,
2150 we just need to be careful, we track that stuff. Okay. And that's why if you miss a meeting, I
2151 have no problem with you stepping back in, as long as you're keeping up with it. You know, I
2152 mean, and that's what we expect of each other. Because otherwise it takes more of all our time.
2153 And that's just reality.

2154

2155 Mrs. Luszcz 1:59:37

2156 I only see two meetings a month going forward after February. Are we not going to have a work
2157 session?

2158

2159 Mr. Reed 1:59:45

2160 We haven't scheduled them. This was sent out Christmas week. That's when this one out and
2161 we haven't even had a discussion yet. So, we already have four meetings scheduled this
2162 month. Yes. Because those are what we've already done. But I have not scheduled anything
2163 extra. I wanted to see where those go. I mean, my assumption was that we're going to continue
2164 to have work sessions because there was a lot of stuff we wanted to do. I was going to try to
2165 honor you know, getting out of here and not at 10 o'clock but earlier on the work session nights,
2166 if possible.

2167

2168 Mrs. Luszcz 2:00:18

2169 That was going to be my question. Two things one session, you want a motion by nine, I would
2170 ask that the plan to not put an application on a work session night unless it's agreed to by the
2171 board.

2172

2173 Mr. Reed 2:00:35

2174 That's what we've done so far. Those dates were agreed to for continuations so far. Those have
2175 not been scheduled outside of us. All the continuations are scheduled here. Okay. Applications
2176 are not when they come in, we have 21 days to get through the door is my understanding. And
2177 that's why we have to be really careful when we have a bunch of new apps. I would ask you to
2178 make sure you swing by and sign this. And I'm going to ask for a motion now. I'm going to close
2179 to the public here. We're done. Did you have something you?

2180

2181 Kathy McDonald 2:01:19

2182 When can you ask for a community impact study if you feel that a development needs one?

2183

2184 Ms. Gott 2:01:25

2185 Anytime during hearing.

2186

2187 Kathy McDonald 2:01:28

2188 anytime, okay.

2189

2190 Ms. Gott 2:01:31

2191 The sooner you ask for it, the sooner you'll get the information that you need for a decision.

2192

2193 Ms. Bridgeo 2:01:39

2194 Motion:

2195 Ms. Bridgeo made a motion to adjourn. Mr. Campbell seconded the motion.

2196
2197 Mr. Reed 2:01:42
2198 All those in favor?
2199 The whole board voted in favor of adjournment with a vote of 7 in favor, 0 opposed and 0
2200 abstentions.
2201
2202 The meeting adjourned at approximately 9:02 pm.
2203
2204 Respectfully submitted,
2205 Jill A. Vadeboncoeur

DRAFT

1 Planning Board Minutes
2 January 19, 2023 @ 7:00 PM
3 Media Center Raymond High School
4 45 Harriman Hill Road, Raymond, NH 03077
5

6 **Planning Board Members Present:**

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

16 **Planning Board Members Absent:**

17 Kevin Woods (Secretary)
18

19 **Staff Present:**

20 Madeleine Dilonno - Circuit Rider Planner, RPC
21

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

24 Mr. Reed Read a letter from Kevin Woods:

25 *Dear Chairman Reed, none of the RCTV operators were available to cover tonight's Planning*
26 *Board meeting. So, I'll be in the control room ensuring it is broadcast properly. In addition, in the*
27 *next week, I will be having surgery and recovery will require me to miss the next few planning*
28 *board meetings. I feel that these issues combined with the fact that I will not be seeking*
29 *reelection to the planning board again this year does not allow me to perform my due diligence*
30 *with regards to these applications. This requires that I step aside to allow you to sit in an*
31 *alternate to cover these two complex and important applications. They are certain to be*
32 *discussed for quite some time.*
33

34 Mr. McDonald was seated for the duration of the meeting. Mr. . Reed commented that Mr. Roy
35 has recently been sworn in and said that he could join the board but not vote tonight because
36 there were already 7 members.
37

38 **Roll Call:** Gretchen Gott, Maddie Dilonno (Rockingham Planning Commission), Jim McLeod,
39 Dee Luszcz, Brad Reed, Scott Campbell (Board of Selectmen), Bob McDonald, Trisha Bridgeo,
40 Daniel Roy.

41 **Public Hearing:**

42 **(CONTINUANCE REQUEST)**

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

48

49 Mr. Reed read a letter from Mr. Coronati requesting a continuance for a month. (See attached)

50

51 **Mr. Reed made a motion to continue application 2022-015 to February 16, 2023 at 7pm**
52 **at the Raymond High School Media Center.**

53 **Mrs. Luszc seconded the motion.**

54 **No discussion. A roll call vote was taken.**

55 **Trisha Bridgeo - Aye**

56 **Bob MacDonald - Aye**

57 **Scott Campbell - Aye**

58 **Brad Reed - Aye**

59 **Dee Luszc - Aye**

60 **Jim McLeod - Aye**

61 **Gretchen Gott - Yes**

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

63

64 **Application # 2022 -008: A SITE PLAN application is being submitted by Wayne Morrill of**
65 **Jones & Beach Engineers, Inc. on behalf of ONYX Partners LTD. They are proposing to construct a**
66 **550,025 S.F. industrial distribution warehouse with associated loading docks, truck parking, and**
67 **employee vehicle parking. Property is located on Industrial Drive and Raymond Tax Map 22 / Lots**
68 **44,45,46,& 47 and Raymond Tax Map 28- 3/Lot 120-1.**

69

70 The applicant introduced themselves. Wayne Morrill of Jones and Beach, his associate Erik Poulin,
71 Doug Richardson from ONYX Partners, and Anton Melchionda, from ONYX Partners LTD.

72

73 Mr. Morrill explained that this project itself is 123.52 acres of land. It's accessed off of industrial drive.
74 Industrial drive is a town road that we come off of the end of the cul de sac.

75 The Raymond Pond, which is on the west side of industrial drive, is almost entirely on one of the
76 properties that is owned by this applicant. The applicant has submitted a lot consolidation form to the
77 town so that all the parcels that are ready for the record will all be combined into one parcel once this is
78 all approved. The property is owned by all its partners, they took ownership of this property at the end of
79 last year.

80 To the west, this piece of property is Jackson lumber, through the south of the property is Route 101.

81 To the east of the property is the Welsh property, which was out of that lot line adjustment that you just
82 continued.

83 And then to the north is the railroad bed, Old Manchester Road. And of course, the schools on the other
84 side of Old Manchester Road.

85 This site was originally owned by Hardrock Entities. There is currently an excavation permit that
86 Hartman is currently removing rock that we all got to see the day of the site walk. The we met with the
87 planning board back in October 2021, as a design review meeting, and we actually had a pre

Town of Raymond Planning Board Minutes

January 19, 2023

88 submission mission pre submission meeting with the Army Corps in New Hampshire DES on December
89 10, of 2021.

90 We've actually had three Review Letters from your town review engineer, our last review engineer
91 comment letter was to modify an invert of a catch basin by three one hundredths. And that was the final
92 comment that he had. Fortunately, we've actually gone to your Highway Safety Committee, because part
93 of this application is we're going to be installing signs along Industrial Drive that will tell truckers not to
94 park on Industrial Drive, not to idle or use air brakes on Industrial Drive. It's only a left turn only coming
95 out of Industrial Drive. The Highway Safety Committee for the town of Raymond has agreed to allow us
96 to put those signs on Industrial Drive. We've also met with your TRC two times, going over the
97 information that were presented to the board tonight. One of those TRC meetings we actually talked
98 about fire suppression. Your Fire Department has had an independent engineer look at the fire
99 suppression that's proposed for this project. This project is installing a 350,000 gallon water tank on the
100 site for fire suppression. So they're going to independently have fire suppression for this building and
101 parking lot by on site water. That is not going to be a detriment to the town of Raymond's water system.
102 Our water use for this site is less than 5000 gallons a day for the workers in here for bathrooms. And
103 there is a small kitchen but no food preparation. So, we're less than 5000 gallons a day. That equates to
104 less than 10 houses when we come in looking at the amount of gallons per day that we'd be using for
105 water. The 123 acres was surveyed by Jones Beach Engineers of wetlands in soils by Gove
106 Environmental Services. Mr. . Morrill showed the wellhead protection areas on the map. They have
107 identified two areas on the site that are going to be conservation restriction areas. The first one is going
108 to be a 22 acre conservation restriction on Raymond Pond. Residents will still be able to use the pond
109 for fishing and other recreation. The second one is a 14 acre conservation restriction which goes over
110 the Beaver Pond on the north side of the property, which protects the Town of Raymond's piece of
111 property that is lot 120 from this piece of property. The restriction allows access to the Raymond Pond
112 but no access to the Beaver pond. There's a wetland mitigation plan that actually has language that was
113 worked on with the Conservation Commission to protect those areas that make sure that they have no
114 development anytime in the future.

