



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>

MEMORANDUM

To: Board of Selectmen
From: Christina McCarthy, Assistant Planner
Date: August 16, 2018
Re: Branch Road Request for 2 Building Permits

There are two building permit requests on Branch Road, a Class VI road.

1. Kevin Cole representing Jeffery Paige for Map 4/Lot 9 on Branch Road, and
2. Walter Paige, Jr. for Map 4/Lot 7 at 19 Branch Rd.

Issuance of building permits on Class VI Roads requires permission from the Board of Selectmen:

- The process laid out by RSA 674:41 is required. This is the same process that was used in 2015 for requests for building permits on Dustin Drive and Stingy River Road.
 - the Planning Board issues a recommendation to the Board of Selectmen and the Selectmen have the final say as to whether or not the Town issues a building permit.
- On August 16, 2018, the Planning Board issued a recommendation to the Board of Selectmen that both building permits be issued, with conditions:
 - If the Board of Selectmen vote to issue the permits, the applicants are required to sign and record an Agreement and Release Regarding Building Permit for Property Abutting a Class VI Road (a recorded document which removes liability from the Town in the case that it is not able to respond to an emergency at the property);
 - The Planning Board recommends that, as a condition for the issuance of the permits that a maintenance agreement for the road be established among the property owners and residents of Branch Road;
 - The Planning Board recommends also, as a condition, the addition of fire suppression systems for each house (per legal counsel on August 20, 2018 there is nothing to prevent the Selectmen from making the fire suppression a condition of approval – *see attached e-mail*).

Please see the attached motions and each corresponding Agreement and Release Regarding Building Permit for Property Abutting a Class VI Road.

Christina Sapp

From: Ernest Cartier Creveling
Sent: Monday, August 20, 2018 11:37 AM
To: Christina Sapp
Subject: FW: Sprinkler system

From: Laura Spector-Morgan <laura@mitchellmunigroup.com>
Sent: Monday, August 20, 2018 11:33 AM
To: Ernest Cartier Creveling <ecreveling@raymondnh.gov>; Christina Sapp <cmccarthy@raymondnh.gov>
Subject: Sprinkler system

I see nothing in RSA 674:41 or 155-A which would prohibit the selectmen from requiring a sprinkler system in this situation.

Laura

Laura Spector-Morgan, Esquire
Mitchell Municipal Group, P.A.
25 Beacon Street East
Laconia, NH 03246
(603) 524-3885
fax (603) 524-0745
www.mitchellmunicipalgroup.com



Total Control Panel

[Login](#)

To: ecreveling@raymondnh.gov [Remove](#) this sender from my allow list
From: laura@mitchellmunigroup.com

You received this message because the sender is on your allow list.

Draft Motion to Approve Issuance of a Building Permit for Branch Road (Class VI Road)

I make a motion to approve issuance of a building permit for Tax Map 4, Lot 9, located at Branch Road, a Class VI 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 Class VI Road. The Town of Raymond will record said document at the Rockingham Registry of Deeds;
2. The owner, their heirs, legal representatives, successors and assigns shall establish a maintenance agreement with other residents on Branch Road with regard to costs and expenses related to the maintenance and upkeep of Branch Road.
3. A fire suppression system shall be installed.

Motion Seconded by: _____

Selectman	Yes	No	Abstained
Jack Barnes, Chairman			
George Plante, Vice Chair			
Wayne Welch			
Scott Campbell			
Greg Bemis			

TOWN OF RAYMOND, NEW HAMPSHIRE

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

NOW COME Jeffery S. Paige (hereinafter referred to as “owner”) with a residential address of 156 South Road, Candia, NH 03034 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 4, Lot 9**) which abuts **Branch Road**, conveyed to said owner by a Deed recorded at **Book 5591, Page 1702** at the Rockingham County Registry of Deeds; and

WHEREAS, the relevant portion of said **Branch Road** upon which owner’s real property fronts is a Class VI 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, l(c) on August 27, 2018, 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 **Branch 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 **Branch 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 _____, 2018.

