

Property Card: NORRIS FARM ROAD
Town of Raymond, NH



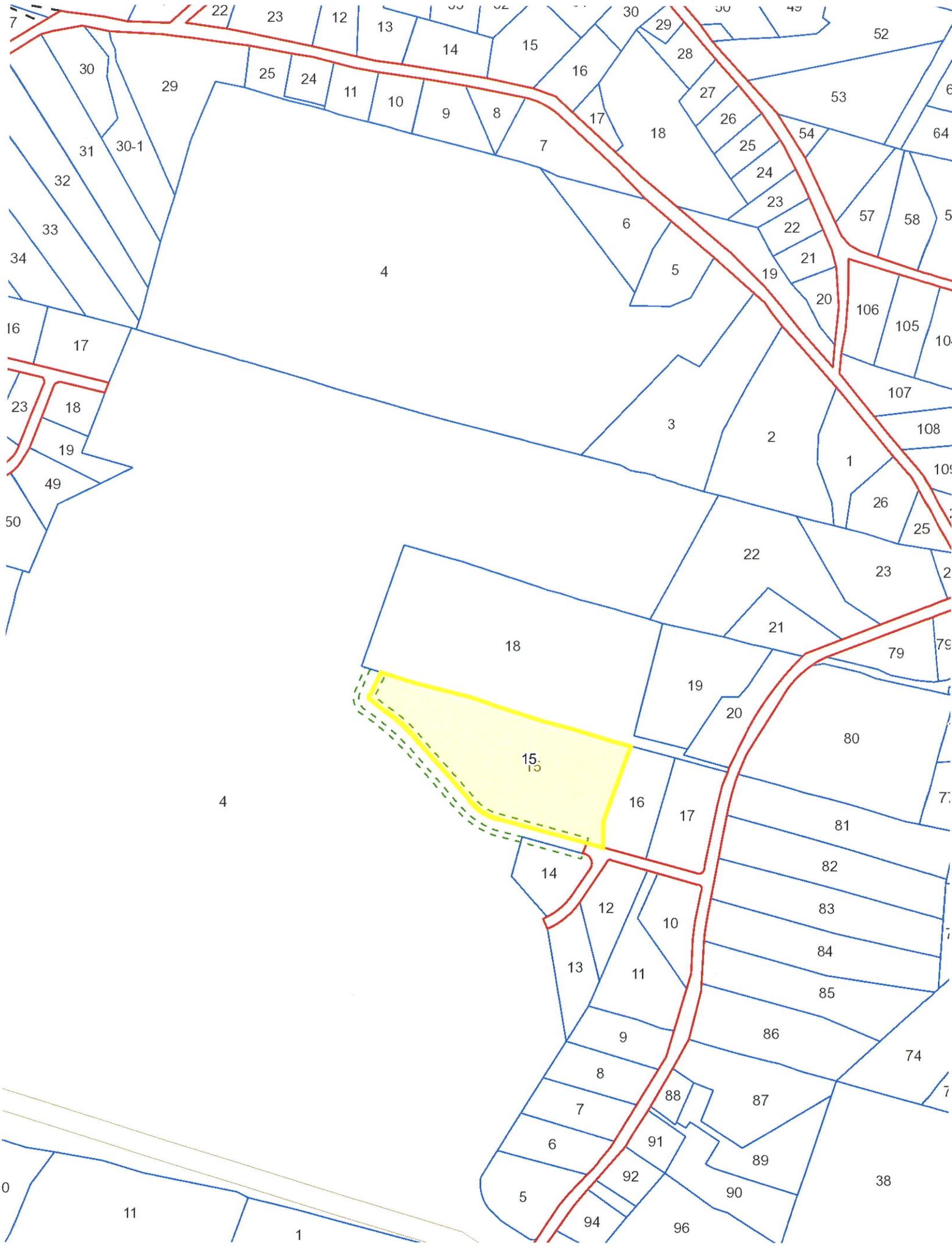
Parcel Information	
Parcel ID: 035-000-015-000 Vision ID: 100455 Owner: GRISSET, ADELA J Co-Owner: Mailing Address: 26 CULLEN WAY EXETER, NH 03833	Map: 035 Lot: -015 Use Description: RES ACLNUD Zone: C1 Land Area in Acres: 11.18
Sale History	Assessed Value
Book/Page: Sale Date: 12:00:00 AM Sale Price:	Land: \$77,200 Buildings: \$0 Extra Bldg Features: \$0 Outbuildings: \$0 Total: \$77,200

Building Details: Building # 1		
NO PHOTO AVAILABLE	Model:	Int Wall Desc 1:
	Living Area:	Int Wall Desc 2:
	Appr. Year Built:	Ext Wall Desc 1:
	Style:	Ext Wall Desc 2:
	Stories:	Roof Cover:
	Occupancy:	Roof Structure:
	No. Total Rooms:	Heat Type:
	No. Bedrooms:	Heat Fuel:
	No. Baths:	A/C Type:
	No. Half Baths:	



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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Adela J. Griset, married with a mailing address of 26 Cullen Way, Town of Exeter, County of Rockingham, State of New Hampshire 03833,

FOR CONSIDERATION PAID, GRANT TO, Town of Raymond, a municipal corporation with a mailing address of 4 Epping Street, Town of Raymond, County of Rockingham, State of New Hampshire 03077,

WITH WARRANTY COVENANTS,

A certain parcel of land situated in the Town of Raymond and located off of Norris Farm Road shown as Tax Map 35, Tax Lot 15, consisting of 4.0825 acres, and shown on a Plan of Land entitled, "A Survey and Plat of a Conservation Subdivision to be Known as Norris Farms at Flint Hill, Prepared for the Owner of Record, Adela J. Griset", prepared by Blaisdell Survey, LLC, dated April 2, 2019, and recorded as Plan _____ in the Rockingham County Registry of Deeds, bounded and described as follows:

Beginning at a point, said point located on the northeasterly side of a 50 foot wide right of way, extending from Norris Farm Road; thence, turning and running N 30° 21' 23" E 145.13 feet to a point; thence continuing N 30° 21' 23" E 151.64 feet to a point; thence, turning and running N 58° 40' 11" E 195.06 feet to a drill hole in a stone wall at land now or formerly of Margeson; thence turning and running by said stone wall and land of Margeson in the following courses, N 64° 11' 19" W 134.34 feet to a point; thence continuing N 58° 31' 24" W 41.34 feet to a point; thence N 65° 32' 31" W 89.05 feet to a point; thence N 65° 47' 08" W 174.25 feet to a point; thence N 68° 17' 36" W 84.22 feet to a point; thence N 65° 03' 16" W 64.79 feet to a point; thence N 65° 07' 45" W 112.22 feet to a point; thence turning and running S 35° 28' 32" W 109.69 feet to a point; thence turning and running by an arc of a circle with a radius of 25.00 feet and a length of 36.83 feet to a point; thence continuing by arc of a circle with a radius of 1,000.00 feet and a length of 303.71 feet to a point; thence turning and running S 31° 31' 28" E 349.49 feet to the point of beginning.

This parcel conveyed pursuant to approvals granted by the Town of Raymond Planning Board for conservation purposes only and no hunting shall be allowed nor structures built or erected upon same.

Subject to any matters which may have been disclosed on the above survey plan, including but not exclusive to, a proposed stump dump.

This is not homestead property of the Grantor or her spouse.

Source of title, see deed from G.M. Holdings to Adela J. Griset dated May 10, 1988 and recorded at Book 2739, Page 0925, in the Rockingham County Registry of Deeds.