115 The proposal is for a 550, 025 square foot warehouse facility. This is a distribution facility. On the north .
116 side of the building products are coming into the building. On the south side of the building products are
117 leaving the building. The access to this building is in two directions. The is the roadway that they talked
118 about on the site walk. There is another roadway that comes along the south side of the building that
119 allows trucks to either enter or exit from that location.

120 There is a 326-vehicle parking in the front for the people that are working inside of the building.
121 There's 244 trailer spaces, and 158 loading dock spaces.

122 These are all spaces for this operation for this important export type of warehouse distribution center.
123 The dual access road that will be accessing this property, both of those roadways are around 2% slope
124 going in. So very much the slope of the roads are very gentle going up for the tractor trailers, they tried
125 to reduce any airbrake. And going up and down that roadway, the roadway as you turn into the left is
126 less than it's only about 1.8 is the maximum slope.

127 This site is going to be the current floor of the gravel pit that's out there right now is going to be raised up
128 about 22 feet.

129 We have a fence up at the top so that nobody comes over that back.

130 We also have separated the park and loading trucks away from that ledge in case there were ever rocks
131 that came down so that we have protection there.

132 Snow storage is shown along the perimeter of the site as required by planning board regulations
133 A.4 foot high chain link fence around the perimeter of the steep slopes, and we have guardrails around
134 our steep slopes so that no vehicles go over outside of that parking area.
135 Building setbacks are based on the height of the building. This site did receive a variance from your
136 zoning board to allow us to exceed the 40 feet maximum height. So our height is allowed 48 feet per the
137 zoning requirement, zoning relief that we received. There'll be a monument sign at the bottom of the
138 base of the hill when you come off the call the sack that will lead you for import export and the name of
139 the building and the address for 911 compliance.
140 Hydrants will be a different color than what people see in town because that type of hybrid will show that
141 it's not on municipal water. It's on a fire tag, which is non potable water.
142 Domestic water is the only thing that will be coming for a municipal service. The domestic flow for this
143 site is 4,890 gallons per day. We've designed a septic system to account for that 4,890 gallons per day
144 that's located in the parking lot on the north side of the building. And it goes through two tanks to get into
145 that system. That's accounted for by using the New Hampshire DES requirements for the site and a
146 septic system based on the use that we're providing.
147 The site will be heated by underground LP tanks, which are located on the south east corner.
148 he proposed lighting on site, we are using proposed shoebox style lights which are dark sky compliant.
149 pole mounted lights along the perimeter of the parking lot and access drives for vehicle parking lots. The
150 lights themselves are mounted at 23.5 feet above ground. And we have provided a photometric
151 photometrics plan to the board to show that all the lighting is concentrated inside of the site and there is
152 no light discharge off the site as required by your Planning Board regulations.
153 Landscape - We are doing landscape in the front when you come in, off the roundabout and within the
154 vehicle parking spaces for the workers in the front. We're using a number of different shrubs, trees and
155 perennials in through the parking lot so that we have some green in this parking lot in the front. The two
156 sides are all truck parking. So, we're concentrating our landscape on the front of the building itself. The
157 plants that we are using were shown on the plans consisting of white pine, red oak, and a number of
158 landscape shrubs.
159 Around the Raymond Pond there is a minimum of a 75 foot buffer away from the edge of the water.
160 The Beaver Pond has a 25 foot setback because it only has standing water when a beaver dam actually
161 backs that water up.
162 They are down to only needing fish and game comments to be able to receive the AOT permit from New
163 Hampshire DES.
164 They have a wetland permit application that's inside of the package, which includes our fish habitat
165 study that was done by Gove Environmental, which includes turtle studies.
166 The wetland permit is waiting for the fishing game approval also.
167 Section 6 of the binder provided contains a traffic analysis done by Vanasse Associates. A review letter
168 by Dubois and King, a response to that and a letter from Dubois and King saying that they have no
169 further comment.
170 Section 7 contains the documents from the site walk.
171 The last section of the binder is an 11 by 17 of the plan set.
172
173 Erik Poulin presented an explanation of stormwater on the site. In June Severino Trucking mobilized on
174 site and revamped, updated, and refreshed all the sediment and erosion control systems on the
175 property most notably the mulch berm that goes all the way around the perimeter. A EPA swip has been

176 prepared and provided regular inspections are going on site to maintain those erosions after large storm
177 events, those are also being taken periodically. Existing stormwater is directed into two locations. One of
178 the final analysis point locations is the pond near industrial drive. And then the other analysis location is
179 a box culvert underneath the rail trail.

180 The proposed stormwater systems we have on the property several types of stormwater systems were
181 utilized to treat stormwater.

182 Three above ground infiltration basins with pretreatment for bays are proposed on the property.
183 Four tree wells are proposed along the entrance and westerly access road for treatment.

184 One storm tech chamber system subsurface is also proposed to provide infiltration for some of the
185 pavement and one subsurface stone detention system; the largest system on the property is located in
186 that front employee parking area.

187 So, this site provides a unique opportunity with ready access to crush stone that we could crush to a
188 consistency and diameter that we need and provide a stone tension area underneath the property. This
189 has been reviewed by NH AOT and has been found to be an acceptable way to provide treatment.

190 The last remaining item we have with NH AOT is coordination with New Hampshire fish and game.
191 So all flows and volumes leaving the property are less in the post condition than the pre. This is a
192 requirement of the state. This is important because this mitigates flood hazard. So, we're having less
193 volume and flow rate leaving the property in the analysis of storm events.

194 Roadwork along Industrial Drive and a portion of the warehouse site are located in the aquifer zone, and
195 the groundwater protection zone. So I just wanted to get into the groundwater. Due to this, we wanted to
196 point out a couple of features we've added to the design that kind of address this issue. All impervious
197 areas, on site, receive pretreatment and treatment prior to discharge per NH AOT standards. That even
198 includes the roof, so the warehouse roof goes into a pretreatment settling pipe. So all those heavy
199 sediments will settle in that pipe before it gets into the clean crushed stone underneath the pavement
200 that has manholes spaced periodically so that it can be vacuumed out. That's true with all subsurface
201 systems, there's an ability to vac out that pretreatment sediment groundwater monitoring program has
202 been prepared and has been submitted to the state for review, and also is included in your packet. A
203 large portion of the pavement and roof discharges directly into subsurface systems. This is really useful
204 when you have this much impervious because one of the best ways to mitigate temperature increase in
205 stormwater is to bring that stormwater subsurface.

206 An operation maintenance manual has been prepared so that proper maintenance of these treatment
207 systems will continue into the future. The stormwater pollution prevention plan has been prepared, it's
208 active, it's been filed with EPA, the NH AOT has reviewed it. Active and regular inspections are going on
209 the site that'll take place through the whole duration of the project.

