



Building Permit Approval Recommendation for
13 Smith Pond Road by Planning Board

TOWN OF RAYMOND, NEW HAMPSHIRE

**Agreement and Release Regarding
Building Permit for Property Abutting a Private Road**

NOW COME RAYMOND BUSHEY III & CRYSTAL-PRATT BUSHEY (hereinafter referred to as “owner”) with a residential address of **13 Smith Pond Road Raymond NH, 03077** and the Town of Raymond, New Hampshire (hereinafter referred to as “Town”), a municipal corporation existing under the laws of the State of New Hampshire with an address of 4 Epping Street, Raymond, NH 03077, and agree as follows:

WHEREAS, owner owns certain real property (**Tax Map 33, Lot 62-1**) which abuts **Smith Pond Road**, conveyed to said owner by a Deed recorded at **Book 2430, Page 1555** at the Rockingham County Registry of Deeds; and

WHEREAS, the relevant portion of said **Smith Pond Road** upon which owner’s real property fronts is a Private Road, so that the owner’s property is therefore subject to the building restrictions imposed under RSA 674:41;

NOW THEREFORE, the Town and owner on behalf of themselves, their heirs, legal representatives, successors and assigns, as approved by the Raymond Board of Selectmen in accordance with RSA 674:41, I(c) on October 01, 2020, after receipt of a recommendation by the Raymond Planning Board, covenant and agree as follows:

1. The Town shall allow owner to construct a single-family residence on the property identified above subject to the terms and conditions of a building permit to be issued by the Town.
2. The parties understand and agree that Town assumes no responsibility for maintenance, including but not limited to snowplowing, of said **Smith Pond Road**, and no liability for any damages arising from the use of said road.
3. Owner agrees to be responsible for maintaining access to the subject property and does hereby forever release and discharge the Town, its officers, agents and employees: (1) from the obligation of maintaining said **Smith Pond Road**; and (2) from any loss, damage, claim or expense of any kind or nature whatsoever arising directly or indirectly from the condition

of said road, including but not limited to any loss, damage, claim or expense arising from failure to provide any municipal services such as police, fire and ambulance services.

4. Owner hereby assumes responsibility for transporting any children who may now or in the future reside on the property to the nearest regular school bus stop.

5. The parties understand and agree that this Agreement and Release shall be recorded at the Rockingham County Registry of Deeds before the building permit is issued, as required under RSA 674:41, I(c)(3).

IN WITNESS WHEREOF the parties have hereunder set their hands this _____ day of _____, 2020.

Witness: _____ (Owner)

Witness: _____ (Owner)

TOWN OF RAYMOND

Witness: By: _____
Scott Campbell, Chair, Board of Selectmen

Kathy Hoelzel, Vice-Chair

Chris Long

George Plante

John S. Barnes Jr.