Witness: (Owner)

Witness: (Owner)

TOWN OF RAYMOND

Witness: By: Jack Barnes, Chairman, Board of Selectmen

George Plante, Vice Chairman

Wayne Welch

Scott Campbell

Greg Bemis

Draft Motion to Approve Issuance of a Building Permit for Branch Road (Class VI Road)

I make a motion to approve issuance of a building permit for Tax Map 4, Lot 7, located at 19 Branch Road, a Class VI 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 Class VI Road. The Town of Raymond will record said document at the Rockingham Registry of Deeds;
2. The owner, their heirs, legal representatives, successors and assigns shall establish a maintenance agreement with other residents on Branch Road with regard to costs and expenses related to the maintenance and upkeep of Branch Road.
3. A fire suppression system shall be installed.

Motion Seconded by: _____

Selectman	Yes	No	Abstained
Jack Barnes, Chairman			
George Plante, Vice Chair			
Wayne Welch			
Scott Campbell			
Greg Bemis			

TOWN OF RAYMOND, NEW HAMPSHIRE

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

NOW COME Walter J. Paige Jr. (hereinafter referred to as “owner”) with a residential address of 128 Chester 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 4, Lot 7**) which abuts **Branch Road**, conveyed to said owner by a Deed recorded at **Book 5692, Page 2555** at the Rockingham County Registry of Deeds; and

WHEREAS, the relevant portion of said **Branch Road** upon which owner’s real property fronts is a Class VI 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, 1(c) on August 27, 2018, 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 **Branch 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 **Branch 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 _____, 2018.

Witness: (Owner)

Witness: (Owner)

TOWN OF RAYMOND

Witness: By: Jack Barnes, Chairman, Board of Selectmen

George Plante, Vice Chairman

Wayne Welch

Scott Campbell

Greg Bemis

**Raymond Board of Selectmen Meeting
Abutters Notice
August 27, 2018 6:00 P.M.**

You are receiving this notice because you are an abutter to the property which is the subject the public meeting described below:

You are hereby being notified that the Raymond Board of Selectmen will be conducting a public meeting to discuss access to the Scribner Road Gate/Rails to Trails with The State of New Hampshire Executive Councilor Russell E. Prescott on **Monday, August 27, 2018 beginning at 6:00 p.m.** The meeting will be held in the Media Center (library) at Raymond High School, 45 Harriman Hill Road.

You are invited to attend, or you may submit written comments to: Town of Raymond, Attn: Board of Selectmen Office, 4 Epping Street, Raymond, NH 03077; or email your comments to dintonti@raymondnh.gov. If you require audio or visual aids, please contact the Selectmen's Office at least 72 hours prior to the meeting at 603-895-7007.



200 foot Abutters List Report

Raymond, NH
August 21, 2018

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-591-000
Property Address: 15 SARGENT DRIVE #91

Mailing Address: TRACY, JOHN & ELAINE P. ZALOGA
TRUSTEES
P.O. BOX 779
RAYMOND, NH 03077

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-592-000
Property Address: 15 SARGENT DRIVE #92

Mailing Address: TRACY, JOHN & ELAINE P. ZALOGA
TRUSTEES
P.O. BOX 779
RAYMOND, NH 03077

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-593-000
Property Address: 15 SARGENT DRIVE #93

Mailing Address: TRACY, JOHN & ELAINE P. ZALOGA
TRUSTEES
P.O. BOX 779
RAYMOND, NH 03077

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-594-000
Property Address: 15 SARGENT DRIVE #94

Mailing Address: TRACY, JOHN & ELAINE P. ZALOGA
TRUSTEES
P.O. BOX 779
RAYMOND, NH 03077

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-595-000
Property Address: 15 SARGENT DRIVE #95

Mailing Address: TRACY, JOHN & ELAINE P. ZALOGA
TRUSTEES
P.O. BOX 779
RAYMOND, NH 03077

Parcel Number: 026-000-005-000
CAMA Number: 026-000-005-000-000
Property Address: 37 SCRIBNER ROAD

Mailing Address: MELANSON, MICHAEL L & DEBRA A
37 SCRIBNER ROAD
RAYMOND, NH 03077

Parcel Number: 026-000-006-000
CAMA Number: 026-000-006-000-000
Property Address: 29 SCRIBNER ROAD

Mailing Address: RUGOLETTI, DAVID M & HEIDI M
29 SCRIBNER ROAD
RAYMOND, NH 03077

Parcel Number: 026-000-007-000
CAMA Number: 026-000-007-000-000
Property Address: 30 ONWAY LAKE ROAD

Mailing Address: CORP. OF THE PRESIDING BISHOP TAX
DIVISION - 22ND FLOOR
50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150-3620