210 And lastly, we have prepared a salt minimization plan.

211

212 Todd Greenwood a New Hampshire professional geologist with Enviro North American discussed what's
213 been done as far as remediation and what has been impacted to the environment. Mr. Greenwood
214 referenced a letter dated January 12, 2023. Onyx property I refer to as the subject property in this letter.
215 references the boundary between lot 120 -1 which exists today, which is the proposed project. It is
216 separated to the north by the boundary to lot 120 which is owned by the Town of Raymond. There has
217 been a wide array of investigations to the extent of what contamination has taken place. It started from
218 1990 and continued through 2005. All the investigations were done and approved through DES. And the
219 responsible party is listed as the town of Raymond. And due to some of the findings of the investigations

220 revealed that actually surface water and groundwater of the area was not that contaminated. There were
221 some residual amounts, but the focus of those investigations show that most mostly sediment and soil
222 were impacted by heavy metals from past tannery discharges that contain chromium. From about the
223 mid-1960s, till the end of the tannery in 1972. The process changed which discharged, they used to
224 discharge from lot 43 which is part of the tannery that's north of the easement. Underground piping went
225 into the Lamprey River, mid 60s, they change that and discharge into two lagoons over a lot 120 of all
226 those lagoons reach capacity, they would pump into a wetlands area which is now encompassed by our
227 subdivided and lot boundary, where overflow went across a surface trench and discharged into a pond it
228 dammed which they referenced this is the form of lagoon three. So this process was a tertiary process
229 where it only occurred when the lagoon 1 and 2 filled and reached capacity. It was more of an
230 expensive process to pump the wastewater up into the wetland because of the topography difference.
231 So, the investigations through 2005 indicated that the surface trench in between on our lot 120 had
232 impacts of chromium. The investigations revealed that again surface water from these locations did not
233 exceed the state standards. So a remedial action plan was developed and approved by DES. That took
234 place somewhere around 2007/2008. After acceptance, the remedial action plan actually went into
235 effect, and they went ahead and did the remedy to remove contamination. A lot more was done on lot
236 120 And lot 43 compared to our last 120-1. But what was done was the trench between wetland A and
237 what was the former lagoon 3 was excavated the entire trench to a depth of one foot, there was post
238 excavation soil samples that were collected and analyzed for chromium. This excavated soil also was
239 tested for the EPA's toxicity values which they met and the DES approved that they could dispose of
240 that soil on the abutting lot 120 in one of their former lagoons, which was turned into a landfill, that was
241 all approved through the state. Also during that remedial process, they removed the dam actually, they
242 allowed the form of the lagoon A to be dewatered over a four month period then they removed the dam
243 with wetlands permits and soil berms. And what they found was the dam specifically had leather straps
244 in the debris which was taken and placed in the former lagoon 1 area as a disposal option. The soil
245 from the berm was tested and sampled prior to the remedial action and all of this the soil met the actual
246 cleanup standard criteria. So some of that soil was transported the lot 43 for reclamation purposes.
247 Since then, around 2013 DHS issued a certificate of completion for the remedial action that was done,
248 which included lot 43, lot 120 and what we now know is lot 120 -1. There was also an activity in use
249 restriction on lot 43 And on lot 120 which basically was a protection for human health for future
250 development. They delineated the area of where the landfill debris was placed, because of the
251 contaminants of concern were placed there. They put a low leaching soil cover over those areas and
252 deed restriction with an activity use restriction was put in place both on lot 143 there was a landfill area
253 there and then on route 120. This area which was formerly lagoon number one was designated as a fill
254 area for some of the contaminated chromium. There was never an AUR(?) placed across the boundary
255 towards our lot 120 -1. Groundwater monitoring continues, even though we have a certificate of
256 completion, but as it is limited to the same AUR delineation that the groundwater management zone
257 under their permit monitoring is just this area on lot 120. The GMZ, the Groundwater Management
258 Zone, never extended across to include any of our current area. I spoke with the current manager at
259 DES who is Tonya. She is working with the hazardous waste remediation bureau. There are some
260 concerns now with some PFAS that has been found in groundwater. But their concerns are not limited to
261 lot 120 And the property between lot 120 and 43. And then the Lamprey River, she has no concern
262 regarding this area of our subject property. She's convinced that the remediation that has taken place to
263 date, which was very minimal to begin with. In that no sources of contamination remain on our property.

264 We're also considered a hydro geologically upgrade yet meaning groundwater flow is directed this way
265 to the North, away from us. And that's supported by the hydro geologic investigations they've done
266 across 120 and continue to monitor with groundwater monitoring wells. Other than that we've had our
267 site use has been the Hardrock Mining for past years. There doesn't appear to be any other sources of
268 contamination that would impact this property at this time. I know Onyx has gotten a recent December
269 dated phase one environmental site assessment done and I reviewed that and it doesn't list any
270 potential recognized environmental conditions. And they have completed that environmental
271 assessment following the existing American Society for Testing materials. And based on my review, and
272 based on my conversations with the DES, we are not a listed contaminated site. And therefore, the DES
273 Hazardous Waste Remediation Bureau does not have jurisdiction over a non-contaminated site.
274

275 Mr. Reed asked Mr. Greenwood to get written confirmation from the DES that the contamination
276 concerns were on the other side, lot 120 and lot 43.
277

278 Mr. McLeod asked to speak to question the entire letter Mr. Greenwood referenced. The original site
279 limit with this red line is where lot 120 And lot 120-1 are separated now. So, you can see that this swath
280 of area here was part of the original site investigation. As was noted earlier, this has been under review
281 for a long time. This reports from these results here are from a Weston sample that was done in 1993.
282 This is a sediment sample that is over the S-1 limit for chromium. At that time, it was 1000 I believe it still
283 is and this was tested 1340 that has never been remediated that is still on site. In addition to some other
284 exceedances. This is that same boundary here. These test results here are listed as the analytes and
285 their detection over the standard. We have arsenic, lead, chromium, in the connecting trench that has
286 been remediated. And we have levels of arsenic that are above the S-1 in several places and lagoon 3
287 and where this discharges out into wetland see next to the Lamprey Elementary School. This has also
288 never been remediated or what has been remediated was the dam at the end of lagoon number 3, and
289 the test that they did on that dam showed that it had low enough concentrations that it could stay on site.
290 In the consolidation area and lagoon number 1 now, same with the trenching that they did on this. The
291 berm on the northern that they removed they use that as fill in the it's not part of the cap part is the fill.
292 But those are the only three areas that were remediated in That swath and this contamination is still
293 there. Then these tests were done in 2003 and 2004 by GZA, the ones that did the original site
294 investigation. So when the remedial action plan is finished, they get a certificate of completion. But that
295 certificate of completion is kind of like when we do our checklist to see if an application is complete
296 enough for us to accept, it's not the end result, the end result isn't the certificate of completion, it's the
297 certificate of no further action. And that has not been issued. And that certificate of completion that they
298 did do for this was only for chromium did not include the PFAS. So I just wanted to make a couple of
299 those things clear, there is historical contamination on this site that has not been remediated. And
300 there's contemporary pollution on that site from PFAS.
301

302 Mr. Greenwood replied that PFAS contamination has not been proven on that site. They did some
303 testing, and it showed that they have low levels that meet the drinking water quality standard. And
304 PFAS does not have a soil standard or a surface water standard. So, the PFAS they found is very, very
305 low level residual And they only had detections of two known PFAS related to any standard that exists.
306 Mr. Greenwood said that Mr. Mcleod is saying that the site is contaminated with PFAS based on a
307 certain level. As far as they are concerned, they lean on DES who are very conservative for the

308 protection of health in the environment. And if they meet their standard, they deem themselves not
309 contaminated.

310
311 Mr. Melchionda commented that they have done exactly what the Board has asked them to do.

312
313 A discussion continued regarding the Letter from January 12, 2023 the contaminate remedial summary.
314 Mr. McLeod said he had spoken to DES and was told that there are still impacted soils there. The only
315 impacted soils that were removed, or the ones that were above S-1. There is reference here to a draft
316 copy of a phase one ESA prepared for the subject property in December 2022. Mr. McLeod asked if
317 there was a copy of that ESA. Mr. Greenwood said that it was a draft copy from another consultant that
318 did a phase 1.

319
320 **Mr. McLeod made a motion to enlist GZA to peer review these environmental**
321 **assessments that have been done and get their information before the Board.**
322 **Ms. Bridgeo seconded the motion.**

323
324 Mr. Greenwood commented that there might be a conflict of interest using GZA because they were the
325 one who did all the investigative work from 2005 to 2008.

326
327 Mr. McLeod stated that it would be important for GZA to be able to defend their work here, because the
328 conclusions that are made in this are in direct opposition to some of the conclusions and things that GZA
329 had come out with.