NO. 33
NO. 52
DEBRA S. MURPHY
POND ROAD
N.H. 03077

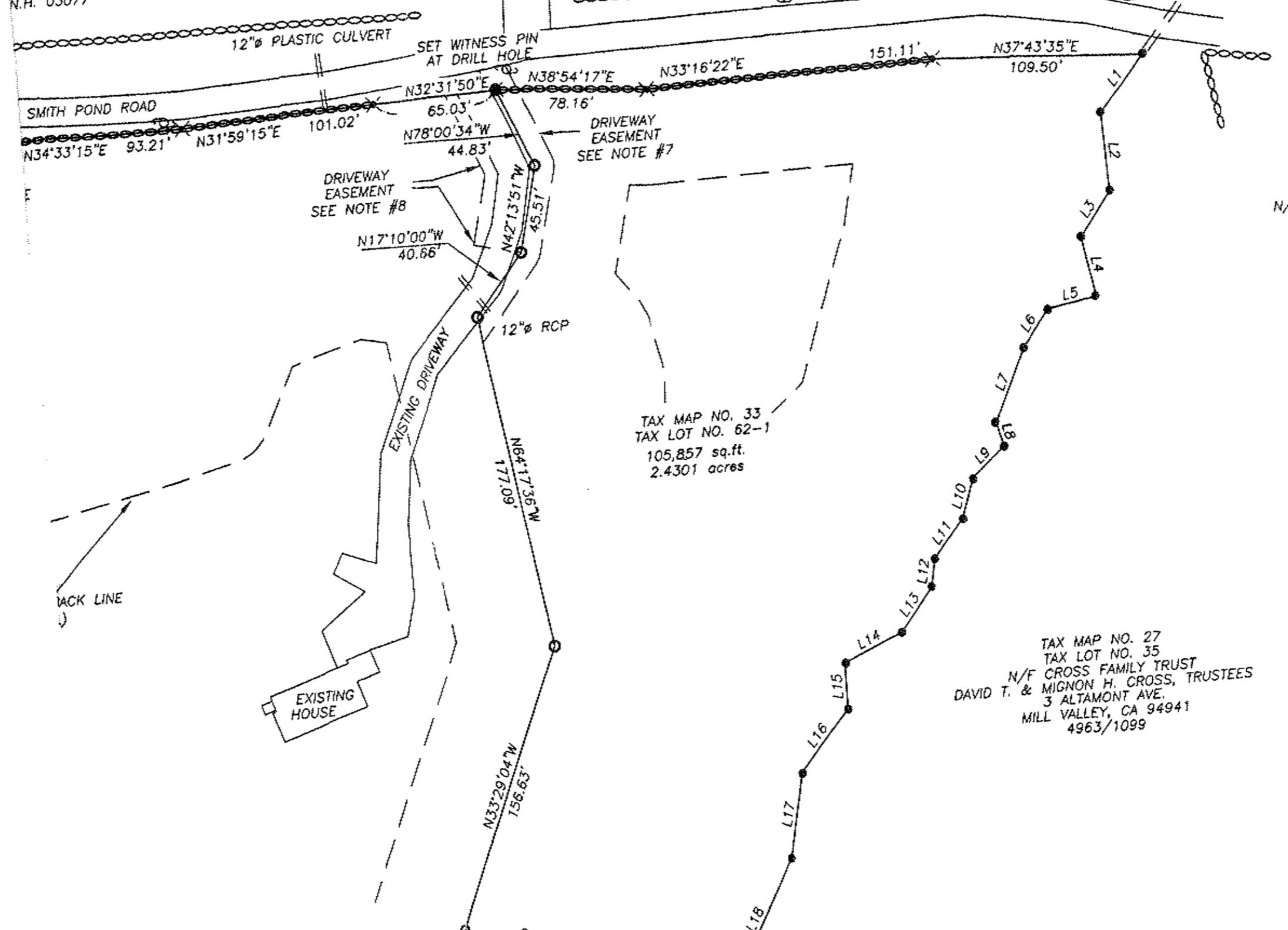
TAX MAP NO. 33
TAX LOT NO. 117
N/F McCOY REVOCABLE TRUST
51 LONG HILL ROAD
RAYMOND, N.H. 03077

TAX MAP NO. 33
TAX LOT NO. 53
N/F LOGRASSO FAMILY TRUST
20 SMITH POND ROAD
RAYMOND, N.H. 03077

TAX MAP NO. 33
TAX LOT NO. 61
N/F JOSEPH A. SHERIDAN
PO BOX 921
RAYMOND, N.H. 03077
3228/2295

TAX MAP NO. 27
TAX LOT NO. 35
N/F CROSS FAMILY TRUST
DAVID T. & MIGNON H. CROSS, TRUSTEES
3 ALTAMONT AVE.
MILL VALLEY, CA 94941
4963/1099

3. A PORTION OF THE INSURANCE RATE M
4. LAND IS LOCATED
5. STATE OF N.H. D.E
6. PURPOSE OF PLAN TOTAL AREA INVOLV
7. LOT 62 WILL HAVE FOR ALL DRIVEWAY
8. LOT 62-1 WILL H FOR ALL DRIVEWAY



TAX MAP NO. 33
TAX LOT NO. 62-1
105,857 sq.ft.
2.4301 acres

EXISTING HOUSE

BACK LINE

DRIVEWAY EASEMENT
SEE NOTE #7

DRIVEWAY EASEMENT
SEE NOTE #8

SET WITNESS PIN
AT DRILL HOLE

36" PLASTIC CULVERT

12" PLASTIC CULVERT

12" RCP

SMITH POND ROAD

40.66'

44.83'

65.03'

78.16'

151.11'

109.50'

177.09'

177.09'

156.63'

156.63'

81.00'

N32°31'50"E

N38°54'17"E

N33°16'22"E

N34°33'15"E

N31°59'15"E

N78°00'34"W

N42°13'51"W

N17°10'00"W

N64°17'36"W

N64°17'36"W

N33°29'04"W

N33°29'04"W

81.00'