WITNESS our hands this ____ day of September, 2019.

Witness

By: _____
Adela J. Griset

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this ____ day of September, 2019, personally appeared Adela J. Griset known to me or satisfactorily proven to be, the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,

Notary Public:
My Commission expires:

ACCEPTANCE BY TOWN OF RAYMOND

The foregoing Deed is hereby accepted in the name of the Town of Raymond.

Date: September ____, 2019

By: _____
Joseph S. Ilsley, Town Manager

Planning Board Draft Minutes
August 15, 2019
7:00 pm
Media Center
Raymond High School

Planning Board Members Present:

Jonathan Wood (Chairman)
Gretchen Gott
Alissa Welch
Brad Reed
John Beauvilliers (Alternate) (Seated)
George Plante (Board of Selectmen Ex-officio)

Planning Board Members Absent:

Stephen Feher (Secretary)
Robert Wentworth (Vice-Chairman)

Staff Present:

Christina McCarthy - Planning Technician

Pledge of Allegiance

Continued from 07/18/2019: Requesting continuation until 09/05/2019

Application #2019-004: An application has been submitted by Roscoe Blaisdell on behalf of Capone Family Trust for a twelve-lot conservation subdivision. The property is identified as Raymond Tax Map 23/Lots 1,2, & 3 and Map 17/Lots 4 & 5, located on Mica Drive within Zone B.

Motion:

Mr. Reed made a motion to continue Application #2019-004 until September 5, 2019. Mrs. Welch seconded the motion. The motion passes unanimously.

Continued from 08/01/2019:

Application #2019-006: An application has been submitted by Brian Griset on behalf of Adela Griset for a five-lot conservation subdivision. The property is identified as Raymond Tax Map 35/Lots 15, located on Norris Farm Road within Zone C1.

Mr. Wood: "I believe we have a decision granted by the ZBA." The ZBA granted two variances which were read into the record. (See attached.) Also, a letter from Beals Associates responding to comments from the July 16th TRC meeting. (See attached.) We have a request for waiver regarding a right of way sight distance."

Mrs. McCarthy: "Yes, When Brian first submitted his packet, he was under the old road standards with a sight distance of 200 feet. He is requesting a waiver for the sight distance."

Mr. Griset: "The determination is based upon road and traffic and there is either urban, rural, small use, or private road, whichever is applicable. I believe it is either 155 or 125 depending on what you determine."

Motion:

Mr. Beauvilliers made a motion to approve a waiver request from the right of way sight distance. Mr. Plante seconds the motion. The motion passes unanimously.

Mr. Wood: "We have a second waiver request, and this has to do with drainage. We also have a letter from Dubois and King, dated August 12, 2019." (See attached.)

Mr. Griset: "Do you have a copy of the response from my engineer? Essentially the issues that we have throughout the communications with Dubois and King the first issue all about the drainage was since the law changed effective January 1st regarding the grandfathering of drainage systems, retention ponds, swales, I believe you received a copy of what was submitted. We have a permitted grandfathered drainage system with a specific capacity. This was confirmed that it is a grandfathered drainage system. We submitted the post development analysis of our parcel the 11.18 acres. To show that the pond as designed had been designed for much larger capacity. What we have done with the concept rather than developing and expanding the impervious surface all the way up, we have now created a shorter distance. We are now 504 feet of length in our driveway which is only 18 feet wide and that is 9,072 square feet of impervious surface, where before we had 800 feet times 24 feet of asphalt impervious surface. The first study showed for the retention pond, in 1988 this analysis was permitted only using the 25-year model, from the retention pond outlet we were authorized 22.7 cubic feet per second. Now with this plan we are at half of that. We are at 11.18 cubic feet per second. So, we were well below our permitted. The response from Dubois and King was that we still needed to do it based on 5.6.H.2. Our response was as our waiver request says is your regulations the appropriate regulation for a preexisting drainage system is regulation 5.6.F.5 and we believe that is the applicable one because of our grandfathered system. So, at the TRC meeting a month ago there was a discussion it was understood now that the net zero criteria didn't apply in this case...We already have proven that we are well below what we are already permitted to do."

Mr. Reed: "When I read through this before the meeting it seemed like Mr. Brewer suggested acknowledging the issues with the swale and the elevation, that he asked for this very waiver that he is asking for, and that the swale would take care of the issue in question. That is how I read it."

Mr. Wood: "With what Dubois and King have requested "an additional request to conduct a pre-development drainage analysis was proffered. The reasoning for the request is the question of liability of the Town to a downstream homeowner that may have constructed a dwelling after the pond was constructed, etc.

Response: We have reviewed the original stormwater analysis for the subdivision (which was conducted with much lower "Green Book" rainfall data) and have found that flow values under the 1988 approved 25-YR storm event are as follows: flow out of pond - 22.07 cfs; 18" Norris Farm culvert - 12 cfs; 24" Norris Farm culvert = 22 cfs, For the proposed condition 50-YR storm event: flow out of pond - 11.18 cfs; 18" Norris Farm culvert - 5.48 cfs; 24" Norris farm culvert - 20.15 cfs (see enclosed pertinent sections of the approved 1988 drainage analysis prepared by Appledore Engineering), Based on this a downstream house constructed after the pond was completed, it would have been expected that the originally approved flow

values could take place & as the proposed 50-YR storm flows are actually less than the approved 25-YR storm flows, the Town is not exposed to any liability and is protected.” That was from Beals Associates.” (See attached) Mr. Wood also read a response from Jeff Adler. (See attached)

Ms. Gott: “Just a general comment that Mr. Brewer mentioned on the 16th about lack of information and consistency. I feel like we are still inconsistent with documentation from different engineers, ours, theirs, and whomever, I am a little confused about which ones we are looking at and because of that confusion I am more than a little willing to make a decision until we have everything nailed down. I feel like we don’t know exactly yet what is going on.”

Mr. Beauvilliers: “As I understand it this waiver request is asking that we approve the construction of the retention and pond drainage system per regulation 5.6.F.5 rather than H.2.”

Mr. Griset: “We are not altering the existing drainage way.”

Cathy McDonald: “Mr. Griset is talking about drainage plans and from what he said at the very beginning he doesn't want to do another drainage analysis because it will be too costly. Do we have any engineers on our staff that can look at this? Have we gone to the Rockingham Planning Commission how do they know that this is proper?”

Mr. Wood: “We have been to Dubois and King and they have issued an opinion that according to the initial portion of our; as though it was a new development, they have given us an opinion based on that.”

Cathy McDonald: “And that is my other question. If this Norris Farms at Flint Hill is a new subdivision, why are you relying on information from an old subdivision that was never created. You are basing all your facts on this. Why not do a whole new study on this whole new subdivision?”

Mr. Wood: “Because the information that has been provided by Mr. Griset has to do with the predevelopment component of his analysis. Meaning no development has taken place.”

Cathy McDonald: “And do we have in our ordinances the same amount of water that is on the property now can't be what leaves the property. And Mr. Brewer had lots of questions and comments about that at the TRC meeting, especially about the pond and the water leaving the pond”

Mr. Wood: “And he also said if you had read those minutes further you would see that they came to an agreement as to how to address those.”

Cathy McDonald: “I do believe we have something in our ordinances about a subdivision previously recorded which Norris Farms at Flint Hill was, are you going to change the name to something else?”

Mr. Reed: “That has nothing to do with us.”

Ms. Gott: "I keep going back to Mr. Brewer and Mr. Tsantoulis both mention details about that the outlet needs to be resolved, design needs to coordinate with drainage report, and conflicts need to be resolved."