330
331 Maddie Dilonno recommended that it be sent to Dubois and King because they have hydrogeologists on
332 their team.

333
334 John Cronin of Cronin, Bisson, and Zalinsky P.C. introduced himself to the Board. He is a principal
335 partner at Cronin Bisson and Zalinsky and has been doing land use work for about 40 years. He
336 recognizes the planning board has a duty to assist applicants in getting their projects approved. Mr.
337 Cronin stated that this gentleman, I don't know his name, (Jim McLeod) obviously a very articulate man
338 knows a lot about environmental work. But I think he's broken every tenet of his oath and his duty to the
339 planning board. It's pretty clear to me that he's been doing independent research, not as a member of
340 the board, but as an individual, without a vote, or authority from this board. He's been calling people.
341 He's been writing emails. He's been doing work. And I don't know if he has an agenda, it appears to me
342 that he does. But I'm going to find out. I'm going to ask you to maintain Mr. Chair, direct him to maintain
343 all of his records, all of his emails, all of his communications related to this case with anyone, because I
344 want to see it, and I want to study it. And I want to make an informed decision about the recusal I have
345 to do.

346
347 Mr. McLeod commented for the record, I'd be delighted to share all of my correspondence and
348 everything that I have done with the public, and everyone to see, because that has been my goal from
349 the moment that I started this, because that is the oath that I took, sir, was to protect this town, that first
350 of all the safety of this town. In addition to following the rules and the regulations that we have in place.

351 We have rules and regulations that allow me to do certain things, and I'm going to do those to the best of
352 my ability. No other ulterior motive.

353
354 Ms. Bridgeo stated this board has been working tirelessly to have projects come into this town that keep
355 our citizens safe as well, sir. And for you to sit there and accuse one of our members when this is what
356 we had. I don't know what you got to do over the weekend. But this is what I got to do over the weekend.
357 all weekend long review documents, or have you used the term investigate? So I would tell you, sir, to
358 your face. I did. I investigated. I had hundreds of pages and other documents at home that I had to
359 investigate. And you came in here and accused a board member because he's trying to do what you
360 provided us, your applicant. This is what we're supposed to be reviewing. This is a lot of information, sir.
361 We had to do this over the long weekend.

362
363 Mr. Cronin replied I respect your opinion. I'm going to reply to it. You have a right to review the
364 documentation that was submitted, you don't have a right as an individual to be making calls, and
365 quoting people that you spoke to, which is hearsay, before giving anyone notice of that meeting. If you're
366 having individual meetings, and you spoke to people in your investigation, I want to know about that, too.
367 And sometimes you come to a public meeting, you have a right to speak your mind, I'm not trying to
368 create conflict here. I just want to make sure that there's an accurate record, you do your job, I'm sure
369 you do it, well, I have a job to do. Also, my job is to protect my clients interests. And when I hear
370 somebody on a board, and I've heard it before, that's out doing independent research, talking to folks
371 that are consultants coming up with boards that are done, I have a duty to raise that. And the Supreme
372 Court says I have a duty to raise it at the first moment that I hear it. And that's why I'm asking it. I didn't
373 expect to speak tonight, I expected to sit and watch and take some notes. But this was going in the
374 wrong direction. And you'll look at the contamination and the safety. There's a number of sites that I've
375 worked with the state.

376 Mr. Reed made a request of Mr. Cronin to submit his request in writing and ask that Mr. McLeod to do
377 the same thing because it's hearsay, until it's documented. Mr. Reed also stated that when he received
378 the packet he forwarded it to Dubois and King to verify that this is the same thing that they have gotten
379 in pieces up till now. He apologized for not asking for a vote before he sent the document. A few
380 meetings ago, the Board formed a Water Protection Committee under the guise of the Planning Board.
381 We do have a Water Protection Committee that is working actively with the blessing of the Planning
382 Board.

383 Mr. McLeod is on that committee and he's working on that, for the overall protection of Raymond water.
384 And we've learned a lot. But we also looking at specific things. We want to be sure that this application
385 and this site are safe. That is our overwhelming concern. Just so we're clear on that. Mr. Reed said we
386 have a motion on the floor to send the environmental to DZA. And we have a second on the floor. Just
387 discussing that. And I know you've asked for an independent study, but that is the motion on the floor.
388 You have the right to object and request something else. But that is the motion I have right now.

389
390 Ms. Gott asked Mr. McLeod, what is his defense in having GZA?

391
392 Mr. McLeod explained that they did the original site investigations. So they are familiar with the site and
393 some of the conclusions that were drawn in the Letter directly contravene conclusions that GZA made.

394

395 Mr. Reed asked that they first send this to Dubois and King and get their input because they have been
396 working on that actual project.

397
398 Mrs. Luszczyk agreed with Ms. Bridgeo and Mr. McLeod that they should have GZA. She said that GZA is
399 a highly reputable firm and they have no bearing on the case. And for the record, she fully supports her
400 fellow board member, he is a stellar resident and member of this board.

401
402 Mr. McDonald would like to see in writing what the state has to say right or wrong. Mr. McDonald said
403 the reason we are concerned about water is this project is next to the town's aquifer.

404
405 Mr. Campbell commented that he would like to see GZA do it so we know how they came to that
406 conclusion.

407
408 Mrs. Luszczyk made a comment that PFAS is relatively new and it does not go away but seems to be
409 growing pretty fast and the board needs answers.

410
411 Ms. Gott explained that she was initially going to go with Dubois and King but after hearing the word
412 expediency from Mrs. Luszczyk, Ms. Gott will be voting for GZA.

413
414 Mr. Reed has to recuse himself from the vote because he uses GZA for his training.

415
416 Ms. Bridgeo asked if GZA is truly the name?

417
418 Mr. McLeod responded it is **GZA Geo Environmental**, Inc. but it will probably be a subsidiary of the EGGI.

419 **Ms. Bridgeo called for the vote. A roll call vote was taken.**

420 **Ms. Gott - Yes**

421 **Mr. McLeod - Yes**

422 **Mrs. Luszczyk - Yes**

423 **Mr. Campbell - Yes**

424 **Mr. McDonald - Yes**

425 **Ms. Bridgeo - Yes**

426 **The board voted to send the environmental to GZA.**

427
428 Mr. McLeod stated his concern is that they are talking about the stormwater and the amount of runoff
429 that's going to be going over to that side of the lot. If that is contaminated. The way that he believes that
430 it is, then that's going to change how the stormwater is done. He thinks the Board should be waiting for
431 the supplemental site investigation, or at least the scope of it to be delineated so that the Board knows
432 what is going to be.

433
434 Mr. Reed asked if anyone was present from the surrounding towns for Regional Impact. They received
435 letters from Nottingham and from RPC.

436
437 Mr. McLeod asked the applicant why they felt the application had Regional Impact.

438

439 Mr. Morrill explained that at the last meeting, when their application was accepted, they acknowledged
440 that our traffic volumes exceeded what would meet the threshold for regional impact. And that's why
441 they said the project is a regional impact project, based on traffic for traveling.

442
443 Mr. Mcleod expressed concern that there would be communities that are down river from the site that
444 might want to know that at least one board member believes that the site is contaminated and that the
445 receptor, the ultimate receptor for that contamination is the Lamprey River. So, he thinks that those
446 communities should be able to come in and speak to it.

447
448 There was lengthy discussion about stormwater. Erik Poulin explained the his analysis concludes that
449 they will be discharging less water in the post condition than what is out there now and that the drainage
450 report was reviewed by Dubois and King. It was disclosed that the overall disturbance area is
451 approximately 1.774 million square feet of disturbance. Mr. Poulin said he would check his number and
452 present it to the board when they come back. In tab 5, sheet W1 the watershed plan shows what is
453 going on now and W 2-0 is the proposed condition. The beaver pond in the existing currently sees
454 59.81 acres in the proposed condition after the project is constructed, we would see 51.54 acres. So in
455 their design, they are reducing the acreage of stormwater area going to the beaver pond.

456
457 Mr. McDonald asked Mr. Poulin what is the floor where we walk?