Parcel Number: 026-000-007-000
CAMA Number: 026-000-007-001-000
Property Address: 30 ONWAY LAKE ROAD

Mailing Address: TAX DIVISION - 22ND FLOOR
50 EAST NORTH TEMPLE
SALT LAKE CITY, UT 84150-3620

Parcel Number: 026-000-010-000
CAMA Number: 026-000-010-000-000
Property Address: 36 SCRIBNER ROAD

Mailing Address: SENEAL, ROBERT & COLLEEN
36 SCRIBNER ROAD
RAYMOND, NH 03077

Parcel Number: 026-000-012-000
CAMA Number: 026-000-012-000-000
Property Address: 35 SCRIBNER ROAD

Mailing Address: MELANSON, JANICE P.
35 SCRIBNER ROAD
RAYMOND, NH 03077



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200 foot Abutters List Report

Raymond, NH
August 21, 2018

Parcel Number: 025-000-011-000
CAMA Number: 025-000-011-000-000
Property Address: LANGFORD ROAD

Mailing Address: RAYMOND, TOWN OF
4 EPPING STREET
RAYMOND, NH 03077

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-000-000
Property Address: 38 SCRIBNER ROAD

Mailing Address: TRACY, JOHN & ELAINE P. ZALOGA
TRUSTEES
P O BOX 779
RAYMOND, NH 03077

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-103-000
Property Address: 15 SARGENT DRIVE #103

Mailing Address: TRACY, JOHN & ELAINE P. ZALOGA
TRUSTEES
P.O. BOX 779
RAYMOND, NH 03077

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-105-000
Property Address: 15 SARGENT DRIVE #102

Mailing Address: TRACY, JOHN & ELAINE P. ZALOGA
TRUSTEES
P.O. BOX 779
RAYMOND, NH 03077

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-503-000
Property Address: 15 SARGENT DRIVE #3

Mailing Address: KUCHARZYK, HENRY F.
P.O. BOX 1701
LOWELL, MA 01853

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-505-000
Property Address: 15 SARGENT DRIVE #5

Mailing Address: KUCHARZYK, HENRY F.
P.O. BOX 1701
LOWELL, MA 01853

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-507-000
Property Address: 15 SARGENT DRIVE #7

Mailing Address: DICKMAN, MARTIN P & MARYANN E
52 BRIDGE STREET APT. 1
BEVERLY, MA 01915-2929

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-580-000
Property Address: 15 SARGENT DRIVE #80

Mailing Address: TRACY, JOHN & ELAINE P. ZALOGA
TRUSTEES
PO BOX 779
RAYMOND, NH 03077

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-581-000
Property Address: 15 SARGENT DRIVE #81

Mailing Address: KUCHARZYK, HENRY F.
P.O. BOX 1701
LOWELL, MA 01853

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-584-000
Property Address: 15 SARGENT DRIVE #84

Mailing Address: TRACY, JOHN F
P.O. BOX 364
RAYMOND, NH 03077

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-585-000
Property Address: 15 SARGENT DRIVE #85

Mailing Address: ZALOGA, ELAINE P.
6 PENDANT COURT
ANDOVER, MA 01810

Parcel Number: 026-000-001-000
CAMA Number: 026-000-001-587-000
Property Address: 15 SARGENT DRIVE #87

Mailing Address: TRACY, JOHN & ELAINE P. ZALOGA
TRUSTEES
PO BOX 779
RAYMOND, NH 03077



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200 foot Abutters List Report

Raymond, NH
August 21, 2018

Parcel Number: 021-000-059-000
CAMA Number: 021-000-059-000-000
Property Address: 13 GREEN ROAD

Mailing Address: JENKINS, JOHN M
13 GREEN ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-060-000
CAMA Number: 021-000-060-000-000
Property Address: 11 GREEN ROAD

Mailing Address: HARWOOD, STEPHEN DEBRA
HARWOOD
11 GREEN ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-061-000
CAMA Number: 021-000-061-000-000
Property Address: 9 GREEN ROAD

Mailing Address: KEITH, STEPHEN G
474 NORTH PEMBROKE ROAD
PEMBROKE, NH 03275

Parcel Number: 021-000-062-000
CAMA Number: 021-000-062-000-000
Property Address: 7 GREEN ROAD