Motion:

Mr. Beauvilliers made a motion to approve this waiver. Mr. Plante seconds the motion.

Mr. Reed: "I just think we need to clarify to everybody that this is strictly approving a waiver as to which standard they use to complete all of these questions that are still hanging out there."

Ms. Gott: "Our engineer is asking for us to consider information for 5.6.H.2 and has some questions and comments about meeting that standard. So, I am not going to agree to this waiver request for that reason because our engineer has in my mind raised some questions."

Mrs. McCarthy: "So in speaking with Jeff at length over the past two or three days, his worry is further downhill from the property. That is where his major concern is. He explained to Steve why the net zero was important, because I believe Mr. Brewer when him and Ross were talking at the TRC and after he talked to Jeff, Jeff did explain why is requiring the net zero. The other thing in conversation with Jeff is that "otherwise" section, Jeff says it does not belong in that regulation, it should be wiped out of there, as soon as we redo our regs, because it makes no sense."

Ms. Gott: "Have you given Mr. Adler and Mr. Brewer the predevelopment analysis as asked?"

Mr. Griset: "No we have not."

Mr. Beauvilliers said: "I move the motion. Mr. Plante seconds the motion. The vote was 4 in favor, 2 opposed, 0 abstained.

Jonathan Wood (Chairman) - Opposed
Gretchen Gott - Opposed
Alissa Welch - In favor
Brad Reed - In favor
John Beauvilliers (Alternate) (Seated) - In favor
George Plante (Board of Selectmen Ex-officio) - In favor

Mr. Wood: "We have an email from the Conservation Commission. "The board would like more clarity on the stump dump plans will it be the above ground type, or will the stumps be buried on the site.""

Mr. Griset: "Buried in the site. We have test pits that were done. There is a bank there where they will be buried in accordance to the HOA regulations. It must be done in accordance with the Town regulations. It is for an 18-month period only and is exclusively limited to the stumps for the private driveway and the house lot development. Once that is completed the rights terminate. There are no rights granted. The stump dump will be covered as per the regulations."

Mr. Wood: "What is meant by restore to a natural state?"

Mr. Griset: "Whatever the regulations call for."

Ms. Gott: "Will that appreciably change the grading?"

Mr. Griset: "No. That is a sandy till in that location."

Mr. Wood: "The next is application for special permit. The special permit is to partially encroach into the 25 foot wetlands buffer for a limited length for the purpose to perform maintenance, upgrade a permitted drainage swale and improve and construct a driveway and drainage structures on an existing right of way and the subject property to serve a 5 lot conservation subdivision. We have an attached Raymond Conservation letter. (See attached)

Ms. Gott: "Is it absolutely necessary to encroach?"

Mr. Griset: "That was the whole issue with ledge. We discussed at the last meeting. To move it farther up we then get into an outcrop of about 4 feet."

Motion:

Mr. Beauvilliers made a motion to approve the application for a special permit pertaining to the encroachment of the wetlands buffer for the purposes of performing maintenance, upgrade, et cetera for the permitted drainage swale. Mr. Reed seconds the motion. The vote was unanimous in favor of approving the special permit.

Ms. Gott: "I am still concerned about the disconnect between what our engineering is asking for and the other thing is looking at the Homeowners sorry I think they should be able to have clothes lines. It is stupid not to. Anybody who wants to conserve electricity has one. One of the things I do keep going back to is that there is going to have to be an awful lot of space cleared and also the vegetative buffer on the south side, against the closest abutter, that is all deciduous matter, so in the winter that is not going to be a bit of help for vegetation, in terms of buffer. I would like to suggest that a fence be put along there. To provide some additional buffer because the vegetation is not going to be there."

Poll:

Alissa Welch - "I don't have a strong feeling either way. So, I am going to go with no."

John Beauvilliers - "It is probably a good idea, I just don't know the dimensions of this fence, how high do you want it. How long do you want it? I think if you are going to put in that request you have to be a little bit more specific."

George Plante - "I am going to step out of this one, I don't know the property that well."

Brad Reed - "If there is going to be a direct impact on a neighbor where there has been no traffic in the past then I suppose it is a reasonable request."

Mr. Griset: "We are trying to keep it as natural as possible. If you are talking about putting up the fence because of the slope as you get to the edge of the right of way, where would you locate it? On which side? Who is going to see the fence?"

Ms. Gott: "I think a fence would be beneficial to the abutter."

Mr. Griset: "I do not disagree, but I have done everything I can to screen regarding the regulation. The presumption of there not being a road or access there, up until 2009 the Town was talking about turning it into a mixed-use commercial development. So, a presumption that there was never going to be traffic there is not accurate. The right of way is preexisting before that lot was created and finally one of the two variances that we received last week was a review of the zoning ordinance and we exceed all the screening criteria. Literally we could clear cut our property back 100 feet and have the houses there. I guess the concerns with the fence are; Where it's location would be? Who is responsible for maintenance? Who owns it? Is it the Town's? It shouldn't be the Homeowners Association, or does it belong to them? The requirement for fencing was decided last week."

Ms. Gott: "In my mind it would be the HOA and the private driveway and it replaces what doesn't exist in the winter a deciduous dense vegetative buffer. Requirements ask for that and it doesn't exist in the winter."

Joan Kowalchuk: "Is this going to be approved today? The fencing thing?"

Mr. Wood: "We don't know yet."

Joan Kowalchuk: "So my concern with the fence you know it will be on the side where it will affect us the most. The cars are going to come down, you are taking away the trees that are there, and right now it looks great because it is summer, and everything is in full bloom. But once winter comes like you said I have no privacy. So, these car lights that are coming down, 10 to 20 car lights at a time because there is no way one house owns one car. When we built our house, we built a bay window facing the woods because of the land and the privacy, and we love nature. The five houses those lights will be shining right in. So, a fence would be lovely. So that is one huge thing that we are asking for that would help us." "First I would like to address the registered letter regarding the Zoning Board of Adjustment abutters notice. This letter was dated Wednesday August 28, 2019 and it was not the right date. The date on it should have been August 7, 2019. So, I feel the abutters, we were all given the wrong date, and because of this error not all abutters were present."

Mrs. McCarthy: "A second letter went out. So that letter went out a day early. A second corrected letter went out the next day."

Mr. Wood: "There is a recourse for you, and it is an appeal of the Zoning Board's decision. Within 30 days."

Joan Kowalchuk: "The second concern I would like to address is why were the abutters not notified for the Technical Review Meeting? After reading the minutes from the June 4th meeting there were many concerns that we abutters have had. For example, you talked about the drainage, the drainage setting, and the

drainage issues, run off from the removal of soils, I would like to request that all abutters are informed of future meetings.”

Mrs. McCarthy: “The TRC notices went out at the same time as the Planning Board notices. It was in the same letter.”

Joan Kowalchuk: “The third concern, Mr. Griset has 80 feet of frontage that can be used as his entry road for his development. This according to Mr. Griset would be a hardship because he would have to cut into the ledge. I feel as an abutter there is no regard to the hardship we will now endure at the loss of vegetation and privacy due to car lights blinding us through our windows. Mr. Griset cannot 100% guarantee that no blasting would be done while building his 5 homes, installing wells, or septic’s even with test pit results. As an abutter the 80 feet of frontage gives him room for his road without impacting our privacy and disrupting vegetation along with easier access to the conservation land. That land is used daily not only by Raymond residents but those who enjoy nature, we live there we see it. I would like to request that this letter and copy be attached to the minutes of the meeting.” (See attached)

Bob Kowalchuk: “I have lived in Raymond for over 30 years. I have attended the last two Zoning Board meetings. Mr. Griset keeps stating that he has a right of way, and everybody on the board just agrees and says ok he has got a right of way. So, I requested a copy of the settlement agreement between him and the Town. I do have a copy of the agreement here and in the copy the agreement is D23951 and after reviewing it states that he has the right of way to build a road. It says the road will comply with all Federal, State, local laws, ordinances and regulations. Now I don’t know what the regulations are for a road, but I am assuming the road he is putting in is a lot narrower than the Town made the agreement with. Do you know?”