N37°43'35"E

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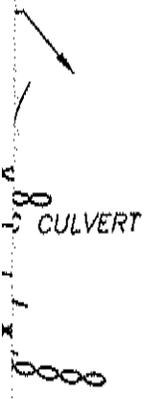
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NOTES:

1. LAND IS DESCRIBED BY DEED OF KEVIN M. & ANN M. PRATT OF 11 SMITH POND ROAD, RAYMOND, NH 03077 AND IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS (R.C.R.D.), BRENTWOOD, N.H. IN BOOK 2430 PAGE 1555 ON DECEMBER 22, 1982.
2. I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED IN DEC., 2011 USING A LEICA TCA1105 TOTAL STATION AND HAS A TRAVERSE ERROR OF CLOSURE BETTER THAN 1':10,000' ON ALL PROPERTY LINES BORDERING ON THE SUBJECT PROPERTY. *M J*
3. A PORTION OF THE LAND IS LOCATED IN THE FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP COMMUNITY--PANEL NUMBER 33015C0187 EFFECTIVE 5/17/05.
4. LAND IS LOCATED IN THE RESIDENTIAL AGRICULTURAL ZONE B.
5. STATE OF N.H. D.E.S. SUBDIVISION APPROVAL NUMBER: #SA2016040501.
6. PURPOSE OF PLAN: TO CREATE 1 NEW BUILDING LOT FROM TAX MAP 33 LOT 62. TOTAL AREA INVOLVED IS 13.0515 ACRES.
7. LOT 62 WILL HAVE A 10' WIDE DRIVEWAY EASEMENT OVER LOT 62-1 WHERE SHOWN FOR ALL DRIVEWAY PURPOSES.
8. LOT 62-1 WILL HAVE A 25' WIDE DRIVEWAY EASEMENT OVER LOT 62 WHERE SHOWN FOR ALL DRIVEWAY PURPOSES.



TAX MAP NO. 33
 TAX LOT NO. 61
 N/F JOSEPH A. SHERIDAN
 PO BOX 921
 RAYMOND, N.H. 03077
 3228/2295

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.41	S15°40'44"E
L2	40.94	S57°39'52"E
L3	28.44	S19°56'18"E
L4	31.75	S65°27'27"E
L5	25.43	S23°37'41"W
L6	23.54	S18°50'15"E
L7	41.87	S30°34'21"E
L8	12.74	S69°37'17"E

Place

- Raymond High School Media Center

Call to Order

- 7:00 p.m.

Planning Board Members Present

- Carolyn Matthews (Chair)
- John Beauvilliers (Secretary)
- Greg Bemis (Board of Selectmen Ex-officio) – substitute
- Gretchen Gott
- Jim Kent (Vice-Chair)
- Bernie Peer (Alternate) – seated
- Robert Wentworth

Planning Board Members Absent

- Don Hedman (Vice Chair) - Excused

Staff Present

- Ernest Cartier Creveling
- Myrick Bunker (Building Inspector)

Pledge of Allegiance

Approval of Minutes

Motions:

Mr. Wentworth suggested that the planning board accept the amended minutes. Mr. Beauvilliers seconded the motion. The vote was 6 in favor, 0 opposed, 1 abstention. 6-0-1.

- Carolyn Matthews (Chair) - yea
- John Beauvilliers (Secretary) - yea
- Greg Bemis (Board of Selectmen Ex-officio) - abstain
- Gretchen Gott - yea
- Jim Kent - yea
- Bernie Peer (Alternate) - yea
- Robert Wentworth - yea

Public Hearings

- Open at 7:04 pm

Mr. Kent read *“This public hearing is for a scenic route tree cutting. The Raymond Planning Board will be holding a public hearing with Public Service Company of New Hampshire (PSNH) with regard to a request by PSNH to trim and remove trees and brush adjacent to and beneath some of its power lines located along Long Hill Road, which is designated as a Scenic Road under the provisions of RSA 231:157.”*

Present: Mr. John Landfere representing Mr. Burner of Lewis Tree Company

Mrs. Matthews stated that the planning board convened under the authority of RSA 231:158 for review of proposed tree cutting and trimming on Long Hill Road, a road designated by the Town of Raymond as a scenic road.

