



TOWN OF RAYMOND

Planning Board Agenda

April 21, 2022

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. Voting In of Chair, Vice-chair, and Secretary.
3. Public Hearing

The Raymond Planning Board will be holding a public hearing with Eversource. Permission is being sought to trim and remove trees and brush adjacent to and beneath some of its power lines. Long Hill Road is designated as a Scenic Road under the provisions of RSA 231:157.

Application # 2021-024: A SITE PLAN application to include waivers is being submitted by Joseph Coronati of Jones & Beach Engineers, Inc. on behalf of Troy Brown of Loon Lake LLC. They are proposing to add a 1,408 S.F. addition to the back of the Trading Post building. The addition will primarily be used as cold storage/ warehouse space (879 S.F.) with 529 S.F. being heated space. The heated spaced proposed will consist of workshop areas, an office, a breakroom for employees, a public restroom, and a utility room. Property located at 68 Mountain Road and Raymond Tax Map 46 / Lot 9.

4. Approval of Minutes
 - 03/23/2022 Joint meeting
 - 04/07/2022

5. Public Comment

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



TOWN OF RAYMOND

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7:00 p.m. - Raymond High School
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6. Other Business

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

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

PLANNING BOARD MEETING DATES 2022	
Planning Board Meeting Dates	Projects Scheduled
April 21, 2022	MOUNTAIN ROAD, EVERSOURCE
May 05, 2022	PINARD WASTE, MS4 REGS
May 19, 2022	IC REED
June 02, 2022	
June 16, 2022	
July 07, 2022	
July 21, 2022	
August 04, 2022	
August 18, 2022	
September 01, 2022	
September 15, 2022	
October 06, 2022	
October 20, 2022	
November 03, 2022	
November 17, 2022	

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

Planning Board
Town of Raymond
4 Epping Street
Raymond, NH 03077

January 20, 2022

Dear Planning Board Members:

This letter is to inform the Town of Raymond that Eversource is planning to trim and remove trees and brush adjacent to and beneath some of its power lines within the town. This work is necessary to ensure the safe distribution of power and to improve the reliability of electric service for our customers

According to Eversource records Long Hill Road has been designated as a scenic road by the Town. Please consider this letter a request from Eversource for a public hearing for the trimming and removal of trees and brush along these roads within the proposed work area pursuant to RSA 231:158. Please inform this office of the time and place of said meeting so that we may have a representative present. A map highlighting the areas to be trimmed is enclosed.

Eversource specifications call for the removal of brush and limbs which are located within eight feet to the side, ten feet below or fifteen above conductors. Trees which present a threat to Eversource lines or other equipment because of decay, or another defect will be removed on a case-by-case basis. A list of "risk" trees identified for removal by Eversource has been included. All trees are marked with a blue and white checkered ribbon.

All work will be performed in accordance with accepted arboricultural standards. Eversource has contracted with Asplundh Tree Expert to perform the actual clearing of trees. Eversource requires that our clearing contractor contact each landowner where trees are to be trimmed or removed prior to commencement of work on that property. Individual concerns will be addressed at this time.

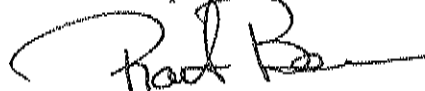
All brush and limbs cut on roadside locations will be chipped. In wooded, undeveloped locations, these chips may be dispersed into the woods taking care not to allow chips to accumulate in piles or in ditches. Near developed land, the chips will be blown into a truck and disposed of offsite. The chips make good mulch and are often given to nearby property owners for landscaping purposes. If a central dumping location could be arranged, Eversource would be happy to make any unclaimed chips 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 landowner.

Work is scheduled to begin in the near future.

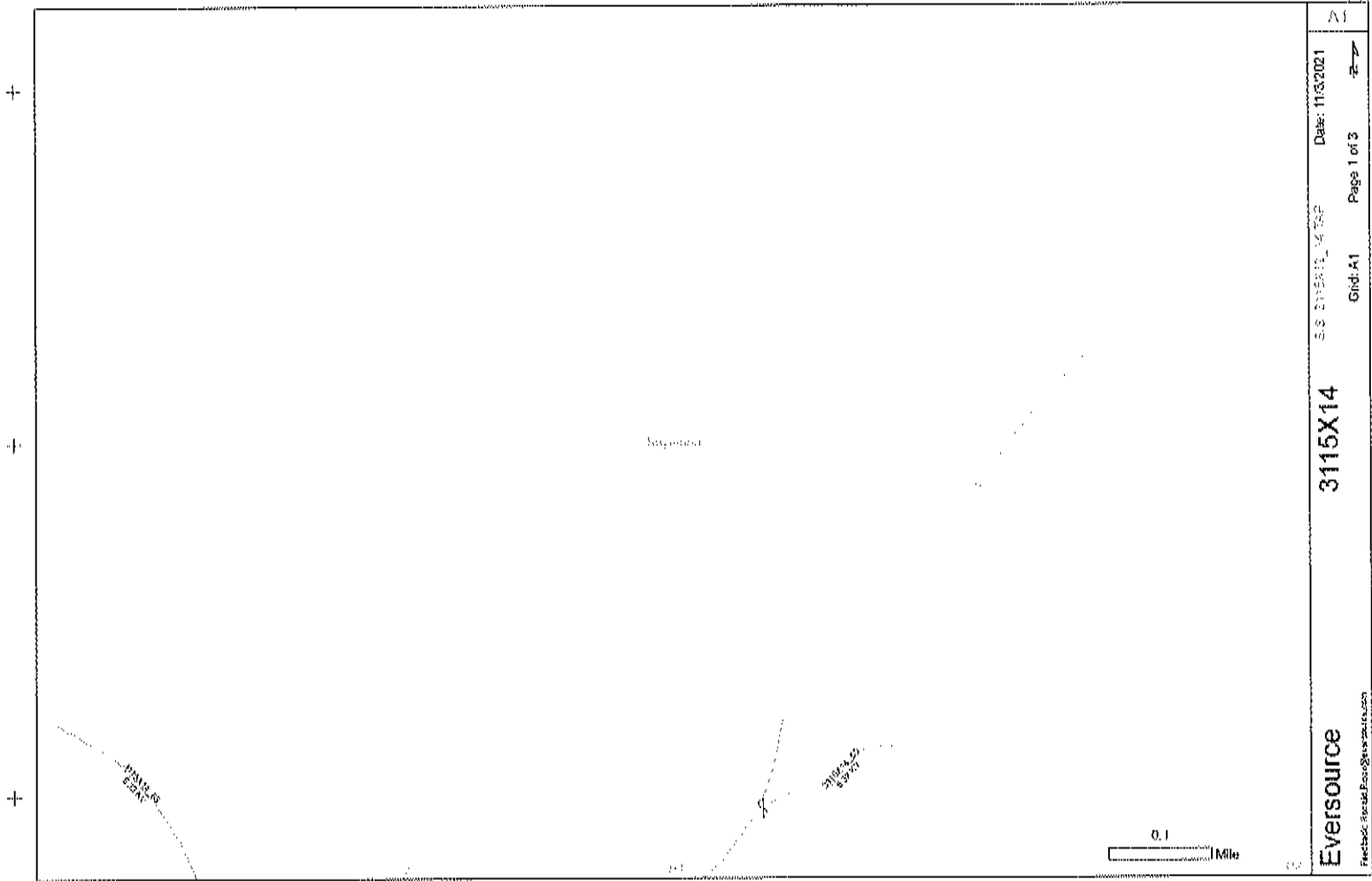
If you have any questions or comments, please feel free to contact me at the above address, by telephone at 603-634-3469 or by e-mail at Robert.Berner@Eversource.com.

Thank you for your concern and assistance.

Respectfully,



Robert J. Berner
Eastern Region Arborist
Eversource



Town Name: Raymond

AWC: Epping

Scenic Trees:

ETR Scenic (by Town)		Tree Information			Property Address		Address/Risk	
Tree #	Approved	DBH	Species	Pole	Property Address	Town	Risk	
1		8"	Ash	19/2	151 Rte 27/ Raymond Chiropractic/ Long Hill Rd	Raymond	Dead	
2		8"	Ash	19/2	151 Rte 27/ Raymond Chiropractic/ Long Hill Rd	Raymond	Dead	
3		7"	Ash	19/2	151 Rte 27/ Raymond Chiropractic/ Long Hill Rd	Raymond	Dead	
4		24"	Maple	19/8 - 9	12 Long Hill Rd	Raymond	rot	
5		18"	Maple	19/8-9	12 Long Hill Rd	Raymond	rot	
6		12 1/2"	Maple	19/9-10	18 Long Hill Rd	Raymond	Dead	
7		9"	Cherry	19/9-10	18 Long Hill Rd	Raymond	Dead	
8		9"	Cherry	19/9-10	18 Long Hill Rd	Raymond	Dead	
9		7"	Cherry	19/9-10	18 Long Hill Rd	Raymond	Dead	
10		14"	Maple	19/9-10	18 Long Hill Rd	Raymond	Dead	
11		7"	Ash	19/14-15	26 Long Hill Rd	Raymond	Dead	
12		8"	Ash	19/14-15	26 Long Hill Rd	Raymond	Dead	
13		7"	Ash	19/14-15	26 Long Hill Rd	Raymond	Dead	
14		7"	Ash	19/14-15	26 Long Hill Rd	Raymond	Dead	
15		35"	Maple	19/17-18	28 Long Hill Rd.	Raymond	Dead	
16		13"	Maple	19/18-19	30 Long Hill Rd.	Raymond	Dead	
17		14"	Maple	19/18-19	30 Long Hill Rd.	Raymond	Dead	
18		11 1/4"	Cherry	19/20-21	30 Long Hill Rd.	Raymond	Dead	
19		12 1/4"	Ash	19/20-21	30 Long Hill Rd.	Raymond	Dead	
20		28 1/2"	Ash	19/20-21	30 Long Hill Rd.	Raymond	Dead	
21		24.5"	Oak	19/30 - 31	44 Long Hill Rd	Raymond	rot/holes	
22		23"	Ash	19/30 - 31	44 Long Hill Rd	Raymond	rot/holes	
23		25.5"	Pine	19/39 - 39+1/2	51 Long Hill Rd	Raymond	BURNING	
24		31"	Pine	19/39 - 39+1/2	51 Long Hill Rd	Raymond	too close	
25		39"	Pine	19/39 - 39+1/2	51 Long Hill Rd	Raymond	too close	
26		22.5"	Pine	19/17 - 18	3 Smith Pond Rd on Long Hill	Raymond	dead	
27		27"	Ash	19/20 - 21	30 Long Hill Rd	Raymond	dead/rot	
28		37.25"	Pine	19/29	41?? Long Hill Rd	Raymond	too close	
29		13.75"	Oak	19/39+1/2 - 40	57 Long Hill Rd	Raymond	rot	
30		34"	Oak	19/20 - 21	30 Long Hill Rd	Raymond	too close	
31		40+	Pine	19/38 - 39	51 or 53 Long Hill Rd	Raymond	dead	

32		31 1/2"	Maple	19/37-38	54 Long Hill Rd	Raymond	Dead/Rotted
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Proposed Motion for Eversource

April 21, 2022

I make a motion, to grant written permission to Eversource Energy, under RSA 231:158 (II), entitled Effect of Designation as Scenic Roads, to trim trees and brush, per Eversource specifications as presented by Robert Berner, Eastern Region Arborist for Eversource, on Long Hill Road. Eversource shall coordinate with the Raymond Police Department regarding traffic safety. Also, Eversource shall consult with abutting residents, as necessary. **Condition of approval: Eversource to haul wood chips away and not leave them on the side of the road.**

Member Name	Motion/Second	Approve	Deny	Abstain	Recuse
Gretchen Gott					
Kevin Woods					
Tricia Bridgeo, Vice Chair					
Dee Luszcz					
Brad Reed, Chair					
Seated Alternate					
George Plante, Selectmen					

Applicable Statute

CHAPTER 231

CITIES, TOWNS AND VILLAGE DISTRICT HIGHWAYS

Scenic Roads

Section 231:158

231:158 Effect of Designation as Scenic Roads. –

I. As used in this subdivision, "tree" means any woody plant which has a circumference of 15 inches or more at a point 4 feet from the ground.

II. Upon a road being designated as a scenic road as provided in RSA 231:157, any repair, maintenance, reconstruction, or paving work done with respect thereto by the state or municipality, or any action taken by any utility or other person acting to erect, install or maintain poles, conduits, cables, wires, pipes or other structures pursuant to RSA 231:159-189 shall not involve the cutting, damage or removal of trees, or the tearing down or destruction of stone walls, or portions thereof, except with the prior written consent of the planning board, or any other official municipal body designated by the meeting to implement the provisions of this subdivision, after a public hearing duly advertised as to time, date, place and purpose, 2 times in a newspaper of general circulation in the area, the last publication to occur at least 7 days prior to such hearing, provided, however, that a road agent or his designee may, without such hearing,

but only with the written permission of the selectmen, remove trees or portions of trees which have been declared a public nuisance pursuant to RSA 231:145 and 231:146, when such trees or portions of such trees pose an imminent threat to safety or property, and provided, further, that a public utility when involved in the emergency restoration of service, may without such hearing or permission of the selectmen, perform such work as is necessary for the prompt restoration of utility service which has been interrupted by facility damage and when requested, shall thereafter inform the selectmen of the nature of the emergency and the work performed, in such manner as the selectmen may require.

III. Designation of a road as scenic shall not affect the eligibility of the town to receive construction, maintenance or reconstruction aid pursuant to the provisions of RSA 235 for such road.

IV. Designation of a road as a scenic road shall not affect the rights of any landowner with respect to work on his own property, except to the extent that trees have been acquired by the municipality as shade or ornamental trees pursuant to RSA 231:139-156, and except that RSA 472:6 limits the removal or alteration of boundary markers including stone walls.

V. A town may, as part of a scenic road designation under RSA 231:157 or as an amendment to such designation adopted in the same manner, impose provisions with respect to such road which are different from or in addition to those set forth in this section. Such provisions may include, but are not limited to, decisional criteria for the granting of consent by the planning board or other designated municipal body under paragraph II, or protections for trees smaller than those described in paragraph I, designated for the purpose of establishing regenerative growth along the scenic road.

VI. Any person who violates this section or any local provision adopted under this section shall be guilty of a violation and shall be liable for all damages resulting therefrom.

Source. RSA 253:18. 1971, 455:1. 1973, 586:2. 1981, 87:1. 1983, 122:2. 1991, 134:3, 4. 1992, 160:2, eff. July 5, 1992.

Petitioner/Representative

Planning Technician

Witness

Witness

Date

Date

JONES & BEACH ENGINEERS INC.

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

December 16, 2021

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

**RE: Site Plan Application
68 Mountain Road, Raymond, NH
Tax Map 46, Lot 9
JBE Project No.20763**

Dear Mr. Reed,

Jones & Beach Engineers, Inc. respectfully submits a Site Plan Application for the above-referenced parcel on behalf of our client & owner, Troy Brown of Loon Lake, LLC. The intent of this application is to propose an addition to the existing Mountain Road Trading Post. The Mountain Road Trading Post is a 2-story retail facility that consists of 4,200 S.F. of retail space, plus a 544 S.F. deck. There is a second building on the property - a 1,008 S.F. pole barn that is used for storage of inventory as well as a temporary fabric shelter used for storage of inventory. This results in a total existing building space of 5,752 S.F.

This site plan application proposes to add a 1,408 S.F. addition to the back of the Trading Post building. The addition will primarily be used as cold storage/ warehouse space (879 S.F.) with 529 S.F. being heated space. The heated spaced proposed will consist of workshop areas, an office, a breakroom for employees, a public restroom and a utility room. This will provide improvements to the building for employees and patrons.

The facility is a non-conforming use in the residential zone but because the proposed 1,408 S.F. expansion is less than 25% of the total 5,752 S.F. existing improvements on the property, the proposal is in compliance with Section 2.2.3 of the Zoning Ordinance. This was confirmed by Building Inspector Greg Arvanitis, following consultation with Christina McCarthy at the Planning Department and Maddie from the Rockingham Planning Commission. We are requesting waivers from Site Plan Regulations Sections 5.03.06, 5.03.07, 5.03.09, 6.10 and 6.11 for Stormwater Drainage, Lighting Plan, and Landscaping Plan requirements.

To date, the applicant is in compliance with all prior Conditions of Approval required by the Zoning Board and Planning Board:

- Trees and fence were installed between 68 and 70 Mountain Road lots as stipulated.
- A well was drilled as required.
- A septic plan was designed and approved and will be installed, along with the bathroom, as part of this expansion.

The following items are provided in support of this Application:

1. Site Plan Application and Checklist.
2. Waiver Requests.
3. Letter of Authorization.
4. Copy of Deed.
5. Fee Check.
6. Abutters List & Mailing Labels (3 sets).
7. Tax Map.
8. Approved Septic Design.
9. Ten (10) Half Size Architectural Plans
10. Six (6) Full Size Plan Sets.
11. Ten (10) Half Size Plan Sets.

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

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Paige Libbey, P.E.
Project Engineer

cc: Troy Brown, Loon Lake, LLC (application and plans via email)
Pat Panciocco, Panciocco Law, LLC (application and plans via email)
Paul Dallaire, Dallaire Build Services, LLC (application and plans via email)
Ross Tsantoulis, DuBois & King (application and plans via email & U.S. Mail)



Map # 46 Lot # 9

Site Plan Review Application

Town of Raymond, NH

Project Name: Mountain Road Trading Post

Location: 68 Mountain Road, Raymond, NH

Project Description: To propose an addition to the existing Mountain Road Trading Post.