Mr. Wood: “He is following the road standards that we have recently adopted for private roads.”

Bob Kowalchuk: “Do you know how the Town is going to pick up the trash? Are they going to plop it all at the end of my property? Or a dumpster? I am curious on what he plans to do with the trash?”

Mr. Griset: “It is not a private road; it is a private driveway. It meets Town construction standards regarding base and construction, etc. But it is 18 feet in width, not 20 for a private road as per the variance for 5 homes on a driveway instead of 4. I was unaware that you now had curbside, but I would assume that would be the same as what you said per roadside on the Town road, which would be where their mailboxes would be. Just like they place their trash on the street.”

Mr. Wood: “If you could put a note on the plan that locates the curbside trash pickup location for the Homeowners Association and also bolt that into the Homeowners Association document.”

Mr. Griset: “In regards to putting a fence at the edge of the right of way you are going to have a drop because of the existing it drops off and their house they built up on the hill and then they cleared their property, so what you are looking at is that it looks like approximately 25 feet of fence if you put it at the edge of the hiking trail. Once again I would object regarding the HOA having to maintain it.”

Ms. Gott: "It is on a private driveway it belongs to the HOA we can't ask the landowner to take care of what is required for a buffer from the project. That is unfair."

Mr. Wood: "I am not sure where their property is it looks like it is downhill. If is on their property it would be too low. The ideal situation is you plant pines along there without a fence."

Mr. Griset: "I agree. Putting in 4 or 5 pines. 8 footers let them grow. If that is satisfactory."

Mr. Wood: "The point is that we can have a fence ---" "What we may do as a condition of approval is put in that you need to put in 30 feet of fence to mitigate the headlights or a written agreement between you and that abutter as to what would be satisfactory to mitigate the lights."

Ms. Gott: "I think we need to settle that and not put them in that position that is unfair, and I recommend add stockade to that."

Cathy McDonald: "I have a really easy solution if the driveway were put in to the 80 foot frontage so that it actually touches Norris Farm Road if you put the driveway in there it could go up and around and you wouldn't have all the lights and all that. That is an unencumbered driveway right there. You wouldn't even have to go into the private right of way."

Mr. Wood: "That would be wonderful during a conceptual. However, this is the plan that is before us."

Cathy McDonald: "What is the distance between where the stop sign is going to be and where the driveway is going to start to curve in. What is this distance?"

Mr. Griset: "The stop sign is approximately 15 feet down from the end of pavement on the curve. We are talking about 225 feet from the edge of Norris Farm Road right of way and 325 from the edge of the pavement."

Ms. Gott: "It has been referenced a couple of times but never specifically, how much blasting are you going to do?"

Mr. Griset: "From what we have done, from the engineering that we did and based on that it appears we can get the houses in without blasting. There is not going to be blasting on the driveway, regarding the house sites we have placed them so we believe that there should not be any blasting and if they run into ledge, they can shift the house to avoid blasting. Nobody wants to blast."

Ms. Gott: "So if there comes a point that you cannot do any of those things and you have to blast what is your plan?"

Mr. Griset: "We would have to comply with all of the regulations."

Ms. Gott: "I want the acknowledgement."

Motion:

Mr. Beauvillier made a motion to go into deliberative. Mr. Plante seconded the motion. The vote was unanimous to go into deliberative.

Mr. Wood: "We have one condition of approval."

Ms. Gott: "It is very specific. An 8-foot fence for 30 feet. A stockade fence on the lower edge of the private drive it is the HOA responsibility it is in place of the deciduous vegetation because our regulations ask for a 10-foot dense buffering because what exists now is deciduous vegetation. To mitigate headlight wash."

Mr. Wood: "I am looking for consensus."

Mrs. Welch: "If it is something the abutters directly affected want then I am fine with it being in there."

Mr. Beauvilliers: "Yes I want that."

Mr. Wood got consensus from the remaining members.

Mr. Wood: "Are there any other things we need to put in as a condition of approval?"

Mr. Beauvilliers: "There is a question about curbside?"

Mr. Wood: "It would be a request because it doesn't exist on the current plans and a note on the plan to identify an area for curbside pickup location."

Ms. Gott: "Can it be near the mailbox?"

Mr. Wood: "It has to be near the road because they will not come down a private road."

Mr. Beauvilliers: "It would have to be on Norris Farm Road."

Mrs. McCarthy: "The postmaster has approved a row of 5 mailboxes with the oversized package deliverable as opposed to the kiosk that will create less impervious surface. The mailboxes won't have to go on the abutters side they can now go on the other side of the street. Also, conservation has a few conditions they would like to have included. It is about the placard every 50 feet. They want placards to be placed along the conservation boundary behind the house lots every 50 feet to deter encroachment by homeowners."

Ms. Gott: "So no cutting."

Motion:

Mr. Plante makes a motion to come out of deliberative. Mrs. Welch seconded the motion. The vote was unanimous in favor of leaving deliberative.

Mr. Griset: "Just in regard to the placard I thought that Jan (Kent), I believe that she had sent me the email regarding the 50 foot, I believe my response was to go to 75 feet and that what we would do is put a *conservation land no dumping* sign and then on the other side which faces from Flint Hill it would say *no trespassing private property*. So, there is no miscommunication, and she said that is a great idea."

Ms. Gott: "I like the two-sided sign, but I think 50 has been the standard practice in Town and I believe that is the standard practice for posting. I think we should stay with the 50 feet. I agree with the two sided that is a good idea."

Motion:

Mr. Reed made a motion to approve application 2019-006. (See attached) Mr. Plante seconded the motion. The vote was unanimous to approve application 2019-006. 6 in favor, 0 opposed, and 0 abstained.

Continued from 07/11/2019: Needs to be continued until 09/05/2019

Erosion and Sediment Control- To adopt a new set of Erosion and Sediment Control Regulations to meet the new MS4 Permit (section 2.3.5) requirements of June 30, 2019 and update the Site Plan and Subdivision Regulations to reflect the new Standards where required.

Motion:

Mr. Reed made a motion to continue Erosion and Sediment Control until September 5, 2019. Mr. Plante seconded the motion. The vote was unanimous to continue Erosion and Sediment Control until September 5, 2019.

Approval of minutes:

Motion:

Mr. Beauvilliers made a motion to approve the minutes from July 18, 2019 as written. Mr. Wood seconded the motion. The vote approved the minutes from July 18, 2019. 4 in favor, 0 opposed, and 2 abstained.

Motion:

Mr. Beauvilliers made a motion to approve the minutes from August 1, 2019 as written. Mr. Wood seconded the motion. The vote approved the minutes from August 1, 2019. 4 in favor, 0 opposed, and 2 abstained.

Rich Mulryan was acknowledged as attending his second meeting as a volunteer for the Planning Board.