Mr. Landfere, representing Lewis Tree Company, explained that every four years, PSNH (Eversource) requires tree trimming within their circuit zones. This year, circuit 3115X12 is scheduled for trimming and branches in the zone will be trimmed. Also, two (2) hazard trees, which are rotted at their base and leaning over wires, are marked for removal.

Mrs. Matthews read into the record page two of a letter from Robert Burner stating: "All work will be in accordance with accepted arboricultural standards. Eversource has contracted with Lewis Tree Service to perform the actual removal and trimming of the trees. Eversource requires that their clearing contractor contact each land owner where trees are to be trimmed or removed prior to commencement of work on that property. Individual concerns will be addressed at that time. All brush and limbs cut on road side location will be chipped. On wooded locations those chips may be dispersed in the woods taking care not to allow chips to accumulate in piles or ditches. Near developed land the chips will be put into a truck and disposed of offsite. The chips make good mulch and are often given to nearby property owners for landscaping purposes. If a central dumping location is arranged Eversource is to make any unclaimed chip available to the town at no cost. Brush and limbs cut on inaccessible lines will be stacked to the side of the right of way and cut low to the ground. All wood will be left on site unless otherwise directed by the land owner."

Questions:

Mr. Kent asked when are you planning to start and how long will it take?

Mr. Landfere responded saying depending on contacting the land owners it could take two weeks. The duration of the actual cutting depends on the number of trucks used. One truck can do about a mile per week.

Ms. Gott reminded Mr. Landfere to make sure workers have identification when accessing a property.

Public Comment:

Chief Pratt gave Mr. Landfere several pictures of trees he is concerned about that are close to the wires.

Mr. Landfere stated that they are allowed to take down more trees; if they are identified while working and as long as they contact the home owner before taking down trees.

Mr. Cartier-Creveling said the trees identified by Chief Pratt are within the right of way and as long as they treat the trees the same as the others that are being cut and notify the abutters there should not be a problem.

Mr. Ed Vandewalle of 6 Mark Lane asked, why a whole tree was not taken, when its top was cut top off and would no longer grow. Mr. Landfere responded they frequently try to accommodate home owners or cut to specifications so the trees will not grow into the power lines. If the property owner calls Eversource with the issue they will come out and cut the tree.

Motion:

Mr. Kent proposed a motion for PSNH April 7, 2016 "I make a motion to grant written permission to Public Service Company of New Hampshire under RSA 231:158 section 2 entitled **Effect of Designation as Scenic Roads** to trim trees and brush per PSNH specifications as presented by Robert Burner representative PSNH arborist on Longhill Road. PSNH shall coordinate with the Raymond Police department with regard to traffic safety. Also, PSNH shall consult with abutting residences as necessary. Mr. Wentworth seconds. **Motion is unanimous. 7-0-0.**

Public hearing closed at 7:18 pm

Public Hearing

- Open at 7:19 pm

Present:

- Chief Kevin Pratt and Mr. Rosco Blaisdell

Mr. Kent read a "Minor Subdivision Application: Application #2016-002 – An application for a minor subdivision has been submitted by Blaisdell Survey, LLC on behalf of Kevin & Mary Pratt. The applicant is proposing to subdivide a lot consisting of approximately 13.05 acres (with an existing single-family home) into two single-family home building lots. The first lot, with the existing single-family home, will consist of approximately 10.62 acres, while the second lot will consist of approximately 2.43 acres. The property is identified as Raymond Tax Map 33, Lot 62, 11 Smith Pond Road.

Ms. Gott disclosed she knows Chief Pratt quite well and lives in Mr. Blaisdell's neighborhood. This would have no impact on her decision making. The whole board knows Chief Pratt.

Mr. Cartier-Creveling said that Planning Assistant Mike Lambert was unable to attend the meeting, but, did prepare an analysis of the subdivision application for creating two lots and it was found to be in conformance. The plan indicates that there are more than forty thousand square feet of contiguous zone g land within the proposed lot. The proposed lot is located in zone b. There is a developable area of the square, circle and equilateral triangle test as required by the zoning ordinance. Basically the property exceeds the two acre minimum; they have met the building setbacks, and building envelope.

Mr. Blaisdell explained the Pratt's own approximately 13 acres on Smith Pond Road and their daughter would like to build a house on the property. There is room on the property to do it. They are cutting off 2.4 acres and there will be about 10.6 acres when complete. They have State subdivision approval. The driveway will be shared and make an easement so there will be no road cuts. They have had good test pit results. All that Mr. Blaisdell has to do is set the corners.