Zone: B New Industrial/Commercial Square Footage: 1,408 or Number of Residential Units: _____

Applicant/Agent Information:

Name: Troy Brown

Phone: 617-957-9338 Fax: _____

Company: Loon Lake, LLC

Address: 46 Jampsa Trail, Nottingham, NH 03290

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

Signed*: Troy Brown Date: 12/15/21

*Requires notarized letter of permission

Owner Information:

Name: Same as Applicant Phone: _____

Fax: _____

Company: _____

Address: _____

Signed: _____ Date: _____

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

Engineer: Paige Libbey, P.E., Jones & Beach Engineers, Inc. - #16670

Surveyor: Matthew Salvucci, Jones & Beach Engineers, Inc. - #1030

Soil Scientist: _____

Landscape Architect: _____

Fire Protection Engineer: _____

Other(s): _____

FEES: See attached Fee Schedule

For Office Use Only:

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

Abutters List Received: _____ Plans & Checklist Received: _____

Raymond NH Planning Board Waiver Request Form

Applicable to Site Plan Review and Subdivision Regulations

Project Name & Application Number:

Regulation, Article & Section from which a waiver is being sought:

Site Plan Regulations - Section 5.03.09 - Site Plan and Information - Stormwater Drainage /
Section 6.11 - Storm Drainage

Where the Planning Board finds that unnecessary hardship may result from strict compliance with these regulations with respect to a particular tract of land, the Board may modify or waive these regulations so that substantial justice may be done and the public interest is secured, provided that:

Please respond to the criteria below:

- a. Explain how the granting of the waiver will not be detrimental to public safety, health, or welfare or injurious to other adjacent property;

The proposed addition will be constructed almost entirely on top of existing pavement. Therefore, the proposed expansion results in a negligible change in impervious surface - a net decrease of 87 square feet due to some of the existing pavement being restored to a permeable surface. Since there will be no increase in impervious surface, there will be no increase in stormwater runoff or adverse effects to abutting properties as a result of the project.

- b. Explain how granting this waiver shall not have the effect of nullifying the intent and purpose of these regulations, the Zoning Ordinance, Master Plan or Official Zoning Map;

The intent of this section of the regulations is to provide a stormwater management plan for site plan applications in order to mitigate the effects of increased stormwater runoff as a result of a project. Stormwater runoff is only increased by a net increase in impervious surface which allows more stormwater to runoff rather than infiltrate into the ground. Since the proposed addition will be constructed almost entirely on top of existing pavement, this project does not result in an increase in impervious surface and therefore would not contribute to additional stormwater runoff. For that reason, a stormwater plan for this project would not require the addition of any stormwater BMP's to mitigate this effect on abutting properties or wetlands. Due to the negligible change in impervious surface on this site plan, this particular proposal differs from other site plan applications and still meets the intent of the regulations and zoning ordinance with this waiver being granted.

In granting waivers, the Planning Board may require such conditions as will, in the Board's judgment, secure substantially the objectives of the standards or requirements of these regulations.

A petition for waiver shall be submitted by the applicant at the time when the application is filed for consideration by the Planning Board. All petitions shall be made in writing using the Town's Waiver Request Form. The petition shall state fully the grounds for the waiver and all of the facts relied upon by the petitioner.

Any granted waivers must be noted on the final approved plan.

Raymond NH Planning Board Waiver Request Form
Applicable to Site Plan Review and Subdivision Regulations

Project Name & Application Number:

Regulation, Article & Section from which a waiver is being sought:

Site Plan Regulations - Section 5.03.07 - Site Plan and Information - Exterior Lighting

Where the Planning Board finds that unnecessary hardship may result from strict compliance with these regulations with respect to a particular tract of land, the Board may modify or waive these regulations so that substantial justice may be done and the public interest is secured, provided that:

Please respond to the criteria below:

- a. Explain how the granting of the waiver will not be detrimental to public safety, health, or welfare or injurious to other adjacent property;

The property currently has some outdoor security lighting on the building. It is our opinion that additional lighting on the property is unnecessary for safety/ operation of the facility due to the business only being open being during daylight hours. We do not expect visitors to the property at night and feel the current lighting on the building is sufficient. We feel that additional lighting would be detrimental to abutters in the residential zone and that the abutters would rather not have additional lighting added on the property.

- b. Explain how granting this waiver shall not have the effect of nullifying the intent and purpose of these regulations, the Zoning Ordinance, Master Plan or Official Zoning Map;

The waiver would allow us to not provide a lighting plan for the project. Because the property is a non conforming use in this zone (retail in the residential zone), we feel that in this case added lighting is unnecessary. There is some security lighting on the building which we feel is sufficient for operation and safety while also being respectful of abutters and the residential neighborhood. For that reason, the project still meets the intent of the ordinance and site plan regulations with this waiver being granted.

In granting waivers, the Planning Board may require such conditions as will, in the Board's judgment, secure substantially the objectives of the standards or requirements of these regulations.

A petition for waiver shall be submitted by the applicant at the time when the application is filed for consideration by the Planning Board. All petitions shall be made in writing using the Town's Waiver Request Form. The petition shall state fully the grounds for the waiver and all of the facts relied upon by the petitioner.

Any granted waivers must be noted on the final approved plan.

Raymond NH Planning Board Waiver Request Form

Applicable to Site Plan Review and Subdivision Regulations

Project Name & Application Number:

Regulation, Article & Section from which a waiver is being sought:

Site Plan Regulations - Section 5.03.06 - Site Plan and Information - Landscaping and Screening plan / Section 6.10 - Landscaping and Screening

Where the Planning Board finds that unnecessary hardship may result from strict compliance with these regulations with respect to a particular tract of land, the Board may modify or waive these regulations so that substantial justice may be done and the public interest is secured, provided that:

Please respond to the criteria below:

- a. Explain how the granting of the waiver will not be detrimental to public safety, health, or welfare or injurious to other adjacent property;

There is no proposed clearing as a result of the project. There is a wooded buffer surrounding the property adjacent to all abutters that will remain. Buffer plantings were installed along the new property line between 68 and 70 Mountain Road as a result of the subdivision approval granted by the Planning Board this year, so additional landscaping has already been added to the site close to the entrance. See attached photo log. The one location where a wooded buffer does not exist is at the rear corner of Map 46 Lot 9-1. It is not feasible to provide a landscaped buffer in this location due to the steep grading from the MRTP lot onto that lot and ledge outcroppings. See attached photo log. The grading of the site provides a buffer between the two lots so that the rear portion of the MRTP lot is not visible from the abutter.

The proposed dumpster is only being relocated a few feet from its existing location. It will be behind the proposed building addition and not visible at all from Mountain Road. It will also be partially shielded by a proposed retaining wall. Due to the grade differences on this site, it is very unlikely that the dumpster will be visible at all by any abutters. The only abutter that could POSSIBLY have a slight view of the dumpster is Map 46 Lot 26, and this abutter has written a letter of support for the waiver request (attached). There is also a wooded buffer between this property and the dumpster that exists and will remain.

- b. Explain how granting this waiver shall not have the effect of nullifying the intent and purpose of these regulations, the Zoning Ordinance, Master Plan or Official Zoning Map;

We feel that additional landscaping as a result of the project is unnecessary. As stated above, there is a wooded buffer surrounding the property adjacent to all abutters that will remain as well as buffer plantings that have been recently installed. The project proposes a building addition in the rear of the existing building where the area is already cleared. The proposed addition will be on top of what is existing pavement and a grass area that is used for storage of inventory currently. There will be no tree clearing as a result of the project and will be no change to the aesthetic view of the property from the road or from any abutting property. Because of the nature of the project resulting in limited disturbance, we feel that the proposal still meets the intent of the ordinance and site plan regulations with this waiver being granted. Because a visual buffer is provided via existing landscaping or topography, we feel that the intent of the regulations is met.

Additionally, we feel that while structural screening is not being provided for the dumpster, it will still be shielded from the road and abutters, via a retaining wall, and again via topography and existing landscaping so the intent of the regulations has been met.

In granting waivers, the Planning Board may require such conditions as will, in the Board's judgment, secure substantially the objectives of the standards or requirements of these regulations.

A petition for waiver shall be submitted by the applicant at the time when the application is filed for consideration by the Planning Board. All petitions shall be made in writing using the Town's Waiver Request Form. The petition shall state fully the grounds for the waiver and all of the facts relied upon by the petitioner.

Any granted waivers must be noted on the final approved plan.


Letter of Authorization

I, Troy Brown, Loon Lake, LLC, 46 Jampsin Trail, Nottingham, NH 03290, owner of property located in Raymond, NH, known as Tax Map 46, Lot 9, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 68-70 Mountain Road in Raymond, NH.

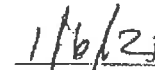
I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.



Witness



Troy Brown
Loon Lake, LLC



Date



LCHIP	ROA521394	25.00
TRANSFER TAX	RO100857	4,200.00
RECORDING		18.00
SURCHARGE		2.00



Return to: 
Douglas M. Mansfield
Donahue, Tucker & Ciandella, PLLC
16 Acadia Lane
Exeter, NH 03833

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that PENNY J. BEAUMONT, TRUSTEE of THE BEAUMONT FAMILY TRUST DATED JANUARY 15, 2003, having a mailing address of P.O. Box 96, Raymond, New Hampshire 03077, for consideration paid, grants to LOON LAKE, LLC, a New Hampshire limited liability company, having a mailing address of 46 Jampsa Trail, Nottingham, New Hampshire, 03290, with Warranty Covenants, the following described premises:

A certain tract or parcel of land with the buildings thereon, situate in the Town of Raymond, County of Rockingham, and State of New Hampshire, bounded and described as follows, to wit:

Beginning at an iron pipe set in the ground in the westerly line of Mountain Road, so-called, said pipe marking the Northeast corner of the property herein conveyed and the Southeast corner of the property now or formerly of Alfred Thibeault, Jr.; thence, by a curve to the left with a radius of four hundred seventy four and fifty nine hundredths (474.59) feet along the westerly line of Mountain Road, so-called, a distance of one hundred nine and eight hundredths (109.08) feet to point; thence, S 00° 45' 17" W continuing along the westerly line of Mountain Road, so-called, a distance of two hundred and ten hundredths (200.10) feet to a point in the westerly line of Mountain Road, so-called, at its intersection with Old Stage Road, so-called, thence, by a curve to the right with a radius of twenty five and no hundredths (25.00) feet at the intersection of Mountain Road, so-called, and Old Stage Road, so-called, a distance of fifty one and thirty hundredths (51.30) feet to a point in the northerly line of Old Stage Road, so-called; thence N 61° 38' 37" W along the northerly line of Old Stage Road, so-called, a distance of five hundred sixty eight and forty-five hundredths (568.45) feet to a point, said point marking the Southwest corner of the premises herein conveyed and the Southeast corner of Lot #6-6 as shown on a plan entitled "A Survey and a Plat of a Subdivision to be known as Mountain Road Trading Post situated in Raymond, New Hampshire", prepared by R.S.L. Layout & Design and dated February 2, 1976 and recorded in the Rockingham County Registry of Deeds as Plan D-5798; thence N 28° 57' 46" E along the easterly line of said Lot #6-6, a distance of five hundred nineteen and seventeen hundredths (519.17) feet to an iron pipe, said pipe marking the Northwest corner of the premises herein conveyed and the Northeast corner of said Lot #6-6; thence S 66° 46' 20" E along property now or formerly of Mountain Road Recreation Inc., a distance of two hundred two and thirty nine hundredths (202.39) feet to an iron pipe, said pipe

marking the Southeast corner of the premises now or formerly of Mountain Road Recreation, Inc., and the Southwest corner of land now or formerly of George and Claire Ingram; thence S 63° 55' 01" E along property now or formerly of said Ingram, a distance of fifty and no hundredths (50.00) feet to a stake, said stake marking the Northwest corner of property now or formerly of Lawrence M. and Sandra W. Hibbard; thence S 27° 41' 04" W along land now or formerly of said Hibbard and now or formerly of said Thibeault, a distance of two hundred thirty five and no hundredths (235.00) feet, to a stake, said stake marking the Southwest corner of land now or formerly of Thibeault; thence S 64° 30' 28" E along the southerly line of said Thibeault land, a distance of two hundred and no hundredths (200.00) feet to the point of beginning.

Meaning and intending to describe Lot No. 6-5 as shown on a plan entitled "A Survey and a Plat of a Subdivision to be known as Mountain Road Trading Post situated in Raymond, New Hampshire", prepared by R.S.L. Layout & Design and dated February 2, 1976, said plan recorded in the Rockingham County Registry of Deeds, as Plan D-5798, containing 5.03366 acres, more or less.

Meaning and intending to describe and convey Tract II in the Warranty Deed of George A. Beaumont, et. ux. to George A. Beaumont and Penny J. Beaumont, Co-Trustees of the Beaumont Family Trust dated February 25, 2005 and recorded in the Rockingham County Registry of Deeds at Book 4448, Page 1100.

The within described tract is not homestead property.

**CERTIFICATE OF
TRUSTEE PURSUANT TO
RSA 564-A:7**

The undersigned, Penny J. Beaumont (the "Trustee"), attests that she is the sole Trustee of The Beaumont Family Trust u/d/t January 15, 2003, as amended, (the "Trust"); that as such Trustee she has full and absolute power in the Trust to convey any interest in real estate and improvements thereon held in said trust and all powers and authorities granted to trustees under New Hampshire law and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof, or otherwise paid to the Trustee. As of the date hereof, the Trust is in full force and effect and the Trustee is the duly authorized trustee under the Trust, and has not been replaced and the Trust does not require any other party as Trustee.


Signed this 15 day of October, 2020.


By: Penny J. Beaumont
Penny J. Beaumont, Trustee of
The Beaumont Family Trust dated January 15, 2003

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 15th day of October, 2020, by Penny J. Beaumont, Trustee of The Beaumont Family Trust dated January 15, 2003, for the purposes herein contained.

Before me,


Notary Public/Justice of the Peace
Print Name: THOMAS R. WATSON
My Commission Expires JUNE 5, 2024