458 Mr. McDonald further asked what the elevation of the deepest point of the Beaver Pond?

459 Mr. Poulin said he would find out for him.

460
461 Mr. Roy said he needed to make a disclosure. He was a planning board alternate in waiting for about
462 eight weeks and just was sworn in last week. He has been a proponent for community Power Program.
463 And as part of that effort, it's an individual effort. He has been talking to area businesspeople as to
464 interest with that project having nothing to do with you guys. He has had direct and indirect
465 conversations with people so far as Onyx is concerned, it's been indirect. He has not had any
466 conversations with the applicant and wanted to raise the question to the rest of the board and to anyone
467 else in the audience? If the board feels that he can't ask his question impartially, then he would recuse
468 himself. He asked if there was any objection. He said I'm referring to the data in your section. And I'm
469 referring specifically to table three. It's tab four, page, one of two of its Stonehill Environmental table
470 three. It's about 10 pages in. And this is important. I think section three. Your table data ends with the
471 most recent data from 2019 and the state data goes through November 11, 2022. Much more recent
472 and shows a very different picture. The reason why I say that is because your most current section
473 doesn't refer to the table data from the state side. The DES sides. So I'm going to that site for 2019.
474 And looking at the table three data for the PFOA and PFOSs, and it ends with 2019. When you look at
475 the 2022 data, the PFOA number goes up to 38.6 which is an elevation for what it was in 2019. That's
476 on page three of that table three data. When you go to the PFOS section which is on page seven of
477 eight of that same table. The current reading is 304 which is about 20 times the state standard of 12.
478 What I'm trying to get at here, I'm not going to get an answer is I think that there's a reason for
479 communication between the applicant and the town and the board as to a hold harmless or some other
480 agreement, where if they can't be tested, the town can't be held responsible for migration of these
481 chemicals. If it can be tested. Now, it probably wouldn't make sense to do that. That's all I'm saying.
482 Thank you.

483
484 Mr. McDonald just wanted to go through the pages. So, the requests from both the chairman and Mr.
485 McLeod are clear. He would like to have followed up as the chairman indicated from New Hampshire,
486 Department of Environmental Services confirmation referring to the letter entitled company
487 contaminated remedial summary January 12, 2023. On page two it was noted the subject property map
488 20 A lot 120 - 1 is not a remedial site managed by NHDES. Mr. McDonald would like it written. Then in
489 the same letter on page 10 point 7, 8, 9 notes that Ms. Justham of New Hampshire DDS verbally
490 indicated the comment made on page two, so I'd like those points verified with a letter from Miss
491 Justham. And on page 11, same letter, fourth paragraph states topography elevations differences 60 to
492 100 vertical feet. What does that refer to was that is that ground or is that surface?
493
494 Mr. Greenwood replied to the surface ground elevation is steeply up sloping towards us on lot 120 - 1.
495 Specifically, when you look at where the AUR, which is the Activity Use Restriction placed on that 120
496 For buried waste. So that supports the fact that DES hasn't engaged with trying to investigate
497 contaminant migration towards our property because of their will just because general science supports
498 we are hydro geologically upgraded and everything flows downhill in that refers to unconsolidated,
499 saturated groundwater, not bedrock. You're talking groundwater in the above bedrock.
500
501 Mr. MacDonald referenced the fourth letter regarding mercury dated January 12 in the same section.
502 The letter mentioned the coal fire plants as the cause of certain Mercury. How many coal fired plants are
503 left in New England now?
504 Mr. Greenwood explained that their existence has been around a long time. So, there's residual pollution
505 from that. And Mercury doesn't tend to question. I don't know the number of active coal mining, coal
506 production.
507
508 Mr. McDonald continued since we're on that same section there was a letter from the Lamprey River
509 Advisory Committee a response to New Hampshire DES, Jim was asking about the 7.8 million square
510 feet which impacted, then they mentioned something about 750,000 cubic yards of rock will be blasted.
511 There is also information in here about what you are going to take out. And it's half that number. I would
512 check that letter about where the 750,000 cubic feet of rocks is coming from, because it doesn't match.
513
514 Mr. Reed commented that there would be more question to come. But he wanted to get the letters
515 regarding regional impact into the record.
516
517 Maddie Dilonno said Basically the RPC did a review of the project according to the four or five aspects
518 in the statute that a board would consider in determining a project or regional impact. And so the RPC
519 listed out each of those aspects and addressed each there were a couple of questions for the traffic
520 study. It's just some general comments about the town's regulations, getting all the state permits, etc.
521
522 Mr. Reed read a letter from the Town of Nottingham. (See attached)
523
524 Ms. Bridgeo said the AOT Permit needed some corrections. It says it's a commercial project. It is not, it
525 is an industrial project. It is industrial per Raymond's zoning, zone D. Also, where they have checked off

526 Could you please look into where it says that a surface water impairment of phosphorus or nitrogen? No.
527 Class A surface water outstanding resource water? No.
528 You're saying no, you're not doing this can? Maybe it will come out of this study where it might have to
529 be done. Is the project within a water supply intake area WSIPA No. Is it in a Groundwater Protection
530 area? No.
531 Ms. Bridgeo said it shouldn't change that it isn't a Groundwater Protection area.
532 It most certainly should say that and could you look back over those. And the lot number is wrong on the
533 AOT permit.

534

535 **Public Comment:**

536

537 Jim Bebo, 57 Epping Street, Can the public still use Pike's Pond?

538

539 Mr. Reed responded from everything they have told us it is going to be a conservation area.

540

541 Jim Bebo asked how many trucks a day are going to go into this site and who is in charge of the road
542 damage?

543

544 Mr. Reed said we haven't gotten to that part yet.

545

546 Warren Gibby, resident, said his concern is if there is contamination and you start moving groundwater
547 around, and you start digging up dirt and so forth isn't going into the water into the Pikes Pond?

548

549 Mr. Reed said that is why we are taking the time right now.

550

551 Warren Gibby said the other thing is when you were checking for contamination, how deep do we go in
552 the ground? Just sounds like they were just doing surface.

553

554 Mr. Reed responded the tests for the PFAS were just surface water tests. The other tests that have
555 been done in other studies that were mentioned by Dan, those were on wells on the town property.

556

557 Kathy McDonald, 1 Park Place, I just want to say that we are all town residents all concerned about the
558 town that we live in. I don't want the developer to get discouraged, thinking that we're taking too long.
559 We want to make sure that we get everything done correctly. Dot the i's cross the T's, because we have
560 to live here, and then they necessarily could be here and gone.

561

562 Jim Bebo asked what kind of business is this? Is there a chance for employment?

563

564 Mr. Reed said it was a warehouse distribution business and from what they were told there is a chance
565 for employment opportunities.

566

567 Mr. Melchionda of ONYX Partners commented we get asked the question a lot about the pond because
568 there's a lot of people who fish there. So the commitment we made was to make that conservation, add
569 benches, clean up the trails around it, and then periodically socket. So that's what we're doing.

570
571 **Mrs. Luszczyk made a motion to continue application 2022-008 to March 2, 2023 at the**
572 **Raymond High School at 7pm.**

573 **Mr. McDonald seconded the motion.**

574 **No discussion. A roll call vote was taken.**

575 **Ms. Gott - Yes**

576 **Mr. McLeod - Yes**

577 **Mrs. Luszczyk - Yes**

578 **Mr. Reed - Yes**

579 **Mr. Campbell - Yes**

580 **Mr. McDonald - Yes**

581 **Ms. Bridgeo - Yes**

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

583
584
585
586
587
588 **Application #2022- 010: An application for an Earth Excavation Permit has been submitted by¹**
589 **Onyx Raymond, LLC. The applicant is proposing the permitting of an existing excavation operation**
590 **that is proposed to result in the construction of a 550,025-sf warehouse. The properties are**
591 **identified as Raymond Tax Map 22, Lot 44, 45, 46, 47, & Map 28-3, Lot 120-1; accessed via Industrial**
592 **Drive.**

594 **Mrs. Luszczyk made a motion to continue application 2022-010 to Thursday, February 2,**
595 **2023 at the Raymond High School at 7pm.**

596 **Mr. McLeod seconded the motion.**

597 **No discussion. A roll call vote was taken.**

598 **Ms. Gott - Yes**

599 **Mr. McLeod - Yes**

600 **Mrs. Luszczyk - Yes**

601 **Mr. Reed - Yes**

602 **Mr. Campbell - Yes**

603 **Mr. McDonald - Yes**

604 **Ms. Bridgeo - Yes**

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

606
607 **Ms. Bridgeo made a motion to table the minutes.**

608 **Mr. Campbell seconded the motion.**

609 **No discussion. A roll call vote was taken.**

610 **Ms. Gott - Yes**

611 **Mr. McLeod - Yes**

1

612 Mrs. Luszcz - Yes
613 Mr. Reed - Yes
614 Mr. Campbell - Yes
615 Mr. McDonald - Yes
616 Ms. Bridgeo - Yes

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

618
619 Ms. Bridgeo made a motion to adjourn.