Motion:

Mr. Wentworth made a motion that the application is complete for review. Mr. Peer seconded the motion.

Motion is unanimous. 7-0-0.

Mr. Cartier-Creveling explained the photographs that were provided to the board.

Questions:

Ms. Gott – "Why did you choose to build so close to the wetlands rather than upland on the other side?"...there is a lot of poorly drained soil there.

Mr. Pratt explained the front is upland and behind it goes down to a brook. It is quite a distance from the envelope.

Mr. Blaisdell said the septic will be over 100 feet from the wetlands, if they put it anywhere else they would be crossing wetlands.

Mrs. Matthews asked if there was going to be a separate well for this home. Mr. Blaisdell pointed it out on the plan.

Public Comment: None

Motion:

Mr. Wentworth motioned the Board to approve application 2016-002, a two lot subdivision subject to the following conditions:

The following conditions shall apply:

1. The conditions of approval designated as conditions precedent must be completed within 6 (six) months unless otherwise specified or this approval will become null and void.

The following conditions precedent:

- a) The applicant must obtain all required Local, State and Federal permitting for the project and provide copies of same for Community Development Department.
- b) All fees to be charged to the applicant pursuant to the Raymond Site Plan Review Regulations including but not limited to the application fees, cost of special studies, and Legal and Engineering review shall be paid by the applicant.
- c) Deeds, easements, conservation easements, condominium documents, maintenance agreements, and any other legal documentation pertinent to this project shall be reviewed by Town Counsel and where applicable the Board of Selectmen pursuant to RSA 41:14-a.
- d) The applicant shall address, to the satisfaction of the Town's Review Engineer, any remaining engineering issues identified during peer review. Written concurrence, from the Town's Review

Engineer, and Raymond Community Development Director, with the design corrections of any identified engineering issues shall be required prior to final plan approval.

- e) Within thirty day of the date of this decision (by May 9th, 2016), a Performance Guarantee Agreement shall be executed between the Town of Raymond and the Applicant. Failure to execute this required agreement will result in a plan approval revocation.
2. The following items must be completed within twenty-four (24) months of completion of the conditions precedent for this project to constitute 'active and substantial development or building' pursuant to RSA 674:39.
 - a. Placement of new property boundary markers.
3. The following items must be completed within five (5) years of the completion of the conditions precedent for this project to constitute " active and substantial development or building" pursuant to RSA 674:39:
 - a. Placement of new property boundary markers.
4. This approval is subject to the following waivers, as granted by the Raymond Planning Board.
5. This approval is subject to the following Special Permits, as granted by the Planning Board:
 - a. N/A
6. This approval is subject to the following variances, as granted by the Raymond Zoning Board of Adjustment:
 - a. None
7. Other Conditions imposed by the Planning Board:

Mr. Bemis seconded the motion. The vote was unanimous 7-0-0.

Non-Binding Discussion:

Mr. Kent read "– 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 discussion with the applicant Sterling Homes LLC., and the applicant's consultant Long Beach Development Associates, LLC. The discussion will be in regards to a multi-family dwelling proposal for 86.4 acres of property located at 41 Chester Road (Map 11, Lot 44). 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."

Mr. Kent read a letter of authorization to the Board (see attached).

Disclosures:

Ms. Gott said she knows and works with several of the people attending the meeting.

Mr. Kent read from the Planning Board in New Hampshire Handbook regarding procedures and an explanation of what a Non-binding discussion is.

Mr. Cartier-Creveling explained that the property in question is located in Zone 3C west, which is a mixed use allowed but must begin five Hundred (500) feet back. Within that zone multifamily housing is an allowable use. A concept plan has been submitted to be discussed.

Present:

Keith Martel, on behalf of Sterling Homes, Doug Mcguire from the Dubai Group, and, Kieth Copiello, Long Beach Development Associates.