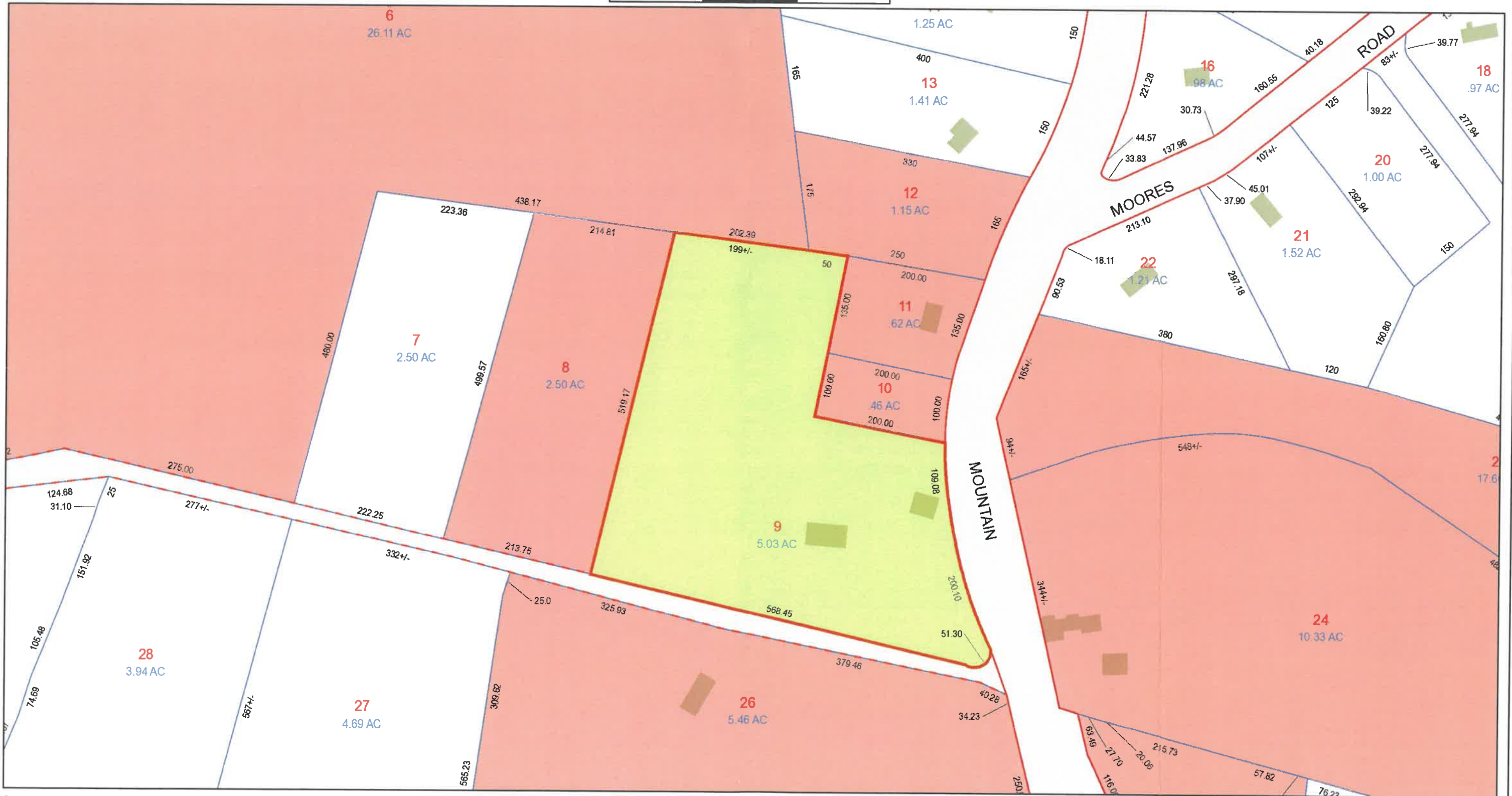
December 3, 2021

Raymond, NH

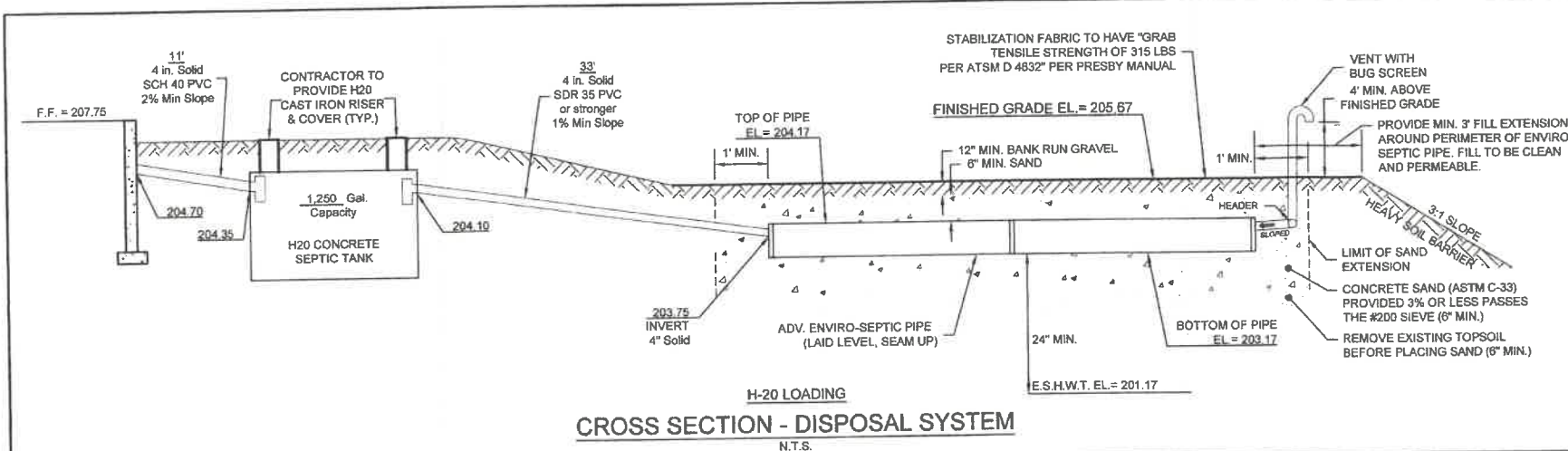
1 inch = 137 Feet



www.cai-tech.com



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



CROSS SECTION - DISPOSAL SYSTEM
N.T.S.

TEST PIT LOGS

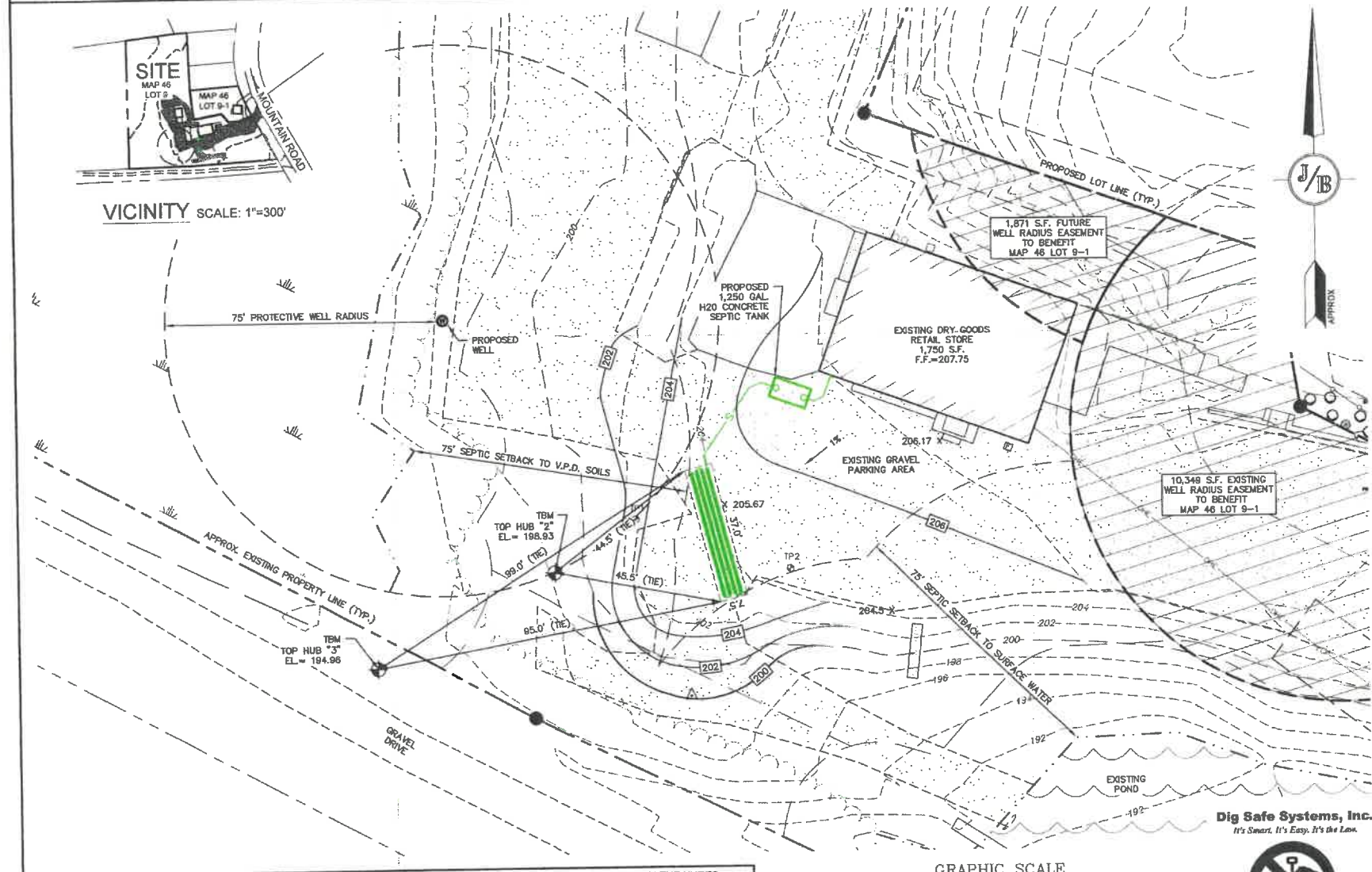
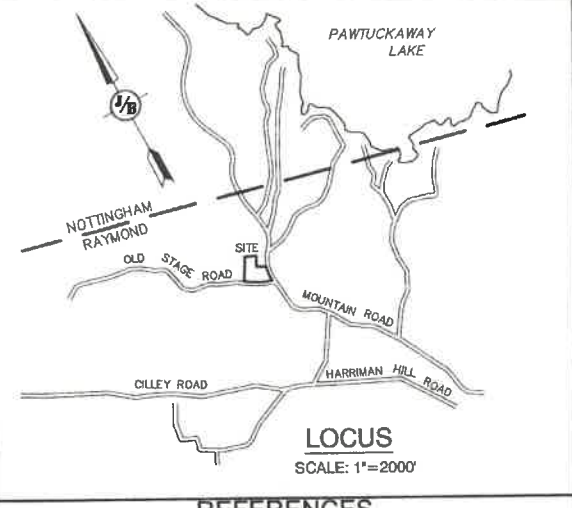
PERFORMED BY: JOSEPH CORONATI, JONES & BEACH ENGINEERS, INC. SSD# 1716
WITNESSED BY: GREG ARVANATIS, RAYMOND BUILDING INSPECTOR

TEST PIT #1	TEST PIT #2
0'-12" 2.5Y 5/4	0'-12" 2.5Y 5/4
12'-14" 10YR 3/3	12'-14" 10YR 3/3
14'-24" 2.5Y 5/4	14'-24" 2.5Y 5/4
24'-34" 2.5Y 6/4	24'-34" 2.5Y 6/4
34'-54" 2.5Y 6/4	34'-54" 2.5Y 6/4

ESHW = 34"
ROOTS TO 34"
NO H₂O
NO REFUSAL

TEST PIT, DATE: APR. 19, 2021
PERC. TEST, DATE: APR. 19, 2021

6 MIN./INCH 8 MIN./INCH



ENVIRO SEPTIC DESIGN CALCULATIONS

EXISTING COMMERCIAL STORE - 1,750 S.F. AND 5 EMPLOYEES = 137.5 GPD
300 GPD @ 6 MIN./INCH = 140 L.F. OF ENVIRO-SEPTIC PIPE REQ.
140 L.F. OF ENVIRO-SEPTIC PIPE PROVIDED.
4 ROWS OF ENVIRO-SEPTIC PIPE x 35' LONG. (SERIAL CONFIG.)

BED DIMENSIONS 37' x 7.5'

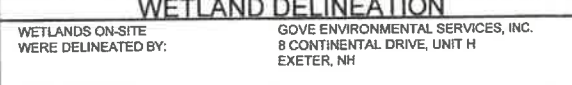
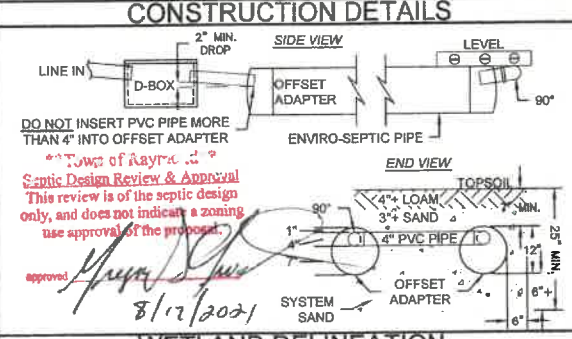
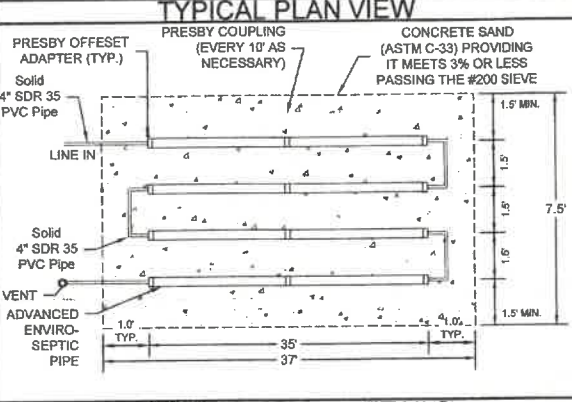
DESIGN INTENT

THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (E.D.S.) SHALL BE CONSTRUCTED AT ELEVATION 203.17. THIS IS APPROXIMATELY 0.83 FEET ABOVE ORIGINAL GROUND ON THE HIGH CONTOUR (204.00) OF THE DESIGNED E.D.S. (ENV-WQ-1003.13(a))

- ### GENERAL NOTES
- CONTRACTOR TO VERIFY ALL ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY DESIGNER OF ANY ABNORMAL CONDITIONS (HARDPAN OR SATURATED SOILS, LEDGE, ETC.) FOUND WHEN EXCAVATING PRIOR TO INSTALLATION OF THE SYSTEM.
 - LEACH BED COMPRISED OF ENVIRO-SEPTIC LEACHING PIPE. FOR DETAILED INSTALLATION INFORMATION REFER TO "DESIGN AND INSTALLATION MANUAL FOR A.E.S. AND E.S. WASTEWATER TREATMENT SYSTEMS", 2019 EDITION (OR MOST CURRENT EDITION). CONTACT PRESBY ENVIRONMENTAL AT PHONE (800) 473-5298 OR WWW.PRESBYENVIRONMENTAL.COM PER ENV-WQ 1016.03. CONTRACTOR IS TO PROTECT THE NATURAL ABSORPTION QUALITIES OF THE SOIL. DO NOT COMPACT OR DRIVE OVER THE AREA WITH EQUIPMENT AND PROTECT OPEN EXCAVATION TO PREVENT THE ENTRANCE OF SILT AND DEBRIS.
 - REMOVE TOPSOIL BEFORE PLACING FILL, 4" THICK LOAM & SEED AROUND PERIMETER OF FILL.
 - CONTRACTOR TO INSTALL A VENT WHEN PROVIDING MORE THAN 18" OF COVER OR AN EFFLUENT FILTER IS INSTALLED AT THE OUTLET OF THE SEPTIC TANK. VENTING IS REQUIRED IF SYSTEM IS DESIGNED FOR H2O LOADING, OR ADVANCED ENVIRO-SEPTIC IS USED.
 - CROWN SYSTEM TO SHED RAINWATER; SLOPE SYSTEM AWAY FROM HOUSE.
 - DISTRIBUTION BOX SHALL HAVE FLOW EQUALIZERS IN CASE OF FAILURE.
 - JOINTS ARE TO BE BELLED PVC OR STANDARD SLIP COLLARS.
 - PER ENV-WQ 1010.11, THE FIRST COMPARTMENT IN MULTI-COMPARTMENT SEPTIC TANKS MUST EQUAL AT LEAST 2/3 OF THE REQUIRED VOLUME.
 - PER ENV-WQ 1010.10, EXCEPTING LEDGE TANKS, THE LIQUID DEPTH OF THE SEPTIC TANK IS TO BE AT LEAST 40".
 - THE OUTLET BAFFLE SHALL BE A VENTED TEE WHICH SHALL EXTEND TO A DISTANCE BELOW THE SURFACE EQUAL TO 40% OF THE LIQUID DEPTH AND SHALL EXTEND ABOVE THE LIQUID LINE TO NOT LESS THAN ONE INCH FROM THE TOP OF THE TANK.
 - ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATERTIGHT, FLEXIBLE JOINT CONNECTOR THAT: (1) WILL ACCOMMODATE NORMAL MOVEMENT OF THE SEPTIC TANK WITHOUT LEAKING OR BREAKING; AND (2) HAS BEEN CERTIFIED BY ITS MANUFACTURER OR DISTRIBUTOR AS MEETING OR EXCEEDING THE APPLICABLE STANDARD IN ASTM C 1844-06, SECTION 7.
 - CONTRACTOR TO PROVIDE RISERS FOR TANKS WITH MORE THAN 12" OF COVER.
 - IF GARBAGE GRINDERS ARE DESIRED, SEPTIC TANK SHALL BE 50% LARGER. IF A BASEMENT EJECTOR PUMP IS DESIRED, SEPTIC TANK SHALL BE INCREASED BY 250 GALLONS.
 - APPROVAL FOR CONSTRUCTION IS VALID FOR 4 YEARS FROM DATE OF ISSUE, EXCEPT APPROVAL IS ONLY VALID FOR 90 DAYS FOR FAILED SYSTEM REPLACEMENTS.
 - TOWN OF RAYMOND, REQUIRES BED BOTTOM INSPECTION.
 - ENVIRO-SEPTIC TO BE SUPPLIED BY: ELUMINATOR SYSTEMS INC. (603) 868-2242 OR EQUAL.
 - SEPTIC TANK & D-BOX TO BE SUPPLIED BY: SHEA CONCRETE (800-686-7432) OR EQUAL.
 - ROCKINGHAM COUNTY SOIL CONSERVATION SERVICE SOIL TYPE: CHATFIELD-HOLLIS-CANTON
 - ANY CHANGES TO SEPTIC TANK, BUILDING OR WELL LOCATION/ORIENTATION WILL REQUIRE AN AS-BUILT PLAN TO BE PROVIDED BY THE DESIGNER PRIOR TO NHDES FINAL INSPECTION.
 - PER ENV-WQ 1004.10, SYSTEMS OVER 2,500 GPD ARE TO BE INSPECTED BY DESIGNER.
 - PER ENV-WQ 1003.13(a)(3) THERE ARE NO KNOWN BURIAL SITES OR CEMETERIES ON THE LOT WITHIN 100' OF ANY COMPONENT OF THE ISDS.
 - 50' SETBACK FROM POORLY DRAINED SOILS.
 - DISTANCE FROM SEWER PIPE TO SURFACE WATER, OPEN DRAINAGE, VERY POORLY DRAINED SOIL, AN OPEN LOOP GEOTHERMAL WELL, OR A PRIVATE ON-SITE WELL SHALL BE 75 FT. THIS MAY BE REDUCED TO 50 FT IF SDR28 OR EQUIVALENT IS USED IN ACCORDANCE WITH ENV-WQ 1008.04(c)(1).
 - DISTANCE FROM SEPTIC TANK TO SURFACE WATER, OPEN DRAINAGE, VERY POORLY DRAINED SOIL, AN OPEN LOOP GEOTHERMAL WELL, OR A PRIVATE ON-SITE WELL SHALL BE 75 FT. THIS MAY BE REDUCED TO 50 FT IF THE SEPTIC TANK IS EITHER MADE FROM PLASTIC OR COATED WITH A SEALANT TO PREVENT INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH ENV-WQ 1008.04(c)(2).

REFERENCES

- PREV. CONSTRUCTION APPROVAL # NONE
- SUBDIVISION APPROVAL # N/A, > 5 AC.