620 Mrs. Luszcz seconded the motion.

621 No discussion. A roll call vote was taken.

622 Ms. Gott - Yes
623 Mr. McLeod - Yes
624 Mrs. Luszcz - Yes
625 Mr. Reed - Yes
626 Mr. Campbell - Yes
627 Mr. McDonald - Yes
628 Ms. Bridgeo - Yes

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

630
631
632 **Attachments:**

633 Letter from Mr. Coronati requesting continuance.

634 Letter from Town of Nottingham

635
636
637 The meeting was adjourned at approximately 9:59 pm.

638
639 Respectfully submitted,

640
641 Jill A. Vadeboncoeur

642
643
644
645
646
647
648
649
650
651
652
653
654
655

656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672

DRAFT

JONES & BEACH ENGINEERS INC.

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

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

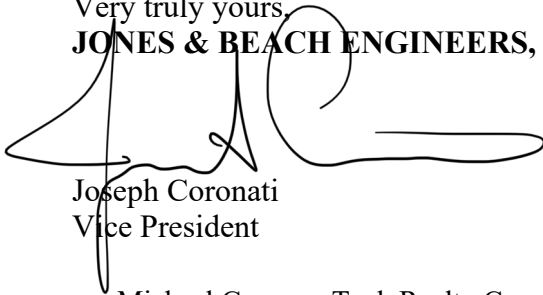
**RE: Lot Line Adjustment
White Rock Place
109A&C Main Street, Raymond, NH
Tax Map 23, Lots 25 & 29
JBE Project No. 20564**

Dear Mr. Reed,

On behalf of our client, Tuck Realty Corp., Jones & Beach Engineers, Inc. respectfully requests a continuance of the pending application for the above referenced parcel from the next Planning Board meeting for a month. This will give us time to get all the letters of authorization notarized from all the owners.

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

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Joseph Coronati
Vice President

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

Town of Nottingham
P.O. Box 114
Nottingham NH 03290



Office 603-679-5022
Fax 603-679-1013

January 18th, 2023

Town of Raymond
Community Development Department
Office of Planning & Zoning
4 Epping St
Raymond, NH 03077

RE: Application #2022-008 Development of Regional Impact

Dear Planning and Zoning Board Members,

Thank you for the opportunity for the Town of Nottingham Planning Board to provide input regarding the above referenced case where a 500,025sf industrial distribution warehouse is being proposed in the town of Raymond.

Specific to the finding of this being a Development of Regional Impact under RSA 36:55, we provide the following input for inclusion when this case is again considered by Raymond:

- Concern over possible increase in both commercial and personal vehicle traffic utilizing road corridors from Nottingham including routes 156 and a lesser degree 152
 - Request consideration of including a routing/delivery plan to direct traffic to 93/101
- Concern over light pollution and impact to Nottingham residents as well as visitors to the state park
 - Request down lighting and lighting be on timers to minimize impact of lighting
- Protection of groundwater and surface water resources to minimize/eliminate negative impacts

Again, we thank you for the opportunity to review and provide comments regarding this application.

Respectfully,

A handwritten signature in black ink, appearing to read "Eduard R. Viel", is written over a horizontal line.

Eduard R. Viel
Nottingham Planning Board Chairperson

1 Planning Board Minutes
2 January 26, 2023 @ 7:00 PM
3 Media Center Raymond High School
4 45 Harriman Hill Road, Raymond, NH 03077
5

6 Planning Board Members Present:

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

16 Planning Board Members Absent:

17 Kevin Woods (Secretary)
18

19 Staff Present:

20 Madeleine Dilonno - Circuit Rider Planner, RPC
21

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

24 **MEETING CALLED TO ORDER:**
25

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

30 Mr. Reed announced that Mr. Woods cannot be present for the continuation of these
31 applications and Mr. Woods has stepped aside. Bob McDonald has been involved in
32 this project from beginning and will remain seated through this project as an alternate.
33

34 **Public Hearing -**
35

36 Application # 2022-009.
37

38 Mr. Justin Pasay Attorney for Jewett Construction introduced the individuals that would
39 be representing the applicant for the meeting. He introduced Mr. Greg Di Bono from
40 Bohler Engineering. Sean Kelly from Vaness and Associates that did the traffic study,
41 and Brendan Walden who did the function value analysis from Gove environmental.
42

43 Mr. Pasay explained there was real effort by the applicant, before coming to the meeting
44 to try and address what appeared to be significant confusion about the status of the
45 application, the current filings, the current analyses, the current expert reports, and
46 applications. And so, the board has the results of those efforts, which he thinks is a

47 consolidated list and grouping that has been indexed to have sort of a one stop shop for
48 everybody in the in the board to be able to refer to the studies that they are talking
49 about in referencing, and hopefully clear up any confusion that may have existed.
50

51 Mike Sudak, 12 Bridle Lane, Epping. Member of the Epping Planning Board explained
52 that he was at the meeting mostly for informational purposes. He was going to prepare
53 a letter myself, but reviewed the letter that was prepared by Nottingham, and that
54 Epping's concerns that are similar to theirs. His focus is traffic and whether there will be
55 any drops in level of service on 27. Mr. Sudak has a personal interest in just hearing the
56 environment or the environmental concerns. Jen Rowden from the RPC has done quite
57 a bit of work improving our own Groundwater Protection ordinance, very recently. So,
58 Mr. Sudak has a personal interest in that regarding this project, His concerns are traffic,
59 transportation and trip generation has effects that comes in the direction of Epping.
60

61 Greg Di Bono from Bohler Engineering spoke about the ariel image of the property he
62 provided to the Board. He explained as part of the approval process they would like to
63 consolidate the lots. They are only proposing one entrance site in and out of the site.
64 They filed with DOT back in August. They agree with where they are proposing the
65 access drive. The site does circulate ideally in a counterclockwise direction. They do not
66 have a specific tenant lined up for this building. The site has 218 parking spaces.
67 They have a series of five above ground infiltration basins. These are designed to
68 handle stormwater runoff. And that's important to the regional impact aspect because
69 they meet all the state and local stormwater rules and regulations. They are providing
70 detention and providing water quality we're providing infiltration back into groundwater.
71 They are very cognizant with their layout about where the vernal pool is and making
72 sure that the hydrology to that vernal pool area stays or is matched. Same with the
73 ability to infiltrate this water after it goes through the roof. The filtration process of the
74 base and get it back into those surrounding wetland areas which are on the western and
75 eastern and southern sides of the property. They are proposing additional shade trees
76 in the parking lot and roughly about 200 shrubs and grasses throughout the parking field
77 just to kind of give it some beautification around where the building is. But beyond that,
78 they have all the trees on site that they want to keep lighting itself, it's all LED, full cut off
79 fixtures, things that you would expect to see with a modern industrial development like
80 this. They have better light distribution, because of the LED. Besides the truck loading
81 all the activity takes place inside of the building.
82 They have certain areas on site that they have identified for snow storage.
83

84 Ms. Bridgeo addressed a few issues regarding regional impact per the letter received
85 from DTC where they are talking about the community impact analysis. Ms. Bridgeo
86 noticed that the Lamprey River Association, or 4.9.3.2 has not been notified that the
87 Lamprey River is well within a half mile of the project.
88