Mr. Martel explained that this is a large scale project and asked to come before the board and abutters to get some feedback before committing to development direction. Mr. Martel explained the property is located at 41 Chester Road with a total of over 86.4 acres of land. A full perimeter survey, wet lands mapping, and areal topography have been done to the parcel to identify the wetlands. The parcel appears able to support approximately 520 bedrooms. Their intent is to build a townhouse style development using a fourplex style building. Of the 86 acres available approximately 68 acres of the land is considered unconstrained. They estimate 250 to 260 units. In addition to the field work that has been done on the parcel they have been planning the conceptual stage. They have met with DPW, Fire Department and planning. It was recommended that a second means of access should be explored. They have considered about 25 concepts. They want to create small neighborhoods with guest parking. They have explored traffic calming measures. They envision a private road with a 20 mile an hour speed limit. Mr. Martel said it is not being planned as a through public road. Mr. Martel said there are some areas that are not yet defined and he is looking for some input. They have met with the town regarding water supply and are aware of the new water main on route 102 but also understands that there are some capacity issues and welcomes feedback. They have a hundred (100) foot no cut buffer around the perimeter. They understand they cannot put any residential use within the first 500 feet of the property. Mr. Martel invites feedback regarding the farmhouse area of the property.

Mrs. Matthews stated there has been no formal technical review on this project.

Mr. Brewer (Public Works Director) said they will need to submit a plan with a lot more detail and will reserve comment until after the feedback session.

Fire Chief Pratt said they will require sprinklers on this project.

Questions:

Mr. Bemis asked what the intention is for the town water and its use for the future.

Mr. Brewer said it is a timing question, in order to provide water to a project with this much density it would require the new well (#4). The Town hopes to be procuring from the Town Vote to secure funding for the new distribution system. If it goes as expected the money should be available by July. It would probably take a year to build it and might be connected to the well in 2107.

Mrs. Matthews clarified that until the Town of Raymond has well #4 built, we do not have the capacity to service a development of this size. Mr Brewer concurred with that statement.

Mr. Peer asked about MS 4 best practices. If there are any stream crossing can we do any open culvert design. Mr. Peer said ball fields are a better idea versus services in the front of the property.

Mr. Kent asked about the access coming off Genco Way. Is there any consideration to a variation on a roadway connector from Genco Way? Mr. Kent also asked about the North East Mark Lane area. He asked what the consideration for non-structures in that area would be, in terms of community recreation and passive use.

Mr. Martel explained they have evaluated the parcel and there is an isolated wetland in the center of the property. They have explored that area as a potential third or fourth means of egress from the property. They have not done any storm water drainage models yet or worked out where septic systems are going and have reserved areas for potential septic or storm water treatment.

Mr. Wentworth inquired about separation between buildings.

Mr. Martel explained they tried to keep 40 to 45 feet between buildings. The first concept has a little more room than the second concept leaving areas of green.

Mr. Bemis asked about test pits and it was explained they have not been done yet. Mr. Bemis also inquired about a cemetery attached to the property. Mr. Martel believe the cemetery is not on the property. Mr. Bemis requested exploring traffic concerns regarding 102.

Mr. Beauvilliers asked if all of the concepts are 180 units?
Mr. Martel said they range from 170- 225.

Ms. Gott asked if there would be attics and basements. Will there be other living rooms bath rooms or kitchens? What is the approximate square footage of each unit? Is there an access that avoids going into those areas which are already the established neighborhoods of Genco Way and Park Place? Is there a way to get to 102 without going through the neighborhoods? Will there be blasting involved with any of these units? What is the sight distance involved with Brown Road? Ms. Gott request all of the studies be done for this project, sound, traffic, etc.

Mr. Martel indicated there would not be full walkup attics. They have not ruled out garages under which would take up basement space. They do not plan on it at this time. The approximate square footage would be 2,000 – 2200 and the connectivity to the Park Place area serves a benefit for fire safety in both areas. Also, the wetland impact is minimized. The only potential access points are the frontage on 102 and the right of way connection of Genco Way. The question of the need for blasting would be answered at a later time.

Mrs. Matthews asked if there is any plan for a club house of any kind or pocket parks for children. Mrs. Matthews asked about the trail by Gagne Pond and requested consideration of park land on the property. Could Genco Way only be used for emergency access?

Mr. Martel said discussion about amenities' are still taking place but are open to input. In general they are targeting younger couples without children or single people and did not think that playgrounds would be warranted. Regarding possible park area there are some economic factors but nothing they are locked into. Mr. Martel deferred the Genco Way question back to the Fire Chief. The sight distance is over 400 feet before the curve. A traffic study will be conducted as part of this project.

Chief Pratt said Genco Way could be gated and used for emergency access.

A discussion was had whether to make the road public or private.

Public Comment:

Ms. Tori McLaughlin was concerned about the easements on Genco Way and keeping a fire lane only. Ms. McLaughlin is concerned about dumpsters, vermin, property values, lighting, multiple cars, and feels that the neighborhood is not being considered.