- ### OWNER NOTES
- KNOW THE LOCATION OF YOUR SEPTIC TANK AND LEACHING AREA.
 - INSPECT YOUR SEPTIC TANK YEARLY. HAVE THE SEPTIC TANK PUMPED AS NEEDED - BUT AT LEAST ONCE EVERY THREE YEARS.
 - DO NOT FLUSH BULKY ITEMS SUCH AS DIAPERS, SANITARY PADS OR BABY WIPES.
 - DO NOT FLUSH TOXIC CHEMICALS SUCH AS PAINT THINNERS, DRANO, PESTICIDES, OR CHLORINE. AS THEY MAY KILL THE NECESSARY BACTERIA IN THE SEPTIC TANK. REPAIR LEAKING FIXTURES IN THE BUILDING PROMPTLY.
 - BE CONSERVATIVE WITH WATER USE, SPREAD OUT USE OVER TIME, AND USE WATER-REDUCING FIXTURES WHENEVER AND WHEREVER POSSIBLE. TOO MUCH USE IN A SHORT TIME CAN OVERLOAD THE SYSTEM, WHICH MAY LEAD TO FAILURE.
 - MOW YOUR LEACHING AREA REGULARLY. PREVENT DEEP-ROOTED TREES AND SHRUBS FROM GROWING ON AND ADJACENT TO YOUR LEACHING AREA.
 - NO VEHICULAR TRAVEL, LIVESTOCK TRAVEL, OR SNOW REMOVAL IN AREA OF SYSTEM, UNLESS SPECIFICALLY DESIGNED FOR H2O LOADING.

PROJECT PARCEL
TOWN OF RAYMOND, NH
Tax Map 46 Lot 9

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE NH DEPT. OF ENVIRONMENTAL SERVICES
WATER DIVISION

Date: 8/25/2021
#eCA2021082518

CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING THE SEPTIC PLAN FROM THE NHDES APPROVED PLAN

THE BUILDER/SITE CONTRACTOR IS RESPONSIBLE TO CONFIRM THE ZONING DIMENSIONAL REQUIREMENTS AND SETBACK LINE REQUIREMENTS PRIOR TO INITIATING CONSTRUCTION OF THE PROPOSED HOUSE AND SEPTIC SYSTEM. THE ZONING ORDINANCE OF THE MUNICIPALITY IS TO BE COMPLIED WITH. THE BUILDER/SITE CONTRACTOR IS ALSO RESPONSIBLE TO CONTACT THE MUNICIPALITY REGARDING INSPECTIONS PRIOR TO AND DURING CONSTRUCTION, I.E. LOCATION AND BED-BOTTOM INSPECTIONS.

REV.	DATE	REVISION	BY
2	7/22/21	REVISED PER CONDITIONS OF APPROVAL	ERE
1	6/28/21	ISSUED FOR REVIEW	ERE
0	5/6/21	ISSUED FOR REVIEW	PSL

GRAPHIC SCALE
1 inch = 20 feet

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Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4748
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **EFFLUENT DISPOSAL SYSTEM DESIGN**
NEW CONSTRUCTION

Project: **68 MOUNTAIN ROAD**
RAYMOND, NH

Owner of Record: **LOON LAKE, LLC, ATTN: TROY BROWN**
46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290

DRAWING No. **S1**
SHEET 1 OF 3
JBE PROJECT NO. 20783



April 8, 2022

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

Subject: Mountain Road Trading Post
68 Mountain Road – Map 46, Lot 9
Engineering Review Services

Dear Ms. McCarthy:

As requested, we have completed our review of the plans and materials submitted for the above referenced project. The submitted materials consist of the following:

- Site Plans, prepared by Jones & Beach Engineers Inc., consisting of six (6) sheets, dated December 16, 2021, and revised on February 23, 2022
- Effluent Disposal System Design (approved plan), prepared by Jones & Beach Engineers, Inc., consisting of one (1) sheet, with the last revision date of July 22, 2021.

The following were comments noted during the review.

1. Waivers Requests.

- a. The Applicant is requesting a waiver from Raymond Site Plan Review Regulations Section 5.03.09 Site Plan and Information, which requires a storm drainage plan, designed and stamped by a New Hampshire registered Professional Engineer including plans for retention and slow release of storm water where necessary and Section 6.11 Storm Drainage, which includes stormwater drainage calculations.

We recommend that the applicant provide the waiver request approval number and date of approval on the plans.

- b. The Applicant is requesting a waiver from Raymond Site Plan Review Regulations Section 5.03.06 Site Plan, which includes the location, type and size of all proposed landscaping and screening and Section 6.10 Landscaping and Screening.

We recommend that the applicant provide the waiver request approval number and date of approval on the plans.

- c. The Applicant has submitted a request for a waiver from Raymond Site Plan Review Regulations Section 5.03.07, which includes exterior lighting plan showing ground-level dispersing and lighting intensity in accordance with the Town of Raymond Outdoor Lighting Design Standards, as may be amended from time to time.

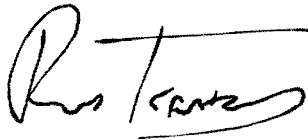
We recommend that the applicant provide the waiver request approval number and date of approval on the plans.

2. Existing Conditions Plan, Sheet C-1.

- a. We recommend that the Applicant provide an Existing Conditions Plan stamped by a Licensed New Hampshire Land Surveyor in accordance with Site Plan Regulations 5.02.04. **Repeat Comment.**
- b. We recommend that the Applicant revise the plan to provide the height of the existing storage garage and fabric buildings in accordance with Site Plan Regulations 5.02.07. **Repeat Comment.**

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

Regards,



DuBOIS & KING, Inc.
Ross L Tsantoulis, PE
Project Manager

Memo to: Town of Raymond Community Development Department

Subject: Review of Application 2021-024 Site Plan Application - 68 Mountain Road Raymond, NH 03077 (Tax Map 46 Lot 9)

From: Madeleine DiIunno, Regional Planner, Rockingham Planning Commission

Date: February 10, 2022

The Rockingham Planning Commission has received and reviewed a Site Plan Application submitted December 16, 2022, by Jones & Beach Engineers on behalf of Troy Brown of Loon Lake, LLC. The applicant is proposing to add a 1,408 square foot addition to the back of the existing Mountain Road Trading Post. The addition will be used for storage / warehouse space, an office and breakroom for employees and a public restroom and utility room. The use is non-conforming in the residential district. Per ZO 2.2.2, expansion of any non-conforming use by 25% or more is not permitted. The 1,408 square foot expansion is less than 25% of the total building space. Therefore, a variance for expansion of a non-conforming use is not required. My specific comments are as follows:

1. ZO 15.2.7 states any commercial or industrial structure which is proposed to be located abutting a residential zone shall require a minimum set back of fifty feet (50'), which shall include a twenty-foot dense vegetative buffer and a fence to shield the residential zone from light and noise generated by the commercial or industrial structure. The current Mountain Road Trading Post structure, including the expansion, does not meet this requirement and a variance may be required. However, recognizing that the structure is a legally existing, non-conforming use in the Residential Zone and that expansion of such structure is permitted up to 25%, the exact terms of this Article may not be applicable. The applicant could proactively seek a variance or wait for further discussion with the Planning Board.
2. It is recommended that detail be provided on the proposed sign to ensure compliance with the town's regulations (SPR 5.03.08).
3. Plans for snow removal and storage should be indicated on the plan (SPR 5.03.10).
4. Provisions for handicapped parking should be indicated on the plan (SPR 6.06.02).
5. Plans for solid waste storage should be indicated on the plan. Waste storage areas shall be screened from view from the adjacent roadways (SPR 6.11.05).
6. Test pit data should be provided (SPR 5.05.01).
7. A waiver request for Section 5.03.09 (storm water drainage) has been submitted. The applicant has indicated that the proposed addition will result in no additional impervious surface.
8. A waiver request for Section 5.03.06 (landscaping) has been submitted. The applicant has indicated that there is a wooded buffer surrounding the property and that buffer plantings were installed as part of the recent subdivision approval. It is recommended that the Planning Board review the existing buffering considering the possible increase in business activity resulting from the expansion.
9. A waiver request for Section 5.03.07 (lighting) has been submitted. The applicant has indicated that the existing lighting is sufficient, and that additional lighting would be excessive and detrimental to abutters in the residential zone.

Memo

To: Planning Board
From: Christina McCarthy, TRC
cc: Mountain Road
Date: 03/01/2022
Re: Advisory comments from TRC

On March 1, 2022 the TRC met and had their final meeting with Paige Libby of Jones & Beach and Troy Brown of Loon Lake LLC regarding Mountain Road. The TRC voted unanimously that Application 2021-024 Mountain Road is ready to move forward to the Planning Board with the following advisory comments:

1. Add dumpster site and dry hydrant location to plan
2. Dry Hydrant easement for the Town of Raymond.
3. Provide test pit logs.
4. Provide waiver for dumpster cover Section 6.10.02

JONES & BEACH ENGINEERS INC.

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

April 12, 2022

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

**RE: Response Letter 2
68-70 Mountain Road, Raymond, NH
Tax Map 46, Lot 9
JBE Project No. 20763**

Dear Ms. McCarthy,

We are in receipt of comments from Ross Tsantoulis, P.E., DuBois & King, INC. dated April 8, 2022 and a TRC Memo dated March 1, 2022 Review comments are listed below with our responses in bold.

DuBois & King Review letter

1. Waivers Requests.

- a. *The Applicant is requesting a waiver from Raymond Site Plan Review Regulations Section 5.03.09 Site Plan and Information, which requires a storm drainage plan, designed and stamped by a New Hampshire registered Professional Engineer including plans for retention and slow release of storm water where necessary and Section 6.11 Storm Drainage, which includes stormwater drainage calculations.*

We recommend that the applicant provide the waiver request approval number and date of approval on the plans.

RESPONSE: The waiver request is noted on the plans and if approved, the date will be added.

- b. *The Applicant is requesting a waiver from Raymond Site Plan Review Regulations Section 5.03.06 Site Plan, which includes the location, type and size of all proposed landscaping and screening and Section 6.10 Landscaping and Screening.*

We recommend that the applicant provide the waiver request approval number and date of approval on the plans.

RESPONSE: The waiver request is noted on the plans and if approved, the date will be added.

- c. *The Applicant has submitted a request for a waiver from Raymond Site Plan Review Regulations Section 5.03.07, which includes exterior lighting plan showing ground-level dispersing and lighting intensity in accordance with the Town of Raymond Outdoor Lighting Design Standards, as may be amended from time to time.*

We recommend that the applicant provide the waiver request approval number and date of approval on the plans.

RESPONSE: The waiver request is noted on the plans and if approved, the date will be added.

2. *Existing Conditions Plan, Sheet C-1.*

- a. *We recommend that the Applicant provide an Existing Conditions Plan stamped by a Licensed New Hampshire Land Surveyor in accordance with Site Plan Regulations 5.02.04. Repeat Comment.*

RESPONSE: The plan is now stamped by the NH LLS.

- b. *We recommend that the Applicant revise the plan to provide the height of the existing storage garage and fabric buildings in accordance with Site Plan Regulations 5.02.07. Repeat Comment.*

RESPONSE: The heights have been added to the plans.

TRC Memo

1. Add dumpster site and dry hydrant location to plan.
RESPONSE: The dry hydrant is shown and labeled on Sheets C1 and C3. The existing and proposed dumpster locations have been added to the plans. With the addition of the proposed dumpster, a small retaining wall has been added to the plans at the corner of the proposed addition for grading purposes.
2. Dry hydrant easement for the town of Raymond.
RESPONSE: The applicant agreed at the TRC meeting to provide an easement for access and maintenance of the dry hydrant to the Town of Raymond. This is being drafted by the Applicant's attorney and will be provided to the town for review by the Fire Department.
3. Provide test pit logs
RESPONSE: These are attached.
4. Provide waiver for dumpster cover Section 6.10.02
RESPONSE: A waiver was already requested from section 6.10 and has been revised to specify dumpster screening.

Included with this response letter are the following:

1. Revised Waiver Request.
2. Email from Abutter
3. Photo Log
4. Test Pit Logs.
5. Six (6) Full Size Plan Sets.
6. Ten (10) Half Size Plan Sets.

Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Paige Libbey, P.E.
Project Manager

cc: Troy Brown, Loon Lake, LLC (via email)
Monica Kieser, Esq., Hoefle, Phoenix, Gormley & Roberts (via email)
Tim Phoenix, Esq., Hoefle, Phoenix, Gormley & Roberts (via email)
Ross Tsantoulis, P.E., DuBois & King (via email)

Paige Libbey

From: Troy Brown <f5mrtpnh@gmail.com>
Sent: Wednesday, March 16, 2022 6:36 PM
To: Christina McCarthy
Cc: Paige Libbey; Pat Panciocco
Subject: Fwd: Mountain rd. Trading Post

Christina -

see below. this is the only neighbor who might see the existing dumpster. please include in our package in support of our related waiver. the new dumpster location will be less visible, if not invisible, to her even.

Troy

----- Forwarded message -----

From: **Sandy Savage** <wildbreed469@yahoo.com>
Date: Sat, Mar 5, 2022 at 4:53 PM
Subject: Mountain rd. Trading Post
To: troy brown <f5mrtpnh@gmail.com>

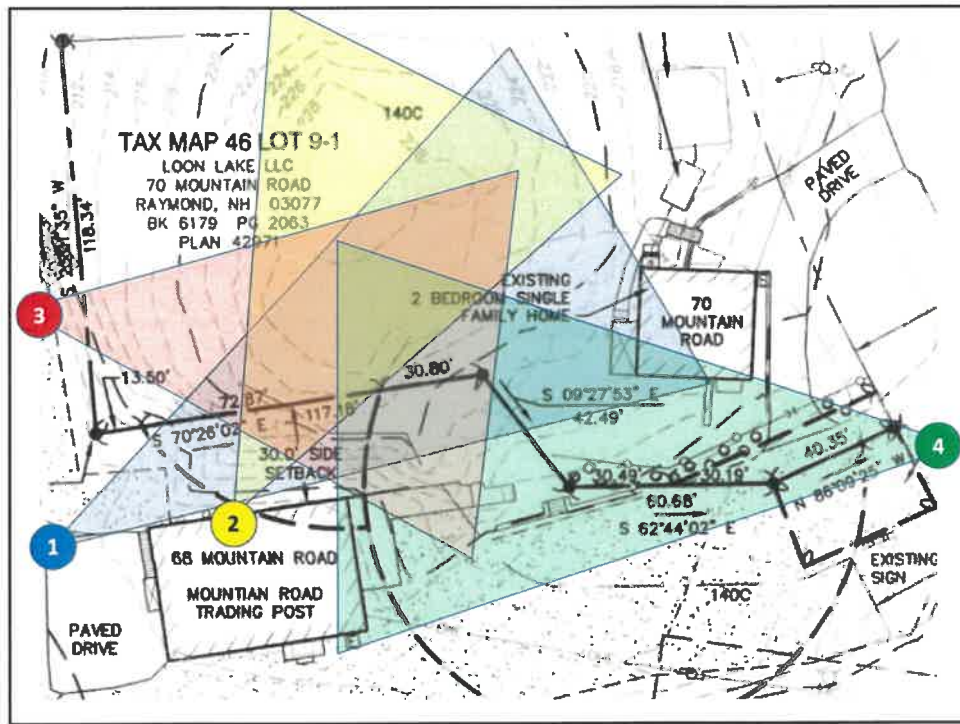
To whom it may concern:

I understand there could be a possible concern with the existing dumpster at the Mountain rd Trading post. Seeing that I am the only neighbor that has a view of it, I really do not see any reasoning for it to be fenced in. Improvements have been made in and around the area since Troy Brown has owned it.

Best Regards:

Sandra Rozen
62 Mountain rd.
Raymond N.H.

EXTERNAL SENDER: Use caution when following links or opening attachments.