89 Ms. Bridgeo read a letter from the desk of Kevin Pratt 1/26/23 (See attached).
90

91 Ms. Bridgeo stated that if the floodplain is going to be changed use a 25 not 100 year on
92 your information.

93 **Mr. McDonald made a motion that the Conservation Commission gets**
94 **copies of all the revised plans that we've seen as 10-7-22.**
95 **Ms. Bridgeo seconded the motion.**
96

97 Mr. Di Bona stated that one of the things that we changed on from the early October set
98 to the middle of October set was addressing comments that were suggested in that
99 letter. So as part of this process is that as we're getting feedback, we're incorporating
100 that as we go it at no point are our plans stagnant and they're locked. Every time we
101 come to a meeting like this, we get a little more feedback, we make more revisions, we
102 revise plans back in the state permits that I mentioned, still have to go back as well to
103 get the endorsement from Conservation Commission as part of this filing. They'll get an
104 updated set of plans, they'll get the final reports, they'll get everything that we then filed
105 to the state, civil the town, we're not we're not trying to like not share these documents,
106 we it's just that we haven't gotten to that phase yet, where we then redistributed all
107 these documents.
108

109 **Mr. McDonald amended his motion to forward a current plan and a wetland**
110 **value analysis to the Conservation Commission.**

111 **Ms. Bridgeo seconded the amendment.**

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

113 **Ms. Bridgeo – Yes**

114 **Mr. Campbell – Yes**

115 **Mr. McDonald – Yes**

116 **Mr. Reed - Yes**

117 **Mrs. Luszcz – Yes**

118 **Mr. McLeod - Yes**

119 **Ms. Gott – Yes**

120 **The motion passed with a unanimous vote of 7 in favor, 0 opposed, 0**
121 **abstentions.**
122

123 **Ms. Bridgeo made a motion to forward a current plan and a wetland**
124 **value analysis to the Lamprey River Local Advisory Committee.**

125 **Ms. Gott seconded the motion.**

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

127 **Ms. Bridgeo – Yes**

128 **Mr. Campbell – Yes**

129 **Mr. McDonald – Yes**

130 **Mr. Reed - Yes**

131 **Mrs. Luszcz – Yes**

132 **Mr. McLeod - Yes**

133 **Ms. Gott – Yes**

134 **The motion passed with a unanimous vote of 7 in favor, 0 opposed, 0**
135 **abstentions.**
136
137
138

139 Sean Kelly a traffic engineer with Vanasse & Associates, Inc addressed the board
140 regarding the traffic study. As Greg pointed out, when the northern side of Route 27
141 which is a state controlled roadway by NHDOT, so we are subject to a driveway
142 permit from the state which we have applied for. The first stage of our work was we
143 conducted a scoping meeting with NHDOT back in June of 2022. And the purpose of
144 that scoping meeting was to go over the project, identify the trip generation
145 characteristics, and really map out a scope of what they want to see in our traffic impact
146 assessment that was submitted to the town. Essentially, what the DOT asked for was
147 that we go out and look at existing traffic volumes in the vicinity of our driveway, vehicle
148 speeds in the vicinity of the driveway, sight distance considerations and so forth and
149 then operation the driveway with respect to level of service. We asked if there was any
150 concern about offsite locations, if there are any intersections, they wanted us to look at.
151 As far as from a capacity analysis standpoint, they did not require that the conditions
152 that are frankly, the traffic generation associated with this project was low enough that
153 they didn't have concerns with impacts particularly during peak hours. Although they did
154 ask us to look at some truck turning movements, which I'll get into. We did some counts
155 in July of 2022. The DOT requires that we look at peak month conditions and we looked
156 at seasonal adjustment factors. July is the peak month. The data we collect represented
157 the peak time of the year. This segment of route 27 carries about 8,300 vehicles per day
158 that's on a weekday daily basis. During the morning peak hour, the quarter carries about
159 450 vehicles per hour. In the morning, the bulk of the traffic about two thirds of it is
160 heading eastbound likely heading to 107 to get to one a one that the primary commuter
161 corridor. During the evening peak hour, the corridor carries about 750 vehicles per hour.
162 During the evening peak, the opposite is true. The bulk of the traffic about 60% of it is
163 heading westbound you know away from the 107 quarter and 101 people presumably
164 coming home from work. We looked at vehicle speeds along the quarter, it's a 45 mile
165 an hour posted speed limit. When we do our analyses, we're required to look at what's
166 known as the 85th percentile speed. It's a requirement of, of ASHTO it's a federal
167 requirement. And the 85th percentile speed vary between 49 and 50 miles an hour
168 depending if you're going eastbound or westbound, we just use the consistent 50 mile
169 an hour speed to be conservative. Consistent with DOT guidelines, we looked at really
170 two conditions, the opening year, which is when the facility is built, and then the opening
171 year plus 10 years where you project 10 additional years of growth and traffic onto the
172 project. To the project itself, we rely on data that's published by what's known as the
173 Institute of Transportation Engineers, or the ITE. The ITE has published manuals, I
174 believe they're on the 11th edition now, but they every couple of years they publish it.
175 And what they do is they collect traffic counts at facilities and there's a whole range this
176 retailed as residential office in this particular case, we look at the industrial data. And it
177 tells you that based on studies that have been done at existing facilities, for facility of a
178 certain size, how much traffic you can expect both on a daily basis, as well as the peak
179 hour basis. And for the industrial categories such as warehousing, they even break it
180 down further and tell you how much of that traffic is going to be vehicular traffic
181 employees or patrons coming to and from the facility. And how much of that is going to
182 be truck traffic. And when you look at the ice data for this facility, what it tells us is that
183 on an average weekday, this project will generate both 340 trips, 342 trips 171 in ,171
184 out, and that's over the course of a 24-hour day, about two thirds of that traffic is

185 automobile traffic, about 111 in, 111 out or 222. The remaining 120 trips, which is 60 in
186 and 60 out would be trucks, trucks that arrive and then trucks that leave during the peak
187 hours, which is really what we drill down on when we do these studies as required by
188 DOT. We look at the weekday morning, and we look at the weekday evening because
189 these are when the volumes and the quarter highest when people are commuting, this
190 facility will do about 34 trips in the morning. The bulk of them, as you can see are in
191 down which makes sense 26 Out of the 34. And then the evening does about 36 trips,
192 the bulk of which are outbound 26.

193 This project would in terms of total traffic do about 30 less trips on an on a weekday
194 than that project does during just one particular hour of the day. We looked at again that
195 the sight lines and based on that 50 mile an hour speed limit we needed about 425 feet
196 is the minimum criteria. During all peak periods, route 27 would remain what we call a
197 level of service a that is that there are very, very low delays whatsoever. And even the
198 driveway itself, we're projecting, you know, based on these numbers would be a level of
199 service be to see during the peak hours depending on if you're looking at opening year
200 or opening your plus 10 years when there's more growth. But again, that you're typically
201 going to wait anywhere between 12 and 18 seconds to turn off that driveway, most of
202 that traffic would be heading as you can imagine, eastbound on 27 To get to 107 or one
203 on one. The only real concern the DOT raised in terms of offsite impacts was at the
204 intersection of 27 and 107. The signalized intersection ensuring that, you know trucks
205 coming northbound could make that left hand turn safely. And the trucks going
206 eastbound leading could make that right hand turn safely. In the report, you'll see we did
207 run those truck analyses based on a WB 67, which is a large vehicle. And then what it
208 shows is that the geometry that exists today can accommodate those movements.

209

210 **Public Comment:**

211

212 Mike Sudak, 12 Bridle Lane Epping, Epping Planning Board spoke regarding the traffic
213 study asking whether it would be appropriate to have an examination of if that land use
214 code, which I think is 150 is the most reasonable indicator of trip generation for this
215 specific area. I'm a civil engineer, and I work mostly in Maine. And I'm not trying to
216 conflate different uses. But I've been asked before to examine where the studies are,
217 from what states they're from that determine that trip generation rate, whether it's
218 appropriate for this location. So maybe just an examination of if that is still the most
219 appropriate indicator of trip generation rates, if there are other studies that have been
220 performed locally, by your company by other companies for this specific use? Just a
221 question that I don't know the answer to? If the answer is yes, if it is LUC 150, then I will
222 shut my mouth.