Staff update:

Mrs. McCarthy: "I am sorry that I have to report that Stephen Feher will be giving his resignation to both the Zoning and Planning Boards. He has accepted a job in Florida." "So, the September 5th meeting you have the MS4. I did invite Steve Brewer to come to that meeting. I also have a conversation between Julie LaBranche and Steve with some things that Steve pointed out for you guys to review. So, Mica Drive is

coming forth and you also have a conceptual coming in from Market Street Square, which is at the end of Main Street, it is a medical office building.”

Board member updates:

Mr. Beavilliers: “Just a note about E-coli. A couple weeks ago the area behind the elementary school the count that we got was 126 the State standard is 88. However, during that time there was a heavy rainfall and the Town did their own test after that and their count was 9.8. We did one today and I am sure the results will be much better.”

Mr. Wood: “The Onway Lake Association has had their results come back from their lake testing. That was in mid-July and we are less than 10.”

Mr. Plante: “For our next meeting coming up we have two public hearings one is for 44 Sesame Street that we approved a while back. Swapping the property and the continuation of maintenance of private roads in town.”

Mr. Reed: “Capital Improvements is starting to wind up and I believe we will be meeting with the school either next Tuesday or the following Tuesday.”

Ms. Gott: “Rockingham Planning did not have a meeting.”

Motion:

Mr. Reed made a motion to adjourn. Mr. Planted seconded the motion. The vote to adjourn was unanimous.

Respectfully submitted,

Jill A. Vadeboncoeur



TOWN OF RAYMOND

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

Tel: (603) 895-7018
Fax: (603) 895-7064
<http://www.raymondnh.gov>

NOTICE OF DECISION

GRANTED

Raymond Zoning Board of Adjustment

Pages 12 thru 30 are attachments to the minutes

Date of Decision: August 7, 2019

Application No: 2019-002

1. You are hereby notified that the Raymond Zoning Board of Adjustment has **GRANTED** a variance to Brian Griset on behalf of Adela Griset for property identified as Raymond Tax Map 35 Lot 15 located on Norris Farm Rd. within Zone C1 for relief from **Article 15.3 Section 15.3.2** All lots containing Zone G land shall comply with the frontage and setback requirements of the underlying zone as set forth in Section 15.1.2 and Section 15.1.3 and shall have a minimum wetland setback of 25 feet.

Conditions:

- 1. N/A
- 2. N/A
- 3. N/A

Christina McCarthy
Planning Technician

Aug 9, 2019
Date

NOTE: In accordance with the Raymond Zoning Ordinance, Section 9.5.2, this variance shall only be valid for a period of four (4) years from the date of this decision. If this time period is to lapse with substantial completion of any improvements, modifications, alterations or other changes in the property for which this approval was granted not having taken place, then the applicant may seek an extension to this time period per Section 9.5.3.

The Selectmen, any party to the action or any person directly affected has a right to appeal this decision within thirty (30) days of the date of decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Town Clerk's Office during regular business hours. This notice has been placed on file and made available for public inspection in the records of the Zoning Board of Adjustment.



TOWN OF RAYMOND

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

Tel: (603) 895-7018
Fax: (603) 895-7064
<http://www.raymondnh.gov>

NOTICE OF DECISION

GRANTED

Raymond Zoning Board of Adjustment

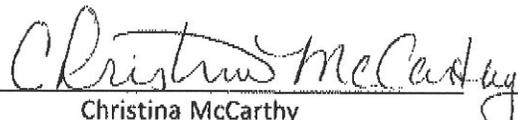
Date of Decision: August 7, 2019

Application No: 2019-002

1. You are hereby notified that the Raymond Zoning Board of Adjustment has **GRANTED** a variance to Brian Griset on behalf of Adela Griset for property identified as Raymond Tax Map 35 Lot 15 located on Norris Farm Rd. within Zone C1 for relief from **Article 15.2 Section 15.2.6** Any residential structure proposed for location within a Commercial (C.1 and C.2) or Industrial zone (D) shall require a minimum setback of one hundred feet (100'), or, in the alternative, fifty feet (50') inclusive of a minimum of twenty feet (20') of dense vegetative buffer and a fence of a type designed to shield the residential structures from light and noise generated by a commercial or industrial use. Security apartments which are accessory to any commercial or industrial use shall not be affected by this section. (03/2002).

Conditions:

1. N/A
2. N/A
3. N/A


Christina McCarthy
Planning Technician

Aug 9, 2019
Date

NOTE: In accordance with the Raymond Zoning Ordinance, Section 9.5.2, this variance shall only be valid for a period of four (4) years from the date of this decision. If this time period is to lapse with substantial completion of any improvements, modifications, alterations or other changes in the property for which this approval was granted not having taken place, then the applicant may seek an extension to this time period per Section 9.5.3.

The Selectmen, any party to the action or any person directly affected has a right to appeal this decision within thirty (30) days of the date of decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Town Clerk's Office during regular business hours. This notice has been placed on file and made available for public inspection in the records of the Zoning Board of Adjustment.

70 Portsmouth Avenue
3rd Floor Suite 2
Stratham NH 03885
Phone: 603-583-4860
Fax: 603-583-4863

August 7, 2019

Ernest Creveling, Town Planning Director
Raymond Planning Board
4 Epping Street
Raymond, New Hampshire 03077

Ref: Map 33 / Lot 15 - "Norris Farms at Flint Hill" Engineering Review

Dear Mr. Creveling, Chairman & Members of the Board:

We are in receipt of a third review letter from Jeffrey Adler, P.E. of Dubious & King, Inc. dated July 16, 2019 and TRC comments from the same date. We offer the following responses to the noted comments. Each comment is followed by our response in **bold**. A partial electronic plan set is included with this response for review and final complete sets to be submitted.

1. We acknowledge that the applicant is seeking to utilize the existing previously legally constructed wet pond to collect and treat stormwater. The applicant has provided written correspondence with NHDES Wetlands Bureau to confirm that the proposed activity is exempted by statute from permit.
Response: No response required.
2. A pre-development condition stormwater analysis, including calculations and subcatchment delineation plan, was not performed. We recommend that the applicant provides this analysis in accordance with Subdivision Regulations Sec. 5.6.H.2 to confirm that there is a net zero increase in runoff for the site from pre-development conditions to post-development. **Repeat Comment.** We acknowledge that the applicant has requested a waiver from this requirement.
Response: Per agreement with TRC, Sec. 5.6.F.5 is the applicable regulation, due to the existing drainage system, a second analysis is provided demonstrating capacity of the existing downstream culverts under Norris Farms Road to handle the 50-YR storm and no impact on abutting properties. Additional survey was conducted to facilitate this and the analysis is provided herewith.
3. The outlet of the wet pond (Pond 1P) defined in the HydroCAD model does not appear to

match the topography shown on the plans. The plans indicate that the spillway width is 5' however the model indicates a length of 9.3'. We recommend that the applicant provide a separate detail showing the existing outlet with detailed elevation shots that clearly defines the entire outlet, including any proposed improvements, and a revised HydroCAD model that matches. **Repeat Comment.**

Response: The spillway width is 9.3' and the riprap tapers to 5' in the swale. This has been further clarified in the note and on the detail provided left of the plan view on the profile sheet.

4. We recommend that the applicant make revisions to the stormwater wet pond BMP design to include a sediment forebay for pretreatment that meets the criteria specified in Env-Wq 1508.11. **Repeat Comment.**

Response: Per agreement with TRC, a sediment forebay has been added at the end of the proposed driveway culvert without impacting wetlands.

5. We recommend that the applicant revise the proposed stop sign and stop line location so that the stop sign is in line with the stop line. Additionally, we recommend that the applicant indicate the vegetation clearing necessary to provide adequate sight distance.