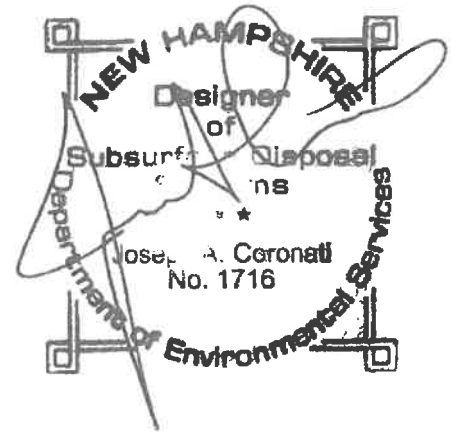


**TEST PITS
FOR
68-70 MOUNTAIN ROAD
RAYMOND, NEW HAMPSHIRE
APRIL 19, 2021
JBE Project No. 20763**

Performed by: Joseph Coronati, Jones & Beach Engineers, Inc., SSD #1716
Witnessed By: Greg Arvanatis, Raymond Building Inspector

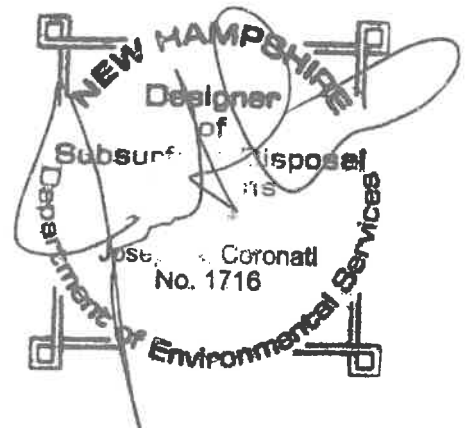
Test Pit #1		
0"- 12"	2.5Y 5/4	light olive brown loamy sand granular, friable fill
12"- 14"	10YR 3/3	dark brown fine sandy loam granular, friable many roots natural "A"
14" - 24"	2.5Y 5/4	light olive brown loamy sand granular, friable common roots
24" - 34"	2.5Y 6/4	light yellowish brown loamy sand massive, friable few roots
34" - 54"	2.5Y 6/4	light yellowish brown loamy sand massive, firm 5% redox

SHWT = 34"
Roots to 34"
No H₂O observed
No Refusal observed
Perc Rate = 6 min/inch



Test Pit #2	Soil Color	Soil Description
0" - 12"	2.5Y 5/4	light olive brown loamy sand granular, friable fill
12" - 14"	10YR 3/3	dark brown fine sandy loam granular, friable many roots natural "A"
14" - 24"	2.5Y 5/4	light olive brown loamy sand granular, friable common roots
24" - 34"	2.5Y 6/4	light yellowish brown loamy sand massive, friable few roots
34" - 54"	2.5Y 6/4	light yellowish brown loamy sand massive, firm 5% redox

SHWT = 34"
 Roots to 34"
 No H₂O observed
 No Refusal observed
 Perc Rate = 6 min/inch



HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

March 25, 2022

U.S. Mail & email: cmccarthy@raymondnh.gov
Christina McCarthy, Planning Technician
Town of Raymond
4 Epping Street
Raymond, NH 03077

Re: 68-70 Mountain Road Raymond, Map 46, Lot 9

Dear Ms. McCarthy,

This firm represents Loon Lake, LLC/Mountain Road Trading Post in its efforts to expand the existing business located at the above address with the addition of a storage building. We understand that this Project is currently pending before the Planning Board and at a recent Technical Review Group, certain recommendations for sprinklers were made based on the following language of the Raymond Zoning Ordinance (“RZO” or “Ordinance”):

8.3.3 As allowed by RSA 674:52-I pursuant to RSA 674:51 and that all commercial (to include multi-family housing) and industrial uses newly constructed shall be fully sprinkler protected in compliance with NFPA 13 (the standard for the installation of sprinkler systems) design criteria.

It is our opinion that this provision does not apply to the expansion of an existing use as here proposed and would apply only to the establishment of a new and different use. Interpretation of a zoning ordinance is governed by traditional rules of statutory interpretation. Dartmouth Corporation of Alpha Delta v. Town of Hanover, 169 N.H. 743, 754 (2017) (citing Anderson v. Motorsports Holdings, LLC 155 N.H. 491, 494 (2007)). Accordingly, words and phrases are given their common meanings and the plain language of the ordinance controls absent an ambiguity in need of resolution. Id. Additionally, one should consider the ordinance as a whole and not simply construe isolated words or phrases. Feins v. Town of Wilmot, 154 N.H. 715 (2007).

Accordingly, we review the Ordinance as a whole and consider other defined terms of the Ordinance, including that of the word “use” which is defined at RZO 13.1.80 as follows:

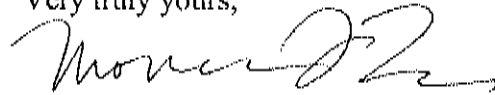
A purpose defined by this Ordinance for which a structure or lot is used, occupied or maintained or for which it is designed or intended to be used, occupied or maintained. (emphasis added)

DANIEL C. HOEFLE	R. PETER TAYLOR	MONICA E. KIESER	AMANDA M. FREDERICK
R. TIMOTHY PHOENIX	KIMBERLY J.H. MEMMESHEIMER	SAMUEL HARKINSON	OF COUNSEL:
LAWRENCE B. GORMLEY	KEVIN M. BAUM	JACOB J.B. MARVELLEY	SAMUEL R. REID
STEPHEN H. ROBERTS	GREGORY D. ROBBINS	DUNCAN A. EDGAR	JOHN AHLGREN

Applying the principals of statutory interpretation to the provision at issue, the Ordinance clearly refers to construction of a structure/building for a new *use*, not the expansion of an existing use, or to the construction of any new *building*. Because the plain language of the Ordinance does not require sprinklers for the construction of any new commercial addition, we request an administrative determination that Loon Lake, LLC is not required to install sprinklers in conjunction with approvals for this Project.

We are happy to further discuss the matter at your convenience.

Very truly yours,



R. Timothy Phoenix, Esq.

Monica F. Kieser, Esq.

cc: Loon Lake, LLC/Mountain Road Trading Post

SITE PLAN

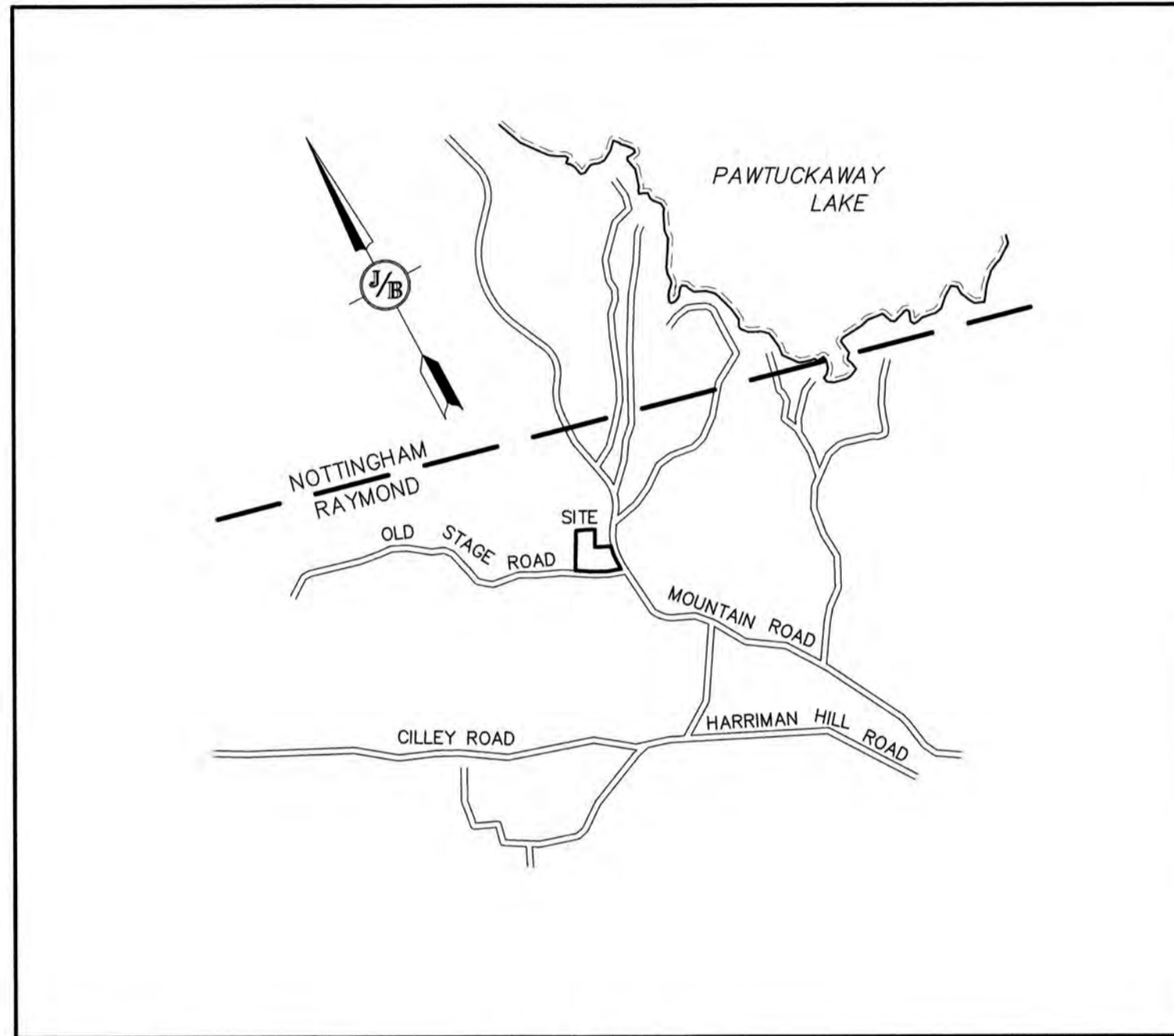
"MOUNTAIN ROAD TRADING POST"

TAX MAP 46, LOT 9

68 MOUNTAIN ROAD, RAYMOND, NH

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
~ ~ ~	~ ~ ~	TREE LINE
—○—○—	—○—○—	STONEWALL
—○—	—○—	FENCE
---	---	EDGE OF GRAVEL
---	---	SOIL BOUNDARY
---	---	EASEMENT
100	100	MAJOR CONTOUR
98	98	MINOR CONTOUR
X	X	SILT FENCE
OHE	OHE	OVERHEAD ELECTRIC
○	○	IRON PIPE/IRON ROD
○	○	DRILL HOLE
○	○	IRON ROD/DRILL HOLE
□	□	STONE/GRANITE BOUND
100x0	100x0	SPOT GRADE
—	—	DOUBLE POST SIGN
○	○	WELL
○	○	TEST PIT
○	○	UTILITY POLE
○	○	RIPRAP
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE



LOCUS MAP
SCALE 1" = 2000'

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
C3	GRADING AND UTILITY PLAN
E1	EROSION AND SEDIMENT CONTROL DETAILS
T1	TRUCK TURNING PLAN

CIVIL ENGINEER / SURVEYOR
JONES & BEACH ENGINEERS, INC.
 85 PORTSMOUTH AVENUE
 PO BOX 219
 STRATHAM, NH 03885
 (603) 772-4746
 CONTACT: PAIGE LIBBEY
 EMAIL: PLIBBEY@JONESANDBEACH.COM

WETLAND CONSULTANT
GOVE ENVIRONMENTAL SERVICES, INC.
 8 CONTINENTAL DR, BUILDING 2, UNIT H
 EXETER, NH 03833-7526
 (603) 778-0644
 CONTACT: JAMES GOVE

ELECTRIC
EVERSOURCE
 740 N COMMERCIAL ST
 PO BOX 330
 MANCHESTER, NH 03105-0330
 (800) 662-7764

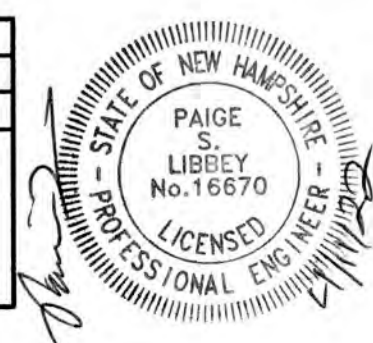
ARCHITECT
DALLAIRE BUILD SERVICES, LLC
 47 STEVENS HILL ROAD
 NOTTINGHAM, NH 03290
 (603) 300-3619
 CONTACT: PAUL DALLAIRE
 EMAIL: PAULDALLAIRE@COMCAST.NET

TOTAL LOT AREA
 190,900 S.F.
 4.38 AC.

APPROVED - RAYMOND, NH
 PLANNING BOARD

DATE: _____

Design: PSL	Draft: ERE	Date: 02/23/22
Checked: JAC	Scale: AS NOTED	Project No.: 20763
Drawing Name: 20763-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
2	04/11/22	REVISED PER TOWN ENGINEER AND TRC COMMENTS	PSL
1	02/23/22	REVISED PER TOWN ENGINEERS COMMENTS	ERE
0	12/16/21	ISSUED FOR REVIEW	ERE

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	MOUNTAIN ROAD TRADING POST 68 MOUNTAIN RD, RAYMOND, NH
Owner of Record:	LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290

DRAWING No.	CS
SHEET 1 OF 6	
JBE PROJECT NO. 20763	

MOUNTAIN ROAD TRADING POST SITE PLAN
 JBE # 20763 REVISION 1, 04/11/22

PLAN REFERENCES:

1. SURVEY DATED MAY 1971, PREPARED BY WILLIAM GUNNARSON. R.C.R.D. 2309.
2. "MAP OF 4 LOTS SITUATED IN RAYMOND, N.H." DATED JANUARY 24, 1974. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 4230.
3. "A SURVEY AND A PLAT OF A SUBDIVISION TO BE KNOWN AS MOUNTAIN ROAD TRADING POST, SITUATED IN RAYMOND, N.H." DATED FEBRUARY 2, 1976. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 5788.
4. "A SURVEY AND PLAT OF A SUBDIVISION TO BE KNOWN AS RAYMOND KNOLLS-1, SITUATED IN RAYMOND, N.H." DATED AUGUST 4, 1976. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 6449.
5. "A SURVEY AND A PLAT OF A SUBDIVISION TO BE KNOWN AS HENRY J. TURCOTTE SUBDIVISION, SITUATED IN RAYMOND, N.H." DATED AUGUST 26, 1977. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 7381.
6. "RESUBDIVISION PLAN OF LAND, RAYMOND KNOLLS-1, RAYMOND, N.H." DATED APRIL 1983. PREPARED BY SURVEY FIELD SERVICES. R.C.R.D. 11703.
7. "A SURVEY & PLAT OF A SUBDIVISION PREPARED FOR 4 J CONSTRUCTION, SITUATED IN THE TOWN OF RAYMOND, N.H." DATED OCTOBER 22, 1990. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 20869.
8. "A SURVEY AND A PLAT OF PROPERTY PREPARED FOR CHARLES P. & ELANA A. HEALY, SITUATED IN THE TOWN OF RAYMOND, N.H." DATED APRIL 5, 1999. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 27279.
9. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS, PLANS OF PROPOSED N.H. PROJECT NO 8118-C, MOUNTAIN ROAD." ON FILE WITH NHDOT DISTRICT 6.
10. "SUBDIVISION PLAN OF 68-70 MOUNTAIN ROAD, RAYMOND, NH" DATED AUGUST 26, 2021. PREPARED BY JONES AND BEACH ENGINEERS, INC. R.C.R.D. 42971.

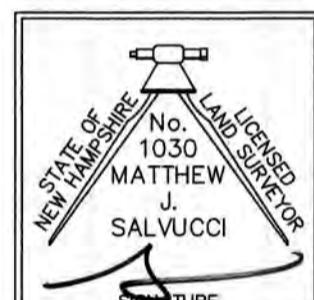
CERTIFICATION:

PURSUANT TO RSA 678:18-III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 4/12/22

LEGEND

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- SURVEY TIE LINES
- WETLANDS
- TREE LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OVERHEAD ELECTRIC LINES
- MAJOR CONTOUR
- MINOR CONTOUR
- WELL
- UTILITY POLE
- GUY WIRE ANCHOR
- ELECTRIC METER
- TEST PIT

NRCS SOIL IDENTIFICATION LEGEND

SOIL MAP UNIT	SOIL SERIES	SLOPE CATEGORY	HSG
45C	MONTAUK FINE SANDY LOAM	8-15%	C
140C	CHATFIELD-HOLLIS-CANTON COMPLEX	8-15%	B
140D	CHATFIELD-HOLLIS-CANTON COMPLEX	15-35%	B
29S	FREETOWN MUCKY PEAT	0-2%	D