223

224 Sean Kelly said he was not aware of any other data that would not make this data
225 appropriate.

226

227 Kathy McDonald asked if they have taken in account the traffic that is generated by the
228 Tuckaway Tavern Restaurant?

229

230 Mr. Kelly explained that it would have been captured in the counts.

231 Ms. Gott asked that NHDOT be contacted about the warrants for a traffic light.

232

233 A discussion of the property's wet land was presented by Brenden Walden from Gove
234 Environmental. Mr. Walden started with wetland A, the wetland area is a depressed
235 area on the northern side of the property that was identified in the spring of 2022 as an
236 active vernal pool, that vernal pool had an intimate outlet that drains to the south via an
237 intermittent stream. The identified principal functions and values for that wetland were
238 groundwater recharge and discharge, flood flow alteration and wildlife habitat. Those
239 were attributed to the groundwater recharge and political alteration were attributed to
240 the presence of an intermittent stream and the wildlife habitat was for the presence of a
241 vernal pool. That area is isolated towards the foot of it, it just discharges into the ground.
242 Moving to the right page is identified as wetland be that wetland is also an interesting
243 stream that drains off site from the north to the south into a larger wetland complex
244 composed of wetland D on the south wetlands C and D on the south. The separation of
245 that is based on slope and type of vegetation that's present being a forested wetland
246 going into more of an herbaceous and scrub wetland as well and the functional values
247 associated with wetland are similar there. groundwater recharge and discharge,
248 floodplain alteration and wildlife habitat. Those are attributed to the again the presence
249 of an instrument stream as well as is the larger connectivity to the wetland complex for
250 wildlife habitat. Again, as mentioned before, this wetland is proposed to have a
251 temporary impact associated with it for a temporary wetland crossing right here, that
252 crossing is for the excavation for a wetland replication area for to meet the town's
253 zoning that will be used as an additional flood storage area that will be planted with
254 additional wetland vegetation to assist in those functions and values upon construction
255 completion, that crossing will be removed and written based on the restoration plan
256 that'll be supplied to DES. A one-year monitoring will occur to ensure that the restoration
257 was successful. itself wetland see that's a large herbaceous wetland with permanent
258 water source that flows across the property into wetland D and eventually into the
259 Lamprey. This, this wetland has dense vegetation in terms of the hummocks that are
260 there with some deep-water areas. It's a large wetland that occurs off-site on-site lots of
261 contributing water to it. It's the function and values consist of groundwater recharge and
262 discharge flood fill alteration, sediment in shoreline stabilization, sediment and toxic
263 retention, nutrient removal, shellfish and fish habitat and wildlife habitat. Again, it's a
264 very large wetland, slow moving water due to the constricted outlet with the culvert
265 that's in place currently, that the access road that separates wetland D and C physically
266 but hydrologically connects that wetland D on the bottom of the page is again part of
267 that large wetland complex that has a more substantial deepwater area for fish and
268 shellfish habitat that has similar functions and values to wetland see being part of that
269 larger wetland complex consisting of groundwater recharge and discharge, blood flow,
270 alteration. Wildlife Habitat shellfish, fish habitat, sediment shoreline stabilization,
271 sediment toxic and retention and then, again, close most of the self-help sessions.
272 Those wetlands that we mentioned are the higher functioning wetlands on site. Wetland
273 II outlined in orange here, that wetland is a man made from the access road to access
274 the utility right of way to the North. That wetland it's simply a drainage channel to direct
275 some stormwater that eventually flattens out again dissipates into the ground. That area
276 with the bell slope is proposed to be filled. There were no identified significant principal

277 functions and knowledge about wetland. So, in essence, the loss that's going to happen
278 there will be replicated and enhanced with the proposed mitigation from the temporary
279 crossing. And that's really it for the wetlands. I mean, the other aspect of this is that the
280 proposed stormwater management will treat all that stormwater before it enters any of
281 the wetlands through infiltration and additionally, the applicant has designed this project
282 to maintain a 100-foot buffer from the vernal pool to make sure that that is protected
283 with a 100-foot vegetative buffer.

284

285 **Ms. Gott Made a motion to continue application 2022-009 to March 9, 2023,**
286 **at 7 pm at Raymond High School Media Center.**

287 **Mr. McLeod seconded the motion.**

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

289 **Ms. Bridgeo – No**

290 **Mr. McDonald – Yes**

291 **Mr. Campbell - Yes**

292 **Mr. Reed - Yes**

293 **Mrs. Luszczyk - Yes**

294 **Mr. McLeod – Yes**

295 **Ms. Gott - Yes**

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

297

298 **Mr. McLeod made a motion to table the minutes until the next work session.**

299 **Mrs. Luszczyk seconded the motion.**

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

301 **Ms. Bridgeo – Yes**

302 **Mr. McDonald – Yes**

303 **Mr. Campbell - Yes**

304 **Mr. Reed - Yes**

305 **Mrs. Luszczyk - Yes**

306 **Mr. McLeod – Yes**

307 **Ms. Gott – No**

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

309

310

311 **Presentation by the water committee –**

312

313 Mr. McLeod played a video for the board.

314 Mr. McLeod commented that the administrative order requires that we deal with the

315 Orchard Street in the 156 tanks, regardless of the number of tanks that we use to

316 replace them. The statement that they need two new tanks is not part of the

317 administrative order. Mr. McLeod noted that that 156 tank is in good condition but

318 NHDES feels it is in fair condition.

319

320

321

322 **Mr. McLeod made a motion that he make minor changes to the presentation**
323 **and then give it to RCTV so they can air it.**

324 **Mr. McDonald seconded the motion.**

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

326 **Ms. Bridgeo – Yes**

327 **Mr. McDonald – Yes**

328 **Mr. Campbell - Yes**

329 **Mr. Reed - Yes**

330 **Mrs. Luszc - _Yes**

331 **Mr. McLeod – Yes**

332 **Ms. Gott – Yes**

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

334

335 Mr. Reed announced that elected official positions are open for Declaration of
336 Candidacy. There are 3 positions available. There are (2) 3-year positions and (1) 2
337 year positions available and that interested candidates need to make it know between
338 January 25, 2023 and February 3, 2023 if they want to run.

339

340 **Mr. McLeod made a motion to close the public hearing.**

341 **Mr. McDonald seconded the motion.**

342 **The board voted unanimously in favor of the motion.**

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

344

345 **The board went into non meeting at approximately 9:26 pm.**

346

347 **Attachments:**

348 Letter from the desk of Kevin Pratt 1/26/23

349

350 Respectfully submitted,

351

352 Jill A. Vadeboncoeur

353

354

355

356

357

358

359

360

361

362

363

364

365

366

Town of Nottingham
P.O. Box 114
Nottingham NH 03290



Office 603-679-5022
Fax 603-679-1013

January 18th, 2023

Town of Raymond
Community Development Department
Office of Planning & Zoning
4 Epping St
Raymond, NH 03077

RE: Application #2022-009 Development of Regional Impact

Dear Planning and Zoning Board Members,

Thank you for the opportunity for the Town of Nottingham Planning Board to provide input regarding the above referenced case where a 200,000sf industrial warehouse is being proposed in the town of Raymond.

Specific to the finding of this being a Development of Regional Impact under RSA 36:55, we provide the following input for inclusion when this case is again considered by Raymond:

- Concern over possible increase in both commercial and personal vehicle traffic utilizing road corridors from Nottingham including routes 156 and a lesser degree 152
 - Request consideration of including a routing/delivery plan to direct traffic to 93/101 and away from routes 156, 152, and 4
 - Request improvements be considered to the route 156 and route 27 intersection to accommodate any additional commercial or personal traffic
- Concern over light pollution and impact to Nottingham residents as well as visitors to the state park
 - Request down lighting and lighting be on timers to minimize impact of lighting
- Protection of groundwater and surface water resources to minimize/eliminate negative impacts

Again, we thank you for the opportunity to review and provide comments regarding this application.

Respectfully,

A handwritten signature in black ink, appearing to read "Eduard R. Viel", is written over a horizontal line.

Eduard R. Viel
Nottingham Planning Board Chairperson