



**TOWN OF RAYMOND**  
**Planning Board Agenda**  
**August 15, 2024**  
**7:00 p.m. - Raymond High School**  
**Media Center - 45 Harriman Hill**

**Public Announcement**

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

**1) Pledge of Allegiance**

**2) Roll Call**

**3) Public Hearing**

a. **Application #PB-2024-010 197 Lane Rd:** A Subdivision application has been submitted by Erik Poulin of Jones & Beach Engineers, Inc. on behalf of Cynthia C. Nye Revocable Trust. The applicant is proposing a 6 lot Conservation Subdivision with 4 new homes. A Special Permit related to wetland impacts within the development accompanies this application. The property is located at 197 Lane Road and is identified as Raymond Tax Map 19, Lots 3 & 5, within Zone B. (Continued from 5/16/24, 6/13/24)

b. **Application #PB-2022-008 Onyx Warehouse:** A SITE PLAN application is being submitted by Wayne Morrill of Jones & Beach Engineers, Inc. on behalf of ONYX Partners LTD. They are proposing to construct a 500,025 S.F. industrial distribution warehouse with associated loading docks, truck parking, and employee vehicle parking. The applicant is seeking a **Special Permit** for development that will require filling a wetland. The applicant is seeking a **Conditional Use Permit** per Zoning Ordinance 5.2.11.2. Property is located on Industrial Drive and Raymond Tax Map 22 / Lots 44,45,46,& 47 and Raymond Tax Map 28-3/Lot 120-1. (Continued from 11/2/23, 12/7/23, 1/18/24, 3/7/24, 4/18/24 & 6/20/24) **\*\*The Onyx Warehouse hearing will begin with a joint meeting with the applicant and the third-party engineers, GZA, to discuss historical contamination identified on the site.\*\***

c. **Application #PB-2024-002 Lamprey Waters, LLC LLA:** A lot line adjustment application is being submitted by James M. Lavelle Associates on behalf of James A. Gregoire of Littlewoods/Lamprey Waters, LLC. A variance from Article 2, Section 2.1, Sub section 2.1.3 "To prohibit making preexisting non-conforming lots more non-conforming by any changes to lot , frontage, setbacks, or other dimensional requirements of the ordinance" was approved by the ZBA in May 2023. The applicant is proposing to adjust the lot line configuration between Tax Map 27-3 Lot 12 and Tax Map 28-3 Lots 46, 47, 48, and 49, located at 19 Old Manchester Road in Raymond, NH. All lots are located within Zone A (Residential). (Continued from 2/15/24, 3/21/24, 5/2/24, & 6/13/24) **(applicant has requested to continue to October 17<sup>th</sup>)**

**4) Public Comment**

**5) Approval of Minutes**

a. August 1<sup>st</sup>

**6) Staff Updates**

**7) Board Member Updates**

**8) Any other business brought before the Board**

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

\* Note: If you require personal assistance for audio, visual or other special aid, please contact the Selectmen's Office at least 72 hours prior to the meeting. If this meeting is postponed for any reason, it will be rescheduled to the next regularly scheduled Public Hearing date 9/5/2024



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**2024 Planning Board Meetings Calendar**

Submittal Deadline for Completed Application & Materials	Meeting Date	Agenda Item(s)
	Monday, August 19, 2024	<b>Site Walk PB-2023-008 Onway Lake Village (Phase 1) – Conservation Subdivision w/ Special Permit: 4 pm</b>
	Thursday, August 22, 2024	<b>Site Walk PB-2024-001 Scott's Roofing: 6 pm</b>
Wednesday, August 7, 2024	Thursday, September 5, 2024	<b>PB-2022-010 Onyx Excavation</b> - Excavation Permit (Continued from 10/19/23, 11/30/23, 5/2/24 & 6/20/24) <b>PB-2023-008 Onway Lake Village (Phase 1)</b> - Conservation Subdivision w/ SP (Rescheduled from 1/11/24, 2/22/24, 3/28/24 & 7/11/24)
	Thursday, September 12, 2024	<b>Work Session 6:30-9:00 PM</b>
Wednesday, August 21, 2024	Thursday, September 19, 2024	<b>PB-2022-009 Jewett Warehouse</b> - Site Plan w/ CU and SP (Continued from 1/4/24, 2/15/24, 3/21/24 & 7/11/24) <b>PB-2024-003 Gemini Valve</b> - Site Plan (Rescheduled from 4/4/24, 6/6/24, 7/18/24) <b>PB-2024-001 American Building Solutions/Scott's Roofing</b> - Site Plan (Continued from 2/15/24, 3/21/24, 6/6/24, 08/01/24)
Wednesday, September 4, 2024	Thursday, October 3, 2024	<b>PB-2023-012 Autumn Trail Realty</b> - Site Plan (Continued 12/21/23, 1/25/24, 3/7/24, 4/18/24, 6/6/24, 7/18/24) <b>PB-2024-013 10 Lane Road/JDV Realty</b> - Site Plan (Continued 7/18/24)
	Thursday, October 10, 2024	<b>Work Session 6:30-9:00 PM</b>
Wednesday, September 18, 2024	Thursday, October 17, 2024	<b>PB-2024-011-PII - Onway Lake Village (Phase 2)</b> - Site Plan (Continued from 6/13/24, 08/01/24)
	Thursday, October 24, 2024	<b>Work Session (TBD)</b>
Wednesday, October 9, 2024	Thursday, November 7, 2024	
	Thursday, November 14, 2024	<b>Work Session 6:30-9:00 PM</b>
Wednesday, October 23, 2024	Thursday, November 21, 2024	
Wednesday, November 6, 2024	Thursday, December 5, 2024	
	Thursday, December 12, 2024	<b>Work Session 6:30-9:00 PM</b>
Wednesday, November 20, 2024	Thursday, December 19, 2024	

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