Christina (?) 4 Genco Way was concerned about the wetlands and the safety of the wild life including the spotted turtle. Ms. Christina is also concerned about the condition of the roads, traffic, quiet, bus stops and that there is blasting in the area.

Kyle Scofield, 2 Genco Way was concerned about the impact of this development of traffic on a small private road. He expressed concern over this project effecting quality of life in this neighborhood.

Robin Jordon, 3 Genco Way was concerned about the access road that would impact 2 acres of her land. Ms. Jordon said she is concerned about the environmental impact of this project. She feels there are more vernal pools along the trail and does not want to see any traffic along Genco Way. She expressed concerns over the school system being able to accommodate another 300 homes with or without children. Ms. Jordon asked how this community is going to be able to afford all of the outside intricacies that this development will incur. She requests something smaller.

Kathy McDonald asked why they did not consider building something smaller. Ms. McDonald also asked about the beaver dam off of Genco Way and if the dam breaks due to new construction will it flood her property or contaminate her well. Would the condo be single owners?

Mr. Martel answered Ms. McDonald by indicating they did not build smaller homes because that is not what the market reflected the need was.

Bob McDonald suggested a light on route 102 because of the truck drivers using the jack breaks.

Jan Hanson, 38 Chester Road was concerned about the traffic on the road and the addition of more kids in the school system.

Mr. Hanson, 38 Chester Road asked about where the snow is going to go and where they are going to put 300 cars, when it snows.

Mr. Martel said there are no income restrictions on the property.

Paul Foskitt, 40 Chester Road did not anticipate the current noise from Brown Road, to add another 300 cars is a huge noise concern. He is also concerned about headlights causing light waking him up at night.

Rick Martel, 48 Chester Road asked if there would be another abutters meeting?

Mr. Cartier-Creveling said he could post the plans on the web site and the abutters will be notified as part of the abutter notification process. If there is another meeting and once there is a formal application submission, abutters will be notified.

Discussion about not wanting cluster housing was expressed by the public.

Public comment and Discussion closed at 8:39 pm.

Work session was tabled.

Other Business:

Staff and Board Update:

Mr. Cartier-Creveling said they needed to get started on the storm drainage because of MS 4. He said they have a year to get things together. He said they need to look at the impact fees and may look into using Master Plan funds to help pay for the impact study and update. Mr. Cartier-Creveling has been working with the Elementary School on the Eco-Center. He has applied for a grant for the project.

Mrs. Matthews commented that the South East Water Shed Association has developed a new iteration of the MS4 Storm Water Ordinance.

Mr. Peer said they need to plan a joint meeting with the Conservation Commission to discuss a wetlands survey.

Ms. Gott asked when the Planning Board is going to work on the Master Plan.