Response: The stop sign has been relocated as suggested. Vegetation will be cleared as necessary to provide adequate sight distance. A waiver request is submitted to allow the recently adopted sight distance regulations to apply to this project.

6. The pavement limits between the proposed community mailbox and intersection have a "bump-out" area where the stop sign is currently shown. We recommend that the applicant revise the pavement limits here to provide a smooth transition and taper into the existing pavement at the intersection.

Response: A new mail kiosk design and location to incorporate the requested taper to existing pavement has been provided at the postmasters preferred location, which also addresses abutters concerns for screening, and is sized appropriately for a 5-lot subdivision. This results in less impervious surface for the pull-off.

Thank you for your timely and professional review of the submitted plans. We trust the information provided and revisions made, address your concerns. Please feel free to contact our office if you have any additional question and/or comments.

Very Truly Yours,

BEALS ASSOCIATES, PLLC

Christian O. Smith

Christian O. Smith, PE

Principal



August 12, 2019

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

Subject: Map 33 / Lot 15 – “Norris Farms at Flint Hill” Engineering Review

Dear Ms. McCarthy

As requested, we have completed our review of the plans and materials submitted for the above referenced project. Blaisdell Survey and Beals Associates provided one revised drawing sheet , Plan and Profile – P1, with a date of May 209, with a revision date of August 6, 2019. The submission also included a Drainage Report by Beals Associates, with a date of May 22, 2019, revised August 6, 2019. The following were comments noted during the review.

1. For future submissions, we recommend that the applicant submit a complete set of plans.
2. A pre-development condition stormwater analysis, including calculations and subcatchment delineation plan, was not performed. We recommend that the applicant provides this analysis in accordance with Subdivision Regulations Section 5.6.H.2 to confirm that there is a net zero increase in runoff for the site from pre-development conditions to post-development. Without a pre-development analysis, we cannot verify that the post-development condition will not result in increased flows to downstream properties. **Repeat Comment.** We acknowledge that the applicant has requested a waiver from this requirement.
3. The outlet of the wet pond (Pond 1P) defined in the HydroCAD model does not appear to match the width and breadth shown on the plans. The plans indicate that the spillway width is 10 feet, with a 4-foot breadth, and the model indicates a length of 9.3 feet, with a 24-foot breadth. We recommend that the applicant revise the riprap weir detail to show a matching weir length and breadth that corresponds with the HydroCAD model, and indicate the proposed elevation of the weir in the detail. **Repeat Comment.** Additionally, the riprap weir profile needs more clarity. It is unclear what the proposed intent of the wooden control timber is, and where the weir profile is in relation to the top of the embankment. We recommend that the applicant provide clarify the riprap weir profile, and provide a permanent weir configuration that does not rely on wooden stoplogs which would require future maintenance.
4. The stormwater analysis modeling results for the 50-year storm event show a peak elevation of the wet pond (1P) of 278.08'. The proposed centerline elevation of the driveway adjacent to the weir, at the outlet, appears to be approximately 278.0'. We recommend that the applicant revise the design so that the pond has a discharge

Ms. McCarthy, Raymond Community Development
August 12, 2019
Page 2 of 2

capacity of the 50-year, 24-hour storm without overtopping the road or any other locations on the pond embankment, and at least one foot of freeboard.

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

Very truly yours,

DuBOIS & KING, Inc.

A handwritten signature in blue ink, appearing to read "Jeff Adler", is written over the typed name.

Jeffrey A. Adler, P.E.
Sr. Project Manager

70 Portsmouth Avenue
3rd Floor Suite 2
Stratham, NH 03885
Phone: 603-583-4860
Fax: 603-583-4863

August 12, 2019

Christina McCarthy, Raymond Planning Dept.
Raymond Planning Board
4 Epping Street
Raymond, New Hampshire 03077

Ref: Map 33 / Lot 15 - "Norris Farms at Flint Hill" Engineering Review

Dear Mr. Creveling, Chairman & Members of the Board:

We are writing in response to verbal comments from a phone conversation with Jeffrey Adler, P.E. of Dubious & King, Inc. on 8-8-19, 2019. We offer the following responses to the noted comments. Each comment is followed by our response in **bold**. A partial electronic plan set is included with this response for review and final complete sets to be submitted.

1. An additional request to conduct a pre-development drainage analysis was proffered. The reasoning for the request is the question of liability of the Town to a downstream homeowner that may have constructed a dwelling after the pond was constructed, etc.

Response: We have reviewed the original stormwater analysis for the subdivision (which was conducted with much lower "Green Book" rainfall data) and have found that flow values under the 1988 approved 25-YR storm event are as follows: flow out of pond = 22.07 cfs; 18" Norris Farm culvert = 12 cfs; 24" Norris Farm culvert = 22 cfs.

For the proposed condition 50-YR storm event: flow out of pond = 11.18 cfs; 18" Norris Farm culvert = 5.48 cfs; 24" Norris Farm culvert = 20.15 cfs (see enclosed pertinent sections of the approved 1988 drainage analysis prepared by Appledore Engineering). Based on this a downstream house constructed after the pond was completed, it would have been expected that the originally approved flow values could take place & as the proposed 50-YR storm flows are actually less than the approved 25-YR storm flows, the Town is not exposed to any liability and is protected.

2. Concern was expressed to the elevation of the pond spillway is at 277.5' while the edge of pavement elevation adjacent is at roughly 278'.

Response: while this is the case, we have not heard of a situation where water exiting

the pond has reached road level. To address this, we have proposed swale grading to pull the 276' contour back toward the pond outlet in the roadside swale providing a very short transition into a roughly 2' deep swale which should alleviate any potential for stormwater to have any interaction with the road shoulder or pavement.

3. Further discussion regarding the size, location and configuration of the formerly proposed mailbox kiosk.

Response: as the postmaster has sole authority over the placement of mailboxes, my client met again with the postmaster on this issue. The postmaster was unaware that Adela Drive is a proposed private common driveway. Upon review and discussion, a location was selected and is shown on the revised profile sheet with specifications detail in note #9. As there are only 5-units, a standard mailbox design was selected thereby eliminating impervious surface area and removal of abutter vegetative screening.

Thank you for your continued professional input and review of the submitted plans. We trust the information provided and revisions made, address your concerns. Please feel free to contact our office if you have any additional question and/or comments.

Very Truly Yours,

BEALS ASSOCIATES, PLLC

Christian O. Smith

Christian O. Smith, PE
Principal

Re: Norris Farm

Jeffrey Adler <jadler@dubois-king.com>

Tue 8/13/2019 7:53 AM

To: Christian Smith <CSmith@bealsassociates.com>

Cc: Christina McCarthy <cmccarthy@raymondnh.gov>

Christian:

A quick reply to your response to comment #1. You state that the flow in 1988 based on the old analysis out of the pond (I presume post development) is 22.07 and then state other values. My recollection is that the old analysis uses a much larger watershed and therefore comparing data from the 1988 analysis to your current analysis is comparing apples to oranges as the 1988 values will be much larger. We need predevelopment numbers from your current model for the comparison to your current post development to validate the net zero increase.

Jeff

Jeffrey Adler, P.E.

Sr. Project Manager

Dubois & King, Inc

18 Constitution Drive, Suite 8

Bedford, New Hampshire

(603) 637-1043

On Tue, Aug 13, 2019 at 7:41 AM Jeffrey Adler <jadler@dubois-king.com> wrote:

Christian:

We already completed our review and submitted letter to Christina yesterday.