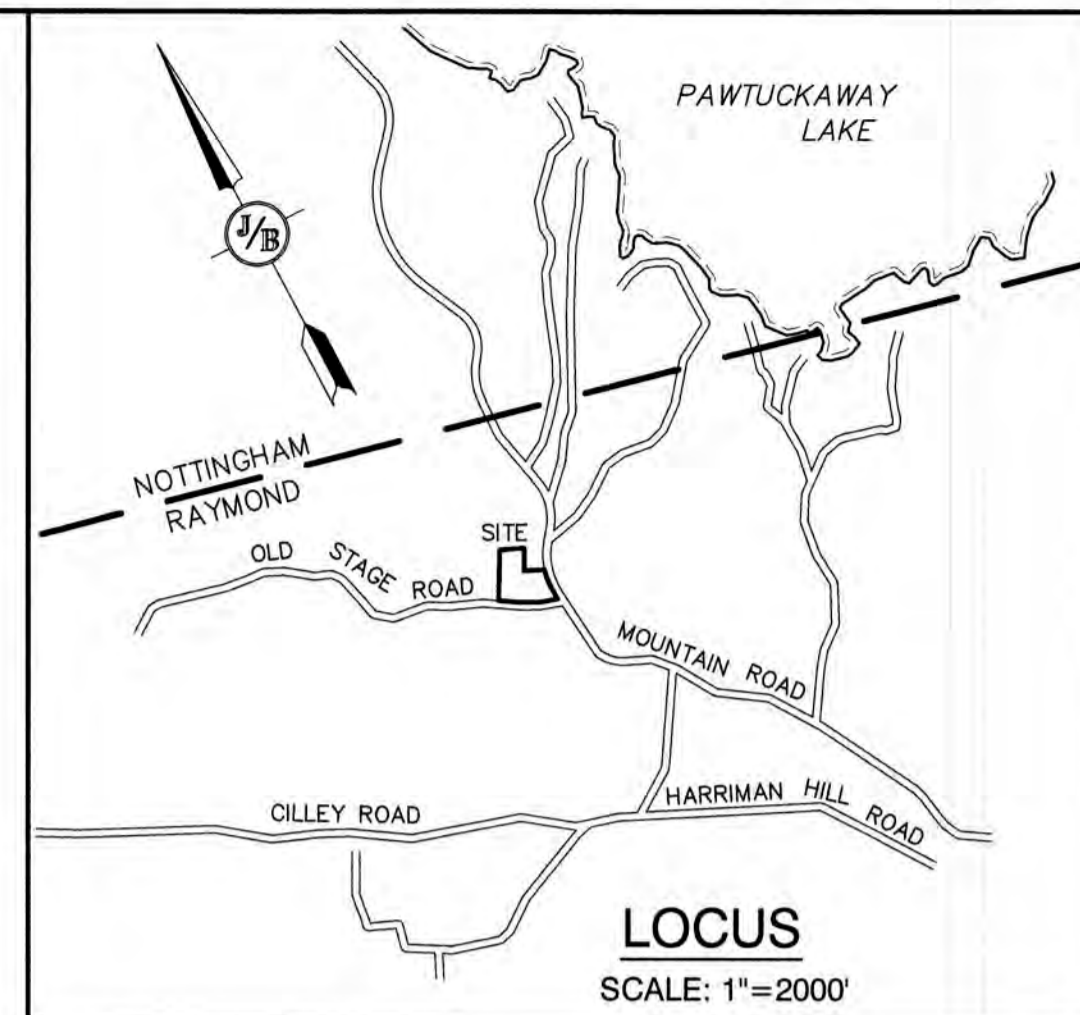
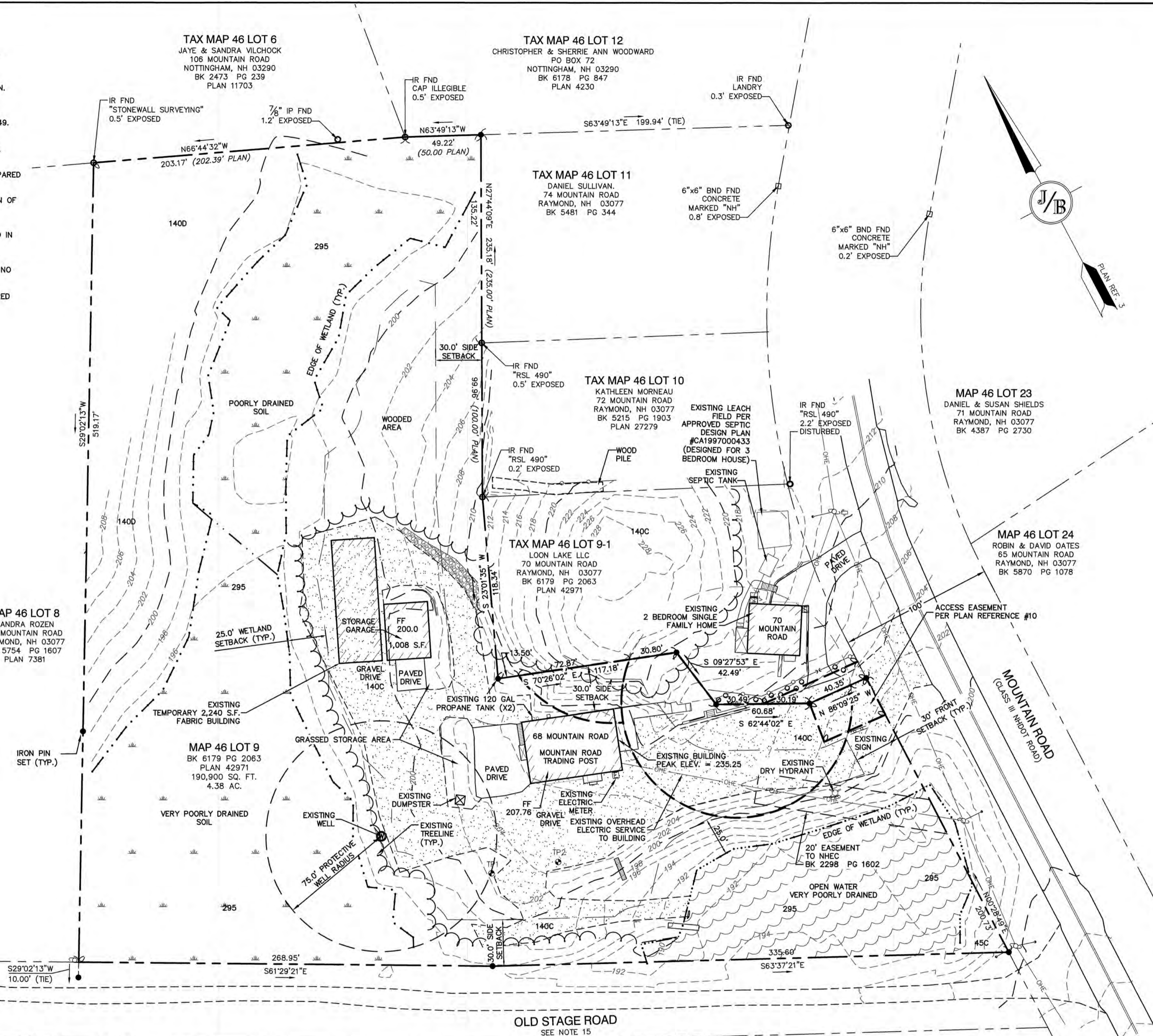
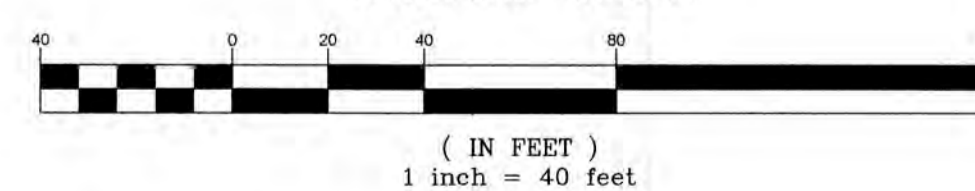
MAP 46 LOT 8
SANDRA ROZEN
62 MOUNTAIN ROAD
RAYMOND, NH 03077
BK 5754 PG 1607
PLAN 7381

MAP 46 LOT 9
BK 6179 PG 2063
PLAN 42971
190,900 SQ. FT.
4.38 AC.

MAP 46 LOT 26
SANDRA ROZEN
62 MOUNTAIN ROAD
RAYMOND, NH 03077
BK 3776 PG 983
PLAN 20869

OLD STAGE ROAD
SEE NOTE 15

GRAPHIC SCALE



NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF RAYMOND NH TAX MAP 46 LOT 9.
2. ZONING DISTRICT: B (RESIDENTIAL / AGRICULTURAL)
LOT AREA MINIMUM = 87,120 SF
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 30'
SIDE SETBACK = 30'
REAR SETBACK = 30'
WETLAND SETBACK = 25'
MAX. BUILDING HEIGHT = 30'
3. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
4. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 33015C0185E, WITH EFFECTIVE DATE OF MAY 17, 2005
5. BASIS OF BEARING: HORIZONTAL - MAGNETIC PER PLAN REF. 3.
VERTICAL - ASSUMED.
6. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
7. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
8. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF RAYMOND TAX RECORDS AND ARE SUBJECT TO CHANGE.
9. RESEARCH WAS PERFORMED AT THE TOWN OF RAYMOND ASSESSOR'S OFFICE, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, THE UNIVERSITY OF NEW HAMPSHIRE LIBRARY, AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
10. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
11. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
12. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES IN DECEMBER 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
13. THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 15,000.
14. SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
15. NO LAYOUT WAS FOUND BY THIS OFFICE FOR OLD STAGE ROAD. ON MARCH 13, 1923, THE TOWN OF RAYMOND VOTED "TO DISCONTINUE THE HIGHWAY LEADING FROM THE MOUNTAIN ROAD, NEAR THE HOUSE OF JAMES TRICKEY, TO THE PASTURE LAND OF PLUMMER CORSON." PLAN REFERENCE 3 (RSL 1976) SHOWS THE BOUNDARY OF THE SUBJECT PARCEL TO BE THE APPARENT RIGHT OF WAY OF OLD STAGE ROAD. PLAN REFERENCE 7 (RSL 1990) SHOWS OLD STAGE ROAD A DISCONTINUED, AND SHOWS THE BOUNDARY ALONG THE APPARENT CENTER LINE.

Design: PSL	Draft: ERE	Date: 02/23/22
Checked: JAC	Scale: 1"=40'	Project No.: 20763
Drawing Name: 20763-PLAN.dwg		
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REV.	DATE	REVISION	BY
2	04/11/22	REVISED PER TOWN ENGINEER AND TRC COMMENTS	PSL
1	02/23/22	REVISED PER TOWN ENGINEERS COMMENTS	ERE
0	12/16/21	ISSUED FOR REVIEW	ERE

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	MOUNTAIN ROAD TRADING POST 68 MOUNTAIN RD, RAYMOND, NH
Owner of Record:	LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290

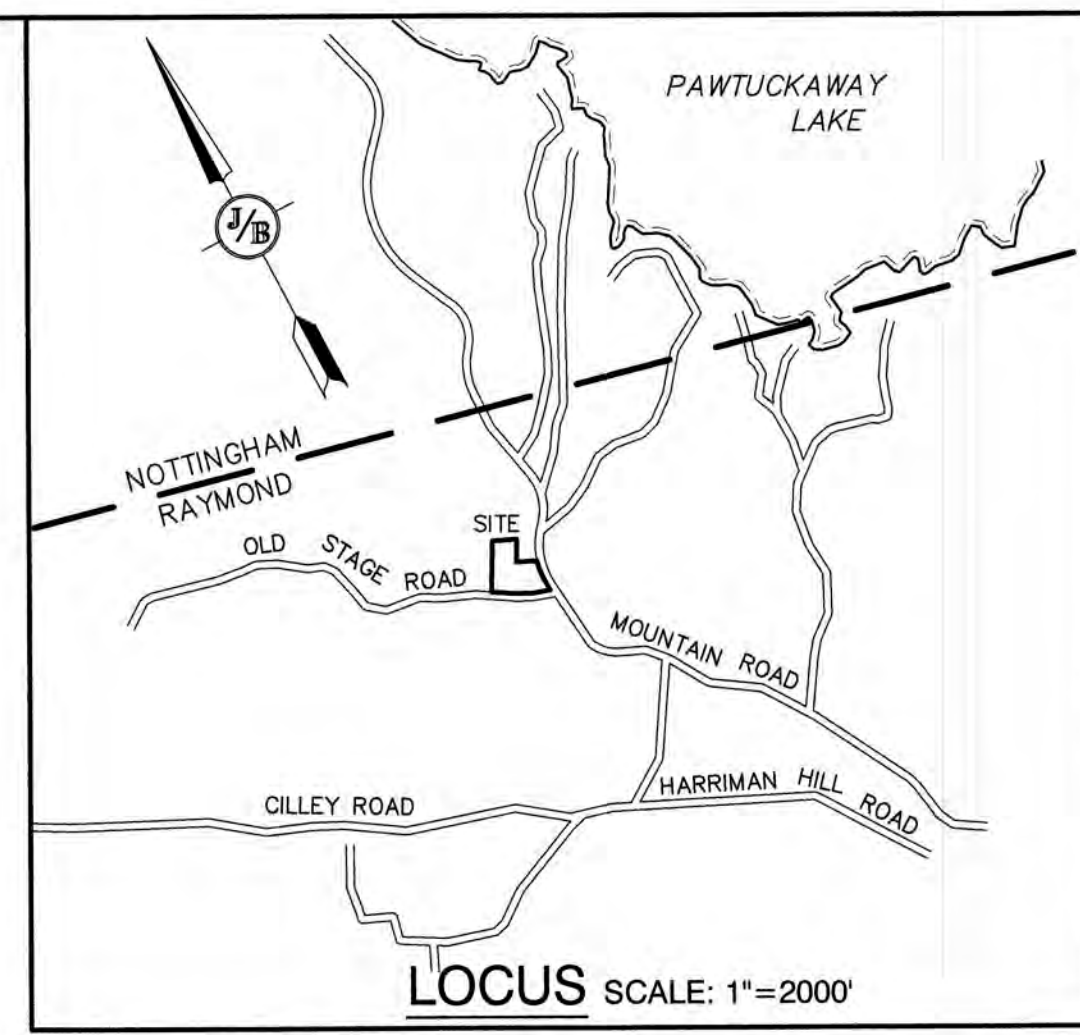
DRAWING No.

C1

SHEET 2 OF 6
JBE PROJECT NO. 20763

PLAN REFERENCES:

1. SURVEY DATED MAY 1971, PREPARED BY WILLIAM GUNNARSON. R.C.R.D. 2309.
2. "MAP OF 4 LOTS SITUATED IN RAYMOND, N.H." DATED JANUARY 24, 1974. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 4230.
3. "A SURVEY AND A PLAT OF A SUBDIVISION TO BE KNOWN AS MOUNTAIN ROAD TRADING POST, SITUATED IN RAYMOND, N.H." DATED FEBRUARY 2, 1976. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 5798.
4. "A SURVEY AND PLAT OF A SUBDIVISION TO BE KNOWN AS RAYMOND KNOLLS-1, SITUATED IN RAYMOND, N.H." DATED AUGUST 4, 1976. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 6448.
5. "A SURVEY AND A PLAT OF A SUBDIVISION TO BE KNOWN AS HENRY J. TURCOTTE SUBDIVISION, SITUATED IN RAYMOND, N.H." DATED AUGUST 26, 1977. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 7381.
6. "RESUBDIVISION PLAN OF LAND, RAYMOND KNOLLS-1, RAYMOND, N.H." DATED APRIL 1983. PREPARED BY SURVEY FIELD SERVICES. R.C.R.D. 11703.
7. "A SURVEY & PLAT OF A SUBDIVISION PREPARED FOR 4 J CONSTRUCTION, SITUATED IN THE TOWN OF RAYMOND, N.H." DATED OCTOBER 22, 1990. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 20889.
8. "A SURVEY AND A PLAT OF PROPERTY PREPARED FOR CHARLES P. & ELANA A. HEALY, SITUATED IN THE TOWN OF RAYMOND, N.H." DATED APRIL 5, 1999. PREPARED BY R.S.L. LAYOUT & DESIGN. R.C.R.D. 27278.
9. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS, PLANS OF PROPOSED N.H. PROJECT NO 8118-C, MOUNTAIN ROAD," ON FILE WITH NHDOT DISTRICT 6.
10. "SUBDIVISION PLAN OF 68-70 MOUNTAIN ROAD, RAYMOND, NH" DATED AUGUST 26, 2021. PREPARED BY JONES AND BEACH ENGINEERS, INC. R.C.R.D. 42971.

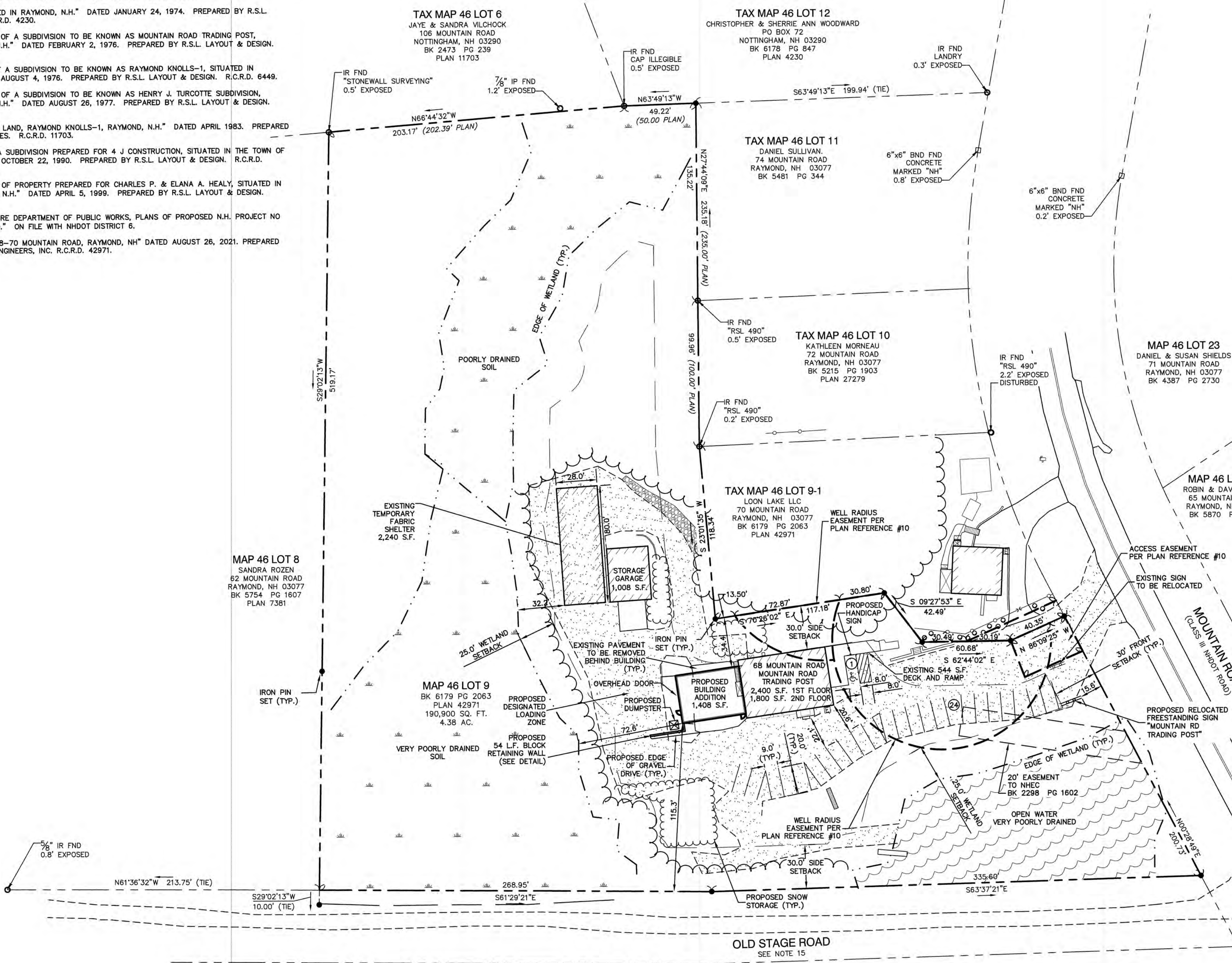


SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW A 1,408 S.F. ADDITION TO THE EXISTING MOUNTAIN ROAD TRADING POST, 529 S.F. HEATED SPACE AND 879 S.F. UNFINISHED COLD STORAGE/WAREHOUSE.
2. ZONING DISTRICT: B (RESIDENTIAL / AGRICULTURAL)
LOT AREA MINIMUM = 87,120 S.F.
LOT FRONTAGE MINIMUM = 200'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 30'
SIDE SETBACK = 30'
REAR SETBACK = 30'
WETLAND SETBACK 25'
MAX. BUILDING HEIGHT = 30'
3. PARKING CALCULATION:
PER ITE PARKING GENERATION MANUAL (5TH EDITION)
STORAGE (MINI WAREHOUSE) = 0.10 PER 1,000 S.F. GFA (GROSS FLOOR AREA)
1,884 S.F. (1,008 S.F. EXISTING POLE BARN + 879 S.F. COLD STORAGE SECTION OF NEW ADDITION)
/ 1,000 S.F. = 1.88
1.88 * (0.10) = 0.2 SPACES REQUIRED