Mailing Address: GOTT-PAYER, GRETCHEN A
7 GREEN ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-064-000
CAMA Number: 021-000-064-000-000
Property Address: 5 GREEN ROAD

Mailing Address: BEAUVILLIERS REVOCABLE TRUST
JOHN E & LILLIAN
G.BEAUVILLIERS/TRUSTEES
5 GREEN ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-065-000
CAMA Number: 021-000-065-000-000
Property Address: 22 SCRIBNER ROAD

Mailing Address: BLAISDELL, ROSCOE T & KATHLEEN
22 SCRIBNER ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-066-000
CAMA Number: 021-000-066-000-000
Property Address: 26 SCRIBNER ROAD

Mailing Address: PEPPER, ROBERT W
26 SCRIBNER ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-067-000
CAMA Number: 021-000-067-000-000
Property Address: 30 SCRIBNER ROAD

Mailing Address: PEKALSKY, JULIE A
30 SCRIBNER ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-067-001
CAMA Number: 021-000-067-001-000
Property Address: 32 SCRIBNER ROAD

Mailing Address: FRISBEE, WILLIAM J.
32 SCRIBNER ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-067-002
CAMA Number: 021-000-067-002-000
Property Address: 34 SCRIBNER ROAD

Mailing Address: PAWLOWSKI FAMILY REVOCABLE
TRUST DANIEL F. & SAMANTHA R.
PAWLOWSKI /TRUST
34 SCRIBNER ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-068-000
CAMA Number: 021-000-068-000-000
Property Address: 27 SCRIBNER ROAD

Mailing Address: AGULNICK, SETH & LESLIE
27 SCRIBNER ROAD
RAYMOND, NH 03077

Parcel Number: 022-000-019-000
CAMA Number: 022-000-019-000-000
Property Address: 25 SCRIBNER ROAD

Mailing Address: SEMPLE, MARILYN S
25 SCRIBNER ROAD
RAYMOND, NH 03077



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200 foot Abutters List Report

Raymond, NH
August 21, 2018

Subject Property:

Parcel Number: 026-000-011-000
CAMA Number: 026-000-011-000-000
Property Address: 42 SCRIBNER ROAD

Mailing Address: ZALOGA, ELAINE P.
42 SCRIBNER ROAD
RAYMOND, NH 03077

Abutters:

Parcel Number: 021-000-029-000
CAMA Number: 021-000-029-000-000
Property Address: GREEN ROAD

Mailing Address: RAYMOND, TOWN OF
4 EPPING STREET
RAYMOND, NH 03077

Parcel Number: 021-000-030-000
CAMA Number: 021-000-030-000-000
Property Address: BIRCH COURT

Mailing Address: RAYMOND, TOWN OF
4 EPPING STREET
RAYMOND, NH 03077

Parcel Number: 021-000-035-000
CAMA Number: 021-000-035-000-000
Property Address: 33 GREEN ROAD

Mailing Address: MINA, ARIEL G
33 GREEN ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-036-000
CAMA Number: 021-000-036-000-000
Property Address: 31 GREEN ROAD

Mailing Address: TREMBLEY, CLAUDIA INGALLS,
ROBERT W.
31 GREEN ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-037-000
CAMA Number: 021-000-037-000-000
Property Address: 29 GREEN ROAD

Mailing Address: MCCARTHY, AIDAN J.
29 GREEN ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-038-000
CAMA Number: 021-000-038-000-000
Property Address: 27 GREEN ROAD

Mailing Address: GOULD, ALLISON M.
27 GREEN ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-039-000
CAMA Number: 021-000-039-000-000
Property Address: LEAVITT ROAD

Mailing Address: DIFE0 & BROGNA, LLC
P.O. BOX 128
ATKINSON, NH 03811

Parcel Number: 021-000-056-000
CAMA Number: 021-000-056-000-000
Property Address: 19 GREEN ROAD

Mailing Address: FURTADO, ANTONIO R & MARCIA D
19 GREEN ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-057-000
CAMA Number: 021-000-057-000-000
Property Address: 17 GREEN ROAD

Mailing Address: BRUNO, KENNETH M
17 GREEN ROAD
RAYMOND, NH 03077

Parcel Number: 021-000-058-000
CAMA Number: 021-000-058-000-000
Property Address: 15 GREEN ROAD

Mailing Address: BOSWORTH, CRAIG P & SHANNON F
15 GREEN ROAD
RAYMOND, NH 03077



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