Jeff

Jeffrey Adler, P.E.

Sr. Project Manager

Dubois & King, Inc

18 Constitution Drive, Suite 8

Bedford, New Hampshire

(603) 637-1043

On Mon, Aug 12, 2019 at 3:49 PM Christian Smith <CSmith@bealsassociates.com> wrote:

Christina & Jeff, please find the revised plan & response memo to our telephone call last week attached (Brian came in today & authorized the response/revisions). Jeff the materials are being

overnighted to you & Brian will pick-up plans for delivery to Christian's office in the morning tomorrow. Jeff I hope this reaches you before you have spent any time on the response memo. My apologies for any confusion. Thank you!

Christian

Christian O. Smith, P.E.

Principal

Beals Associates, PLLC

csmith@bealsassociates.com

Stratham, NH Office

70 Portsmouth Avenue

Stratham, NH 03885

Tel: 603-583-4860

Fax: 603-583-4863

Cell: 603-234-2180

Land Planning Civil Engineering Landscape Architecture

Offices in Boston, MA and Stratham, NH

The information contained in the email is confidential and intended for the individual or company named above. No drawings issued electronically shall be used for construction purposes. All electronic media is provided out of courtesy only and may not be used for publication, distribution or adaptation without express written consent from Beals Associates, PLLC.



RAYMOND CONSERVATION COMMISSION

4 EPPING STREET, RAYMOND, NEW HAMPSHIRE 03077
(603) 895-7017

July 16th, 2019

TO: Raymond Planning Board

RE: Norris Farms Conservation Subdivision - Griset

In response to the Planning Board's request for comments for the special permit requirements under Zoning 4.9.6.2, the conservation commission has no concerns regarding the special permit.

The board also has the following comments on the project:

The conservation commission supports Mr. Griset's plan to donate the open space to the town and recommends adding the open space to the existing Flint Hill conservation easement.

The board also supports Mr. Griset's plan to reinstall the gate past the private road.

The board recommends placards be placed along the conservation boundary behind the house lots every 50 feet to deter encroachment by homeowners into the open space land.

The commission would like the opportunity to review and comment on the homeowner's agreement when available.

Thank You,

Jan Kent

Jan Kent, Chair
Raymond Conservation Commission
ConsComChair@raymond-nh.gov

CC: Brian Griset

8-15-19

Raymond Planning Board

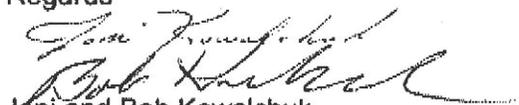
My name is John Kowlachuk my husband Bob and I live at 15 Sherburne Drive and are abutters to the property on Norris Farm Rd. owned by Adela Griset .

First I would like to address the registered letter regarding Zoning Board of Adjustment Abutters Notice. This letter was dated for Wednesday August 28, 2019 and not August 7, 2019. The abutters were given the wrong date. Because of this error not all abutters were present therefore the right to voice their concerns and questions were not heard or addressed. We feel the August 7th meeting should be null and void. We request a new meeting with proper notification of all the abutters.

The second concern. I would like to address is why were the abutters not notified for the Technical Review Meeting. After reading the minutes from the June 4th meeting there are many concerns we as abutters have. For example a drainage study regarding drainage issues and run off from the removal of soils and the addition of the extra impervious surfaces. I would like to request that all abutters are informed regarding future meetings.

The third concern. Mr. Griset has 80 feet of frontage of his land that can be used as his entry road for his development. This according to Mr. Griset would be a hardship to him because he would have to cut into ledge. So I feel as an abutter there is no regards to the hardship we will now endure with the loss of vegetation and privacy due to car lights blinding through our windows if he is allowed to continue his road on town owned land.. Mr. Griset can not 100% guarantee that no blasting would be done while building his 5 homes, installing wells, or septics even with test pit results. As an abutter the 80 feet of frontage gives him room for his road without impacting our privacy and disrupting vegetation along with easier access to the conservation land that is used daily by not only Raymond residents but all that enjoy nature.

Regards


Joni and Bob Kowlachuk

I would like to request that this letter and copy of Zoning Board Abutters Notice with Wed. August 28. 2019 date be attached to the minutes of the meeting.

This is a corrected notice. Date has been changed and information added.

Sent
8/2

**Town of Raymond
Zoning Board of Adjustment
Abutters' Notice**

You are receiving this notice because you are an abutter to property subject to a variance request as noted below:

You are hereby notified that the Raymond Zoning Board of Adjustment will hold a public hearing on Wednesday, August 7, 2019, 7:30 p.m. at the Raymond High School, Media Center, 45 Harriman Hill Rd., to consider the following application:

Application #2019-002-The following applications for a variance has been submitted by Brian Griset on behalf of Adela Griset for relief from: **Article 15.3 Section 15.3.2** All lots containing Zone G land shall comply with the frontage and setback requirements of the underlying zone as set forth in Section 15.1.2 and Section 15.1.3 and shall have a minimum wetland setback of 25 feet. **Article 15.2 Section 15.2.6** Any residential structure proposed for location within a Commercial (C.1 and C.2) or Industrial zone (D) shall require a minimum setback of one hundred feet (100'), or, in the alternative, fifty feet (50') inclusive of a minimum of twenty feet (20') of dense vegetative buffer and a fence of a type designed to shield the residential structures from light and noise generated by a commercial or industrial use. Security apartments which are accessory to any commercial or industrial use shall not be affected by this section. (03/2002). The property is identified as Raymond Tax Map 35/ Lot 15 and located on Norris Farm Road and is within Zone C1.

You are invited to attend, or you may submit written comments to: Town of Raymond, Community Development Department, Office of Planning & Zoning, 4 Epping Street, Raymond, NH 03077. If you require audio or visual aids, 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 August 28, 2019.

Sent
8/1

**Town of Raymond
Zoning Board of Adjustment
Abutters' Notice**

You are receiving this notice because you are an abutter to property subject to a variance request as noted below:

You are hereby notified that the Raymond Zoning Board of Adjustment will hold a public hearing on Wednesday, August 28, 2019, 7:30 p.m. at the Raymond High School, Media Center, 45 Harriman Hill Rd., to consider the following application:

Application #2019-002-The following applications for a variance has been submitted by Brian Griset on behalf of Adela Griset for relief from: **Article 15.3 Section 15.3.2** All lots containing Zone G land shall comply with the frontage and setback requirements of the underlying zone as set forth in Section 15.1.2 and Section 15.1.3 and shall have a minimum wetland setback of 25 feet. The property is identified as Raymond Tax Map 35/ Lot 15 and located on Norris Farm Road and is within Zone C1.

You are invited to attend, or you may submit written comments to: Town of Raymond, Community Development Department, Office of Planning & Zoning, 4 Epping Street, Raymond, NH 03077. If you require audio or visual aids, 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 August 28, 2019.

Raymond Zoning Board of Adjustment Public Hearing Notice

A Public Hearing will be held before the Raymond Zoning Board of Adjustment on Wednesday, August 7, 2019, 7:30 p.m. at the Raymond High School, Media Center, 45 Harriman Hill Rd., to consider the following application:

Application #2019-002-The following applications for a variance has been submitted by Brian Griset on behalf of Adela Griset for relief from: **Article 15.3 Section 15.3.2** All lots containing Zone G land shall comply with the frontage and setback requirements of the underlying zone as set forth in Section 15.1.2 and Section 15.1.3 and shall have a minimum wetland setback of 25 feet. **Article 15.2 Section 15.2.6** Any residential structure proposed for location within a Commercial (C.1 and C.2) or Industrial zone (D) shall require a minimum setback of one hundred feet (100'), or, in the alternative, fifty feet (50') inclusive of a minimum of twenty feet (20') of dense vegetative buffer and a fence of a type designed to shield the residential structures from light and noise generated by a commercial or industrial use. Security apartments which are accessory to any commercial or industrial use shall not be affected by this section. (03/2002). The property is identified as Raymond Tax Map 35/ Lot 15 and located on Norris Farm Road and is within Zone C1.