PER TOWN OF RAYMOND SITE REGULATIONS:
RETAIL - MEDIUM VOLUME = 5 SPACES PER EVERY 1,000 S.F. OF GROSS AREA
4,729 S.F. (2,400 S.F. FIRST STORY EXISTING RETAIL SPACE + 1,800 S.F. SECOND STORY EXISTING RETAIL SPACE + 529 S.F. HEATED SPACE IN NEW ADDITION) / 1,000 S.F. = 4.73
4.73 * (5 SPACES) = 24 SPACES REQUIRED

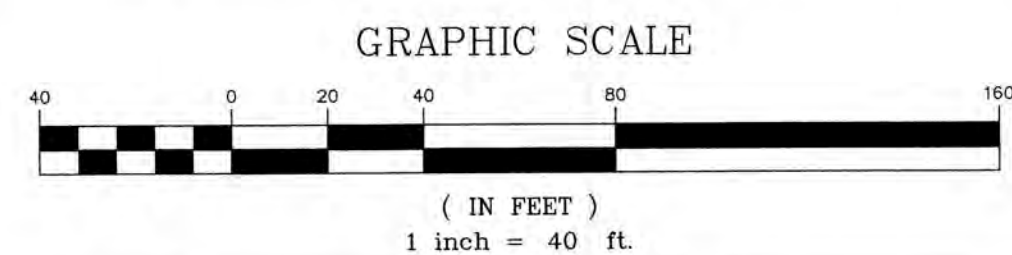
TOTAL SPACES REQUIRED = 25 SPACES
TOTAL SPACES PROVIDED = 25 SPACES
4. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
5. WITH APPROVAL OF THIS PLAN BY THE PLANNING BOARD, THE FOLLOWING WAIVERS ARE GRANTED FROM THE "SITE PLAN REVIEW REGULATIONS":
A) SECTION 5.03.06 SITE PLAN AND INFORMATION - LANDSCAPING AND SCREENING PLAN
B) SECTION 6.10 LANDSCAPING AND SCREENING
C) SECTION 5.03.07 SITE PLAN AND INFORMATION - EXTERIOR LIGHTING
D) SECTION 5.03.09 SITE PLAN AND INFORMATION - STORMWATER DRAINAGE
E) SECTION 6.11 STORM DRAINAGE
6. A VARIANCE WAS GRANTED ON 3/31/21 BY THE ZONING BOARD FROM ARTICLE 15 SECTION 1.3 OF THE TOWN OF RAYMOND ZONING ORDINANCE TO ALLOW THE EXISTING RAMP ENTRANCE TO MOUNTAIN ROAD TRADING POST WITHIN THE NEWLY CREATED SIDE SETBACK.
7. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
8. SUBJECT PROPERTY IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 33015C0185E, DATED MAY 17, 2005.
9. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
11. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
12. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
13. NHDES SEPTIC APPROVAL NO. eCA2021082518, DATED 8/25/21.
14. THIS PROPOSED ADDITION IS IN COMPLIANCE WITH SECTION 2.2.3 OF THE TOWN OF RAYMOND ZONING ORDINANCE - EXPANSION OF A NON-CONFORMING USE BECAUSE THE PROPOSED ADDITION IS 1,408 S.F. WHICH IS LESS THAN 25% OF THE TOTAL EXISTING BUILDING SQUARE FOOTAGE (5,752 S.F.).



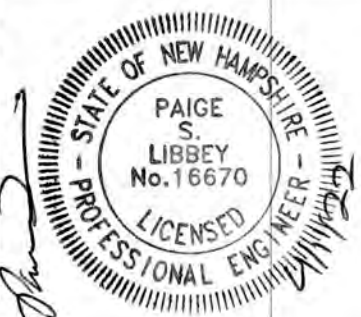
TOTAL LOT AREA
190,900 S.F.
4.38 AC.

APPROVED - RAYMOND, NH
PLANNING BOARD

DATE: _____



Design: PSL	Draft: ERE	Date: 02/23/22
Checked: JAC	Scale: 1"=40'	Project No.: 20763
Drawing Name: 20763-PLAN.dwg		
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REV.	DATE	REVISION	BY
2	04/11/22	REVISED PER TOWN ENGINEER AND TRC COMMENTS	PSL
1	02/23/22	REVISED PER TOWN ENGINEERS COMMENTS	ERE
0	12/16/21	ISSUED FOR REVIEW	ERE

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	MOUNTAIN ROAD TRADING POST 68 MOUNTAIN RD, RAYMOND, NH
Owner of Record:	LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290

DRAWING No.

C2

SHEET 3 OF 6
JBE PROJECT NO. 20763



GRADING NOTES:

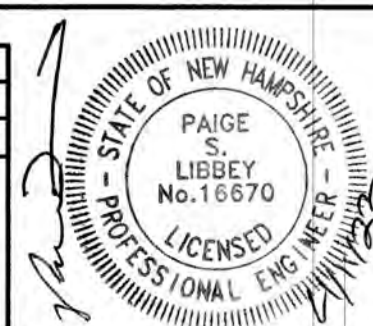
1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC. NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
5. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
6. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES.
7. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING AND ANYTIME CONSTRUCTION STOPS FOR LONGER THAN 3 DAYS.
8. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
9. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
10. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
12. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
13. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.

UTILITY NOTES:

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION.)
4. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
5. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
6. BUILDING TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
7. EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
8. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

TOTAL LOT AREA
190,900 S.F.
4.38 AC.

Design: PSL Draft: ERE Date: 02/23/22
Checked: JAC Scale: 1"=40' Project No.: 20763
Drawing Name: 20763-PLAN.dwg
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Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

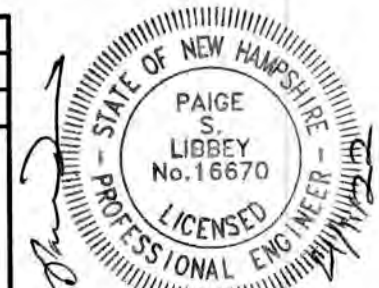
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING AND UTILITY PLAN
Project:	MOUNTAIN ROAD TRADING POST 68 MOUNTAIN RD, RAYMOND, NH
Owner of Record:	LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290

DRAWING No.
C3
SHEET 4 OF 6
JBE PROJECT NO. 20763

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Design: PSL	Draft: ERE	Date: 02/23/22
Checked: JAC	Scale: AS NOTED	Project No.: 20763
Drawing Name: 20763-PLAN.dwg		
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85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

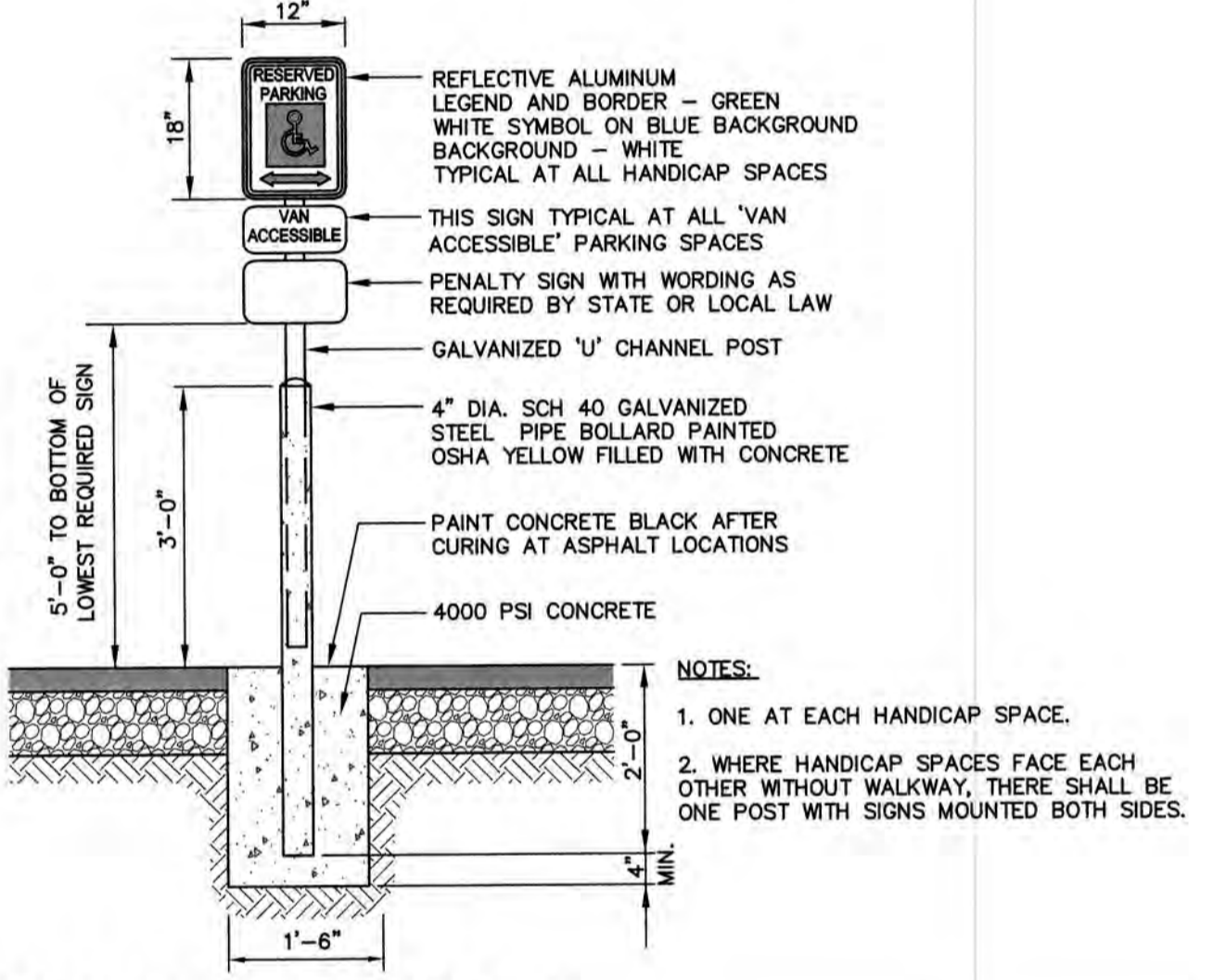
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	MOUNTAIN ROAD TRADING POST 68 MOUNTAIN RD, RAYMOND, NH
Owner of Record:	LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290

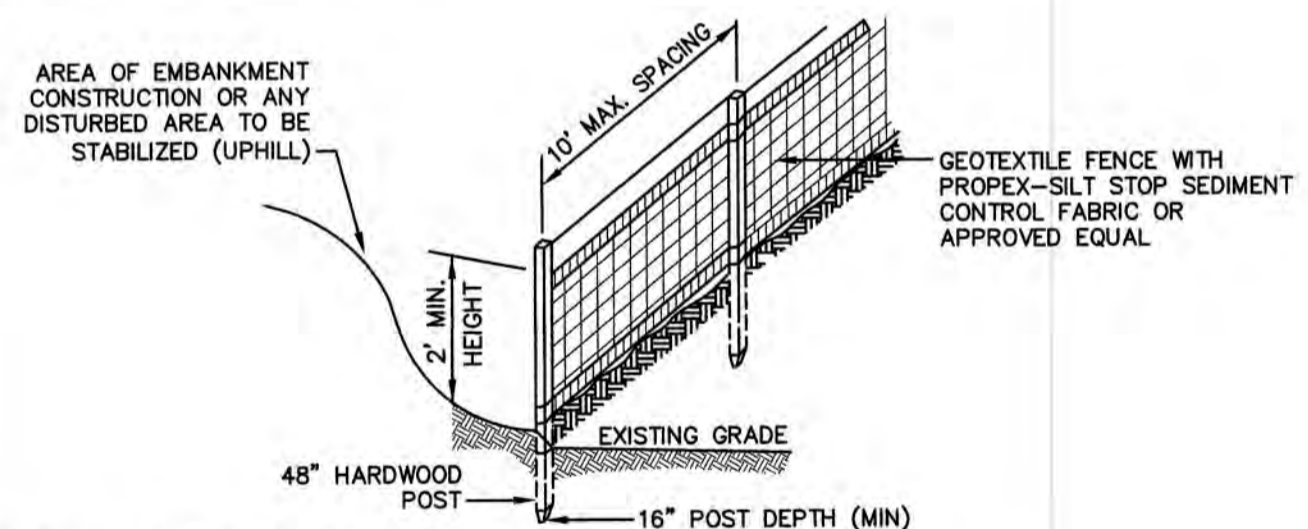
DRAWING No.

E1

SHEET 5 OF 6
JBE PROJECT NO. 20763



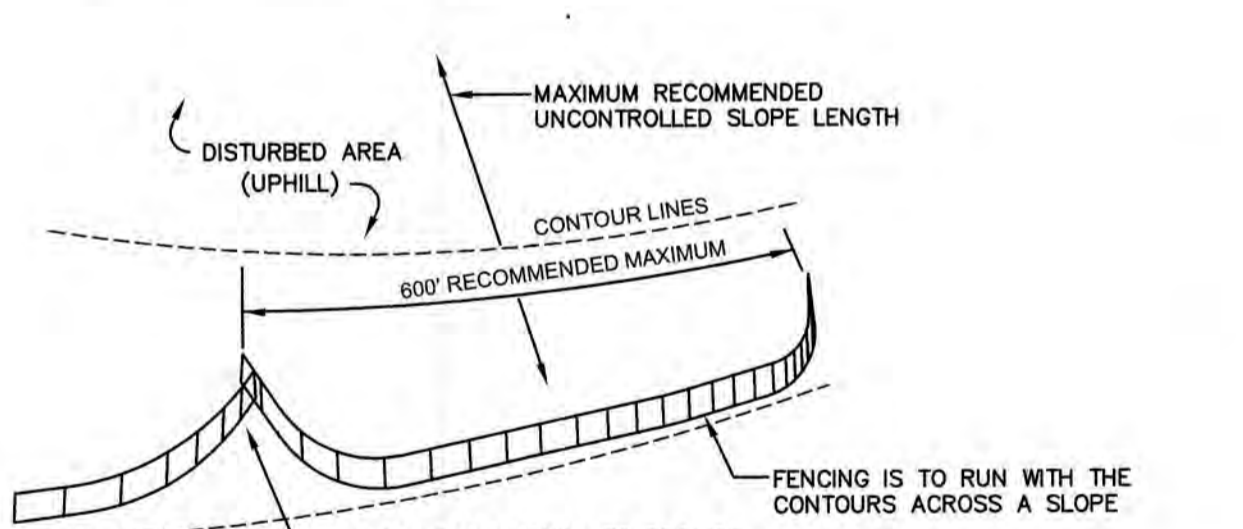
HANDICAP PARKING SIGN (R7-8)
NOT TO SCALE



SILT FENCE
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS:

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.