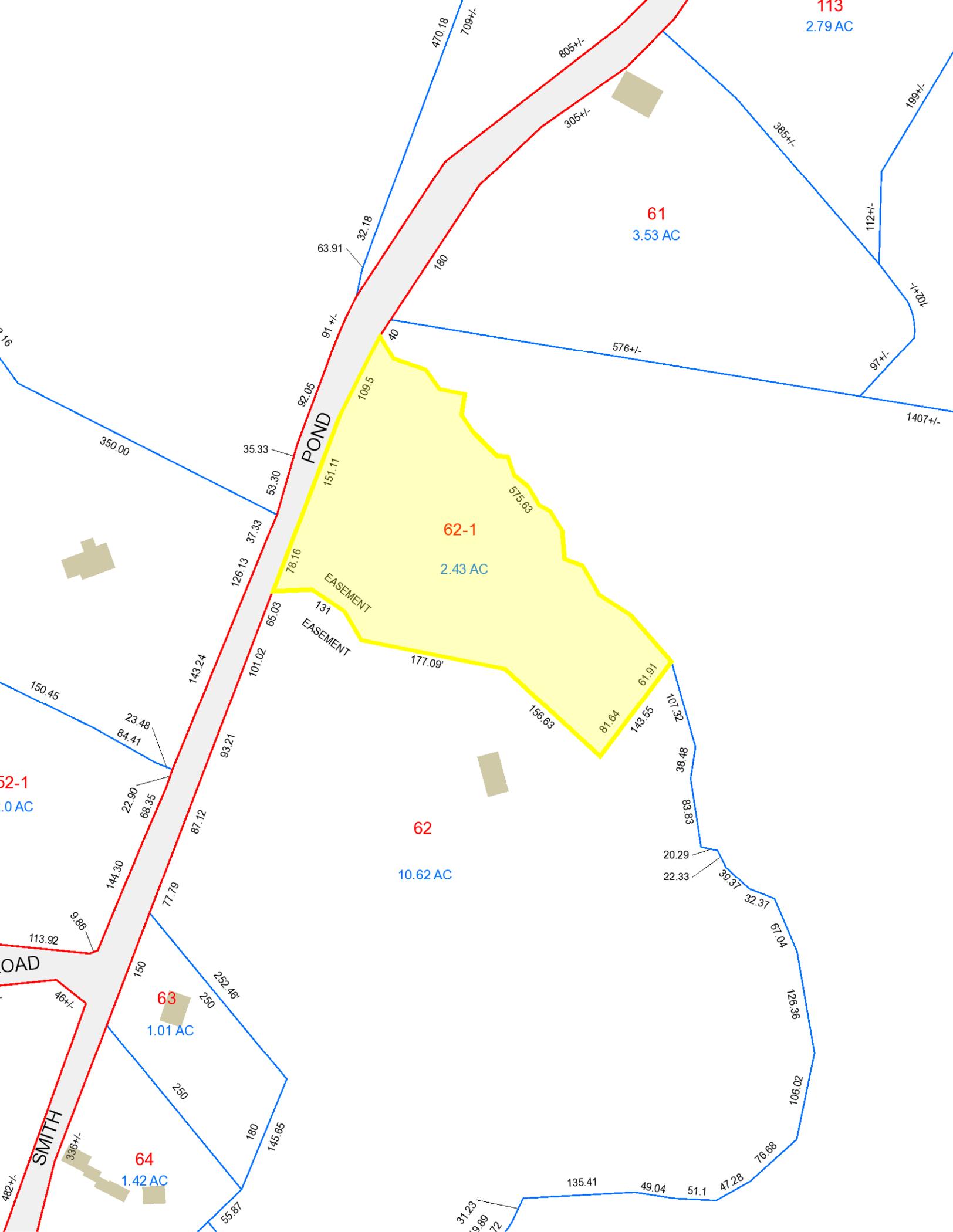
Mrs. Matthews said it would be discussed when scheduling.

Mrs. Matthews said the OEP Conference has been rescheduled from April 23, 2016, to June 4th. Raymond will be joining Rockingham Planning in the near future.

Mr. Cartier-Creveling said the Board received an invoice for \$600 or \$700 dollars from Southern New Hampshire Planning Commission as a result of the Declaration of Regional Impact. This was a surprise because they have not billed the Town before. However, we are no longer dues paying members.

Motion:

Mr. Peer motioned the meeting be adjourned. Mr. Wentworth seconded the motion. Vote was unanimous. Meeting adjourned at 8:53 pm.



113
2.79 AC

61
3.53 AC

62-1
2.43 AC

62
10.62 AC

63
1.01 AC

64
1.42 AC

POND

EASEMENT
EASEMENT

ROAD

SMITH

52-1
0 AC

470.18
709H/-

805+/-

305+/-

385+/-

198+/-

112+/-

1+20'

97+/-

1407+/-

576+/-

180

91 +/-

63.91

32.18

92.05

109.5

35.33

53.30

126.13

37.33

143.24

93.21

101.02

78.16

131

177.09'

156.63

81.64

143.55

61.91

107.32

38.48

83.83

20.29

22.33

39.37

32.37

67.04

126.36

106.02

76.68

135.41

49.04

51.1

47.28

31.23

9.89

72

180

55.87

250

250

250

252.46'

150

144.30

87.12

23.48

84.41

150.45

350.00

2.16

Draft Motion to Approve Issuance of a Building Permit for 13 Smith Pond Road (Private Road)

I make a motion to approve issuance of a building permit for Tax Map 33, Lot 62-1, located at 13 Smith Pond Road, a Private Road. This approval is contingent upon the following conditions being met:

1. Prior to issuance of a building permit, Owner shall sign the attached Agreement and Release Regarding Building Permit for Property Abutting a Private Road. The Town of Raymond will record said document at the Rockingham Registry of Deeds;

Motion Seconded by: _____

Selectman	Yes	No	Abstained
Scott Campbell, Chairman			
Kathy Hoelzel, Vice Chair			
Chris Long			
George Plante			
John S. Barnes Jr.			