You are invited to attend, or you may submit written comments to: Town of Raymond, Community Development Department, Office of Planning & Zoning, 4 Epping Street, Raymond, NH 03077. If you require audio or visual aids, please contact the Selectmen's Office at least 72 hours prior to the meeting. If for any reason this meeting is postponed, it will be held August 28,2019.



TOWN OF RAYMOND

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

Tel: (603) 895-7016
Fax: (603) 895-7064
<http://www.raymondnh.gov>

CONDITIONS OF APPROVAL

Application #2019-006

Norris Farm Rd Subdivision

Raymond Tax Map 35, Lot 15

Norris Farm Road

Date of Decision: August 15, 2019

I make a motion to approve Application #2019-006, a subdivision of property owned by Adela J Griset and presented by Brian Griset, located at Norris Farm Road (Tax Map 35, Lot 15), subject to the following conditions:

The following conditions shall apply:

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

The following are conditions precedent:

- a. The applicant must obtain all required local, State and Federal permitting for the project, and provide copies of same to the Community Development Department;
- b. All fees authorized to be charged to the applicant pursuant to the Raymond Site Plan Review Regulations including, but not limited to application fees, costs of special studies, and legal and engineering review, shall be paid by the applicant;
- c. Impact fees shall be assessed

The Planning Board, in accordance with Table 3 of the Impact Fee Process and Methodology, adopted January 13, 2005, and amended August 9, 2010 and subsequently on February 15, 2018 hereby assesses impact fees for the Norris Farm Road Subdivision as follows: The project, as a whole, consists of five (5) single family dwelling units. The school impact fee for each single-family dwelling unit is \$2.48 per square foot. Because it is not known how many square feet each single-family home will be, those impact fees will be calculated at the time of building permit applications and collected before certificate of occupancies will be issued. If impact fees are not collected for any unit prior to the adoption of any amendments to the 2005 impact fee schedule, as amended, then the units which have not paid impact fees will be subject to the amended fee amount.

- d. Deeds, easements, conservation easements, open space stewardship documents, condominium documents, maintenance agreements, and any other legal documentation pertinent to this project shall be reviewed and approved by Town Counsel, and where applicable, the Board of Selectmen pursuant to RSA 41:14-a;
 - e. 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 the Raymond Community Development Director, with the design corrections of any identified engineering issues shall be required prior to final plan approval.
 - f. Within 30 days of the date of this decision (September 16,2019), a Performance Guarantee Agreement shall be executed between the Town of Raymond and the Applicant. **Failure to execute this required agreement will result in plan approval revocation.**
2. The following items must be completed within twenty-four (24) months of the completion of conditions precedent for this project to constitute "active and substantial development or building" pursuant to RSA 674:39:
 - a. Completion of all proposed improvements and or bonded.
 3. The following items must be completed within five (5) years of the completion of conditions precedent for this project to constitute "substantial completion of the improvements" pursuant to RSA 674:39:

Completion of all proposed improvements and or bonded.
 4. Estimates for all improvements shall be provided by the Applicant for review and approval by the Town's peer review engineer or his/her designee. These estimates will be utilized to establish an inspection escrow account (equal to 4% of the estimated cost of improvements or in an alternate amount, as determined by the Town engineer and approved by the Community Development Director), which must be in place with the Town of Raymond prior to the start of any site work. Additionally, these estimates will be used as the basis for computing the Surety/Performance Bond to be provided by the Applicant in favor of the Town of Raymond prior to the issuance of a Certificate of Occupancy by the Raymond Code Enforcement Officer. Surety/Performance Bond values shall be based upon the value of unfinished work at the time of the issuance of a Certificate of Occupancy, plus a 10% contingency. (*see below)

5. This approval is subject to the following waivers, as granted by the Raymond Planning Board:
- a. 5.6.D-Right of Way Design Matrix-Stopping Sight Distance-**Granted 08/15/2019**
 - b. 5.6.H.2- Storm water drainage calculations shall be submitted to the town for all subdivision applications. The drainage calculations shall include, but not necessarily be limited to, the following sections:
 - Summary of Drainage Calculations
 - Pre-development Conditions/Calculations
 - Post Development Conditions/Calculations
 - Detention Pond Evaluation (if applicable)
 - Detailed Hydraulic Calculations (pipes, ditches, etc.)
 - Sedimentation Swale/Erosion Control Calculations -**Granted 08/15/2019**
6. This approval is subject to the following Special Permits, as granted by the Planning Board:
- a. Special Permit from the Raymond Planning Board for Wetlands Impact- Driveway encroachment of setback- **Granted 08/15/2019**
7. This approval is subject to the following variances, as granted by the Raymond Zoning Board of Adjustment:
- a. Article 14 Section 14.1 Allowed uses; single-family detached dwelling is not allowed in Zone C1.- **Granted 02/27/2019**
 - b. Article 6 Section 6.8.4 ALLOWED ZONES: Conservation developments are allowed in Zones A or B of the Raymond Zoning Map. - **Granted 02/27/2019**
 - c. Article 13 Section 13.1.22 DRIVEWAY: An access way with two (2) or less dwellings except in the case of a conservation subdivision which may have four (4) dwellings served by one driveway. -**Granted 02/27/2019**
 - d. Article 15.3 Section 15.3.2 All lots containing Zone G land shall comply with the frontage and setback requirements of the underlying zone as set forth in Section 15.1.2 and Section 15.1.3 and shall have a minimum wetland setback of 25 feet. - **Granted 08/07/2019**
 - e. Article 15.2 Section 15.2.6 Any residential structure proposed for location within a Commercial (C.1 and C.2) or Industrial zone (D) shall require a minimum setback of one hundred feet (100'), or, in the alternative, fifty feet (50') inclusive of a minimum of twenty feet (20') of dense vegetative buffer and a fence of a type designed to shield the residential structures from light and noise generated by a commercial or industrial use. Security apartments which are accessory to any commercial or industrial use shall not be affected by this section. (03/2002). - **Granted 08/07/2019**

8. Other Conditions imposed by the Planning Board:
- a. Placement of an 8-foot solid fence, preferably stockade, 30 feet long on private drive, part of the homeowner's responsibility in place of deciduous vegetation to mitigate headlight wash.
 - b. Note on plans and in homeowner association documents for location of curbside trash pickup.
 - c. Conservation area boundary placards to be placed every 50-feet with reverse side to be "private property no trespassing" on common boundary between conservation and individual lots.

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

Member Name	Motion/Second	Approve	Deny	Abstain	Recuse
Jonathan Wood		X			
Bob Wentworth	Absent				
Gretchen Gott		X			
Stephen Feher	Recused				
Alissa Welch		X			
Brad Reed	Motion	X			
John Beauvilliers, Alternate	Seated	X			
George Plante, Selectmen Rep.	Second	X			

 Christina McCarthy
 Planning Assistant

 Date

* The Planning Board has requested a Road Bond for heavy equipment traveling over Town roads. This formula is to be determined by the DPW director*