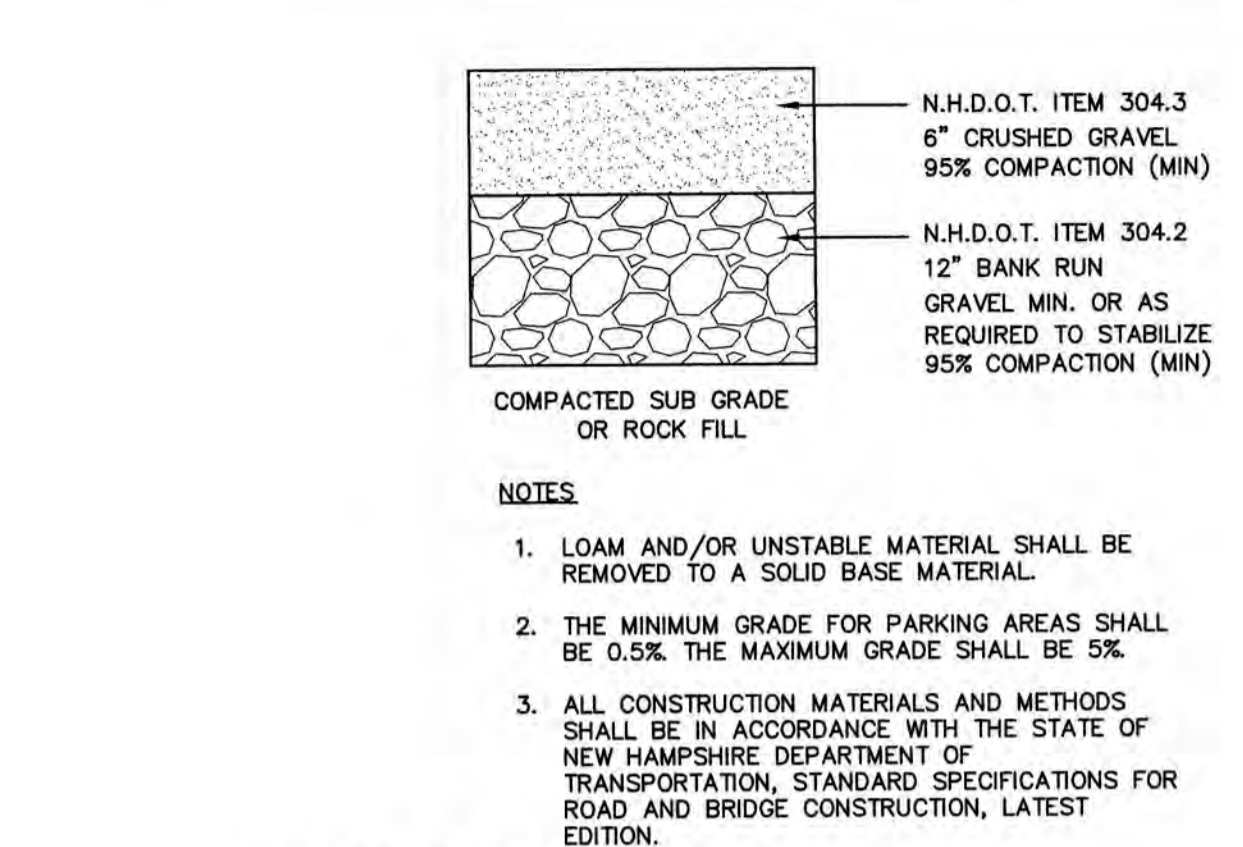
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

NOTES:

- STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, 75' WITHOUT A MOUNTABLE BERM, AND EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 3:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

MAINTENANCE:

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



GRAVEL SECTION
NOT TO SCALE

- SEEDING SPECIFICATIONS**
- GRADING AND SHAPING**
 - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
 - SEEDBED PREPARATION**
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
 - ESTABLISHING A STAND**
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
 - NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
 - PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 - POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
(NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
 - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
 - REFER TO THE "SEEDING GUIDE" AND "SEEDING RATES" TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT, TREFLOL AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
 - WHEN SEEDING AREAS ARE MULCHED PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDING AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
 - MULCH**
 - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
 - MAINTENANCE TO ESTABLISH A STAND**
 - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	GOOD
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

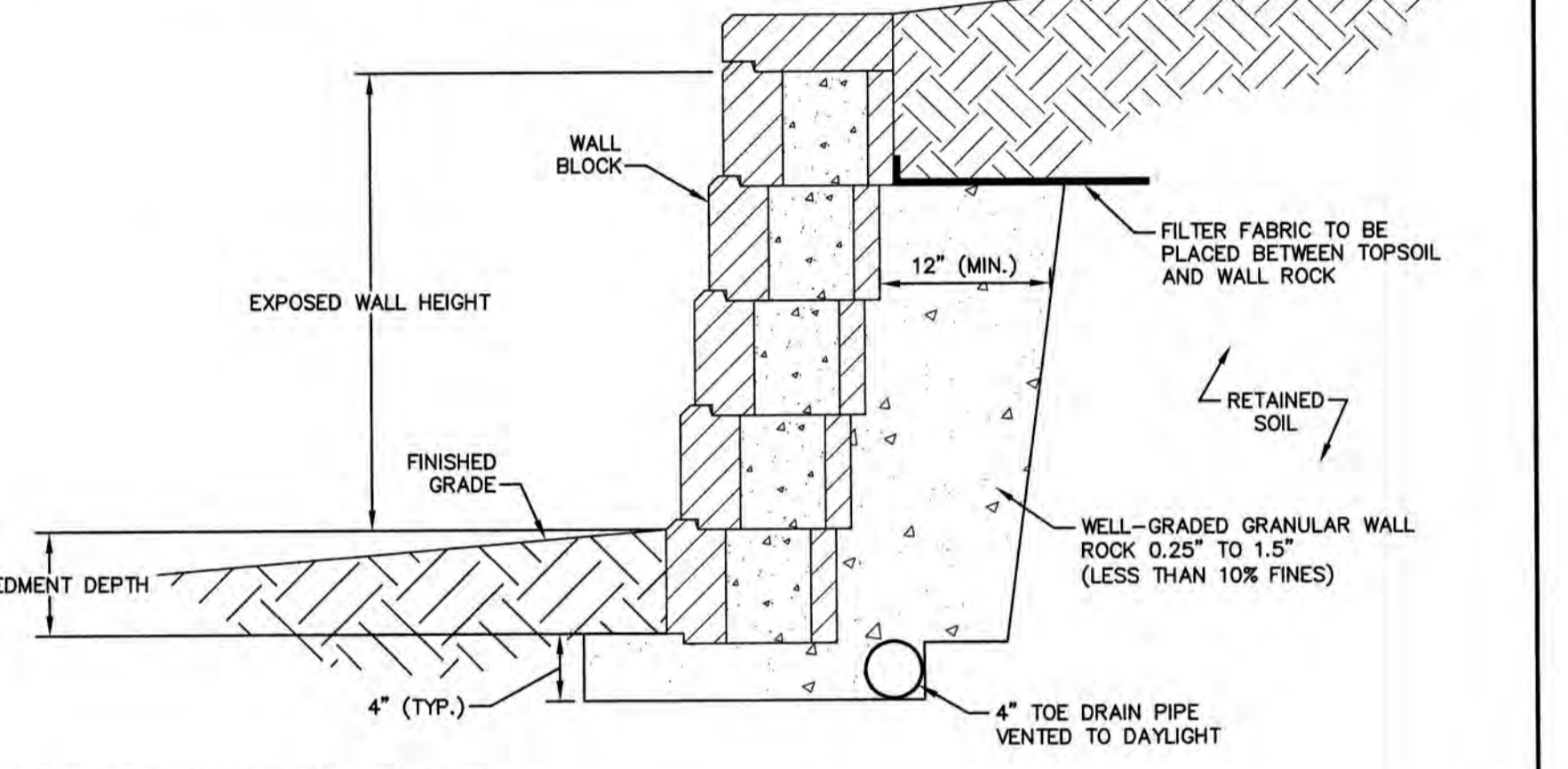
SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFLOL	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

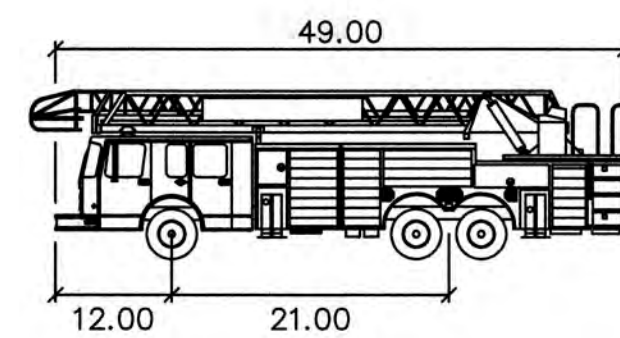
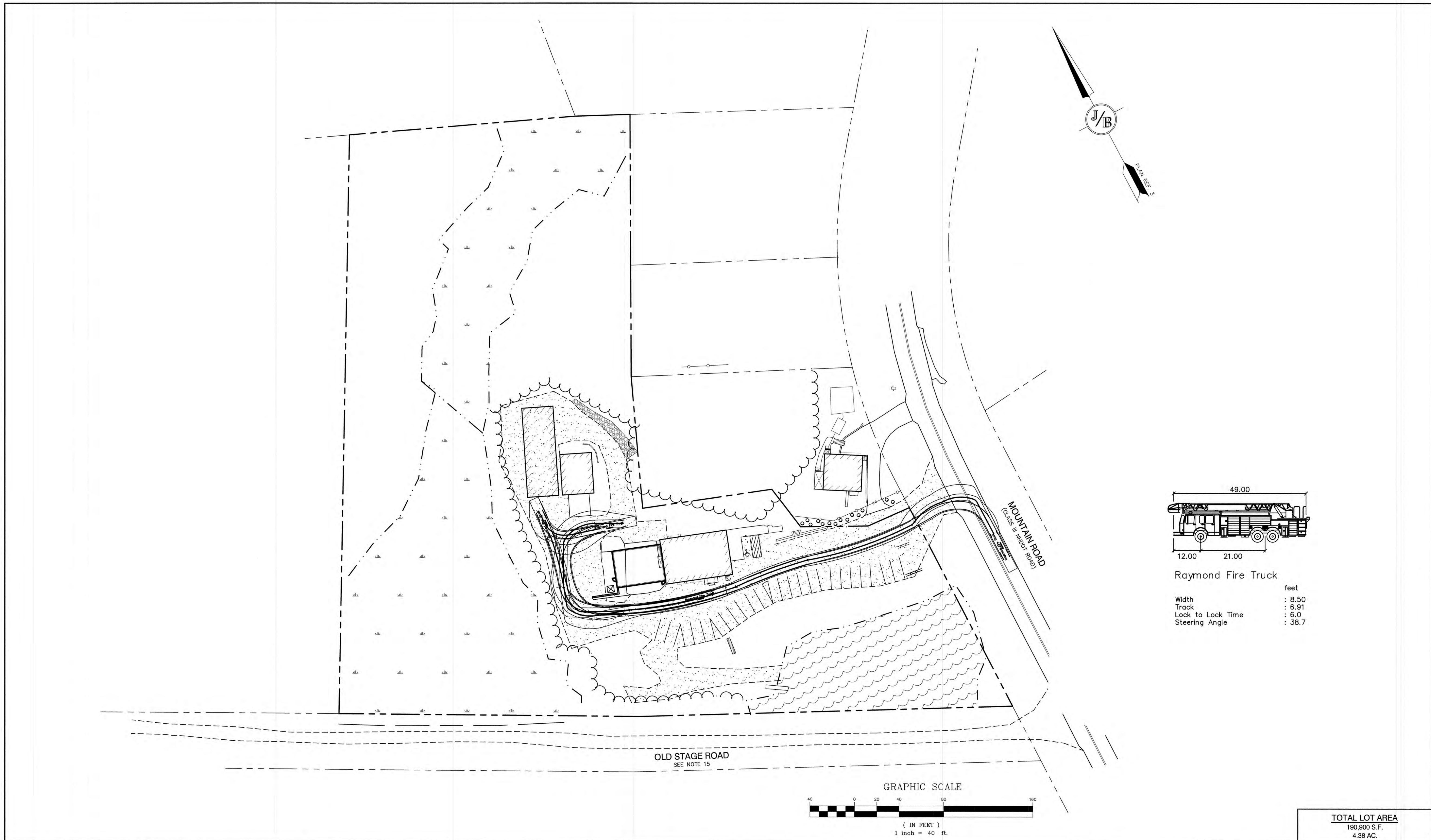
SEEDING RATES

- TEMPORARY EROSION CONTROL NOTES**
- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
 - EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
 - ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
 - SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
 - AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA RESTORED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
 - AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
 - ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
 - AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
 - AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
 - FLUCTUATE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.



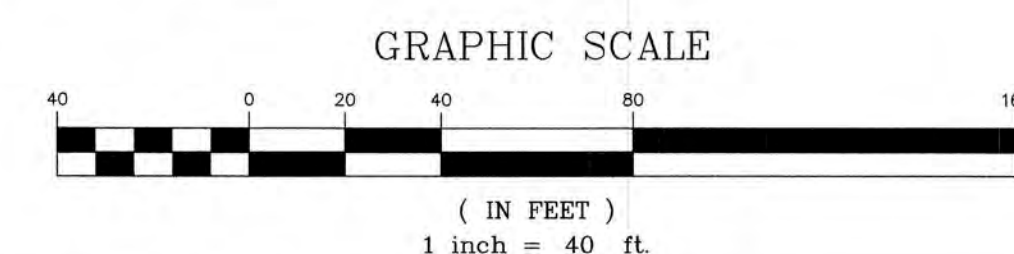
TYPICAL GRAVITY WALL DETAIL
NOT TO SCALE

- CONSTRUCTION SEQUENCE**
- WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
 - INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
 - CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES.
 - CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
 - STRIP LOAM AND PAVEMENT, WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
 - PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS.
 - PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
 - DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ADJUTING WATERS AND/OR PROPERTY.
 - PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
 - PERFORM ALL REMAINING SITE CONSTRUCTION (I.E. BUILDING, UTILITY CONNECTIONS, ETC.).
 - LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES
 - ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 - ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 - COMPLETE PERMANENT SEEDING AND LANDSCAPING.
 - REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
 - CLEAN SITE OF ALL SILT AND DEBRIS.
 - ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY QUARTER-INCH OF RAINFALL.
 - UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.



Raymond Fire Truck

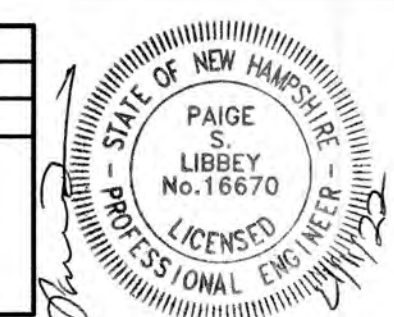
	feet
Width	: 8.50
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 38.7



TOTAL LOT AREA
190,900 S.F.
4.38 AC.

Design: PSL Draft: ERE Date: 02/23/22
 Checked: JAC Scale: 1"=40' Project No.: 20763
 Drawing Name: 20763-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
2	04/11/22	REVISED PER TOWN ENGINEER AND TRC COMMENTS	PSL
1	02/23/22	REVISED PER TOWN ENGINEERS COMMENTS	ERE
0	12/16/21	ISSUED FOR REVIEW	ERE

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	TRUCK TURNING PLAN
Project:	MOUNTAIN ROAD TRADING POST 68 MOUNTAIN RD, RAYMOND, NH
Owner of Record:	LOON LAKE, LLC, ATTN: TROY BROWN 46 JAMPSIN TRAIL, NOTTINGHAM, NH 03290

DRAWING No.
T1
SHEET 6 OF 6
JBE PROJECT NO. 20763

1 Planning Board Minutes
2 April 7, 2022
3 7:00 PM
4 Media Center Raymond High School
5

6 **Planning Board Members Present:**

7 Brad Reed
8 Gretchen Gott
9 Patricia Bridgeo
10 George Plante (Selectmen ex officio)
11 Dee Luszcz (Alternate)(Seated)
12 Jonathan Wood (Alternate) (Seated)
13 Jim McLeod (Alternate)(Seated)
14

15 **Planning Board Members Absent:**

16 None
17

18 **Staff Present:**

19 Glenn Coppelman - Circuit rider
20

21 Pledge of Allegiance
22

23 **Motion:**

24 Ms. Gott made a motion to continue the voting in of Chair, Vice- chair and Secretary
25 until the April 21, 2022 meeting. Mr. Mcleod seconded the motion. The motion passed
26 unanimously with a vote of 7 in favor, 0 opposed and 0 abstentions.
27

28 **Motion:**

29 Ms. Bridgeo made a motion to continue Application # 2022-001 until May 5, 2022 at 7
30 pm in the Raymond High School. Mr. Wood seconded the motion. The motion passed
31 unanimously with a vote of 7 in favor, 0 opposed and 0 abstentions.
32

33 Application # 2021-021: A SITE PLAN & CONDITIONAL USE application is being
34 submitted by Joseph Coronati of Jones & Beach Engineers, Inc. on behalf of Rye
35 Harbor Realty, LLC. They are proposing a Starbuck's restaurant on the end and the rest
36 of the building for retail space with a tenant unknown at this time with associated parking
37 and utilities. The property is represented as Raymond Tax Map 29-3/ Lot 42-1 and
38 located at Silver Fox Lane.

39 Mr. Reed stated that he owns a company that does business with Jones and Beach but
40 that it will not affect what he does here tonight. Mr. Reed said he checked with legal,

41 and they agree with that decision. Mr. Plante disclosed that he is in the same position as
42 Mr. Reed, and it will not affect his decisions. RSA 673:14 allows for the Board to request
43 that a Board member recuse themselves and to take a vote on it. It needs to be done
44 prior to the public hearing. It is still up to the Board member to make that call once the
45 voting has taken place. Mr. Reed said they do business with 27 other entities that they
46 would recognize as businesses.

47

48 Joe Coronati and Erica Yves from Jones and Beach introduced themselves.

49

50 Joe Coronati

51 This is the final parcel of the Silver Fox Lane development. This is the corner lot. What
52 we would like to propose is basically a one building, about 7200 square feet, the building
53 will have a Starbucks as an end cap, then the rest of the building would be used for
54 retail. At this point I think it is going to end up as two separate retail stores. We do have
55 a bypass Lane all the way around the drive thru we have a loading dock or loading zone
56 dedicated in the back behind the building. We're very close to getting our alteration of
57 terrain permit. They've basically signed off on the design and we should be getting our
58 alteration of terrain permit, hopefully even next week. So basically, for stormwater
59 treatment, to meet your requirements and to meet the state's requirements , we're going
60 to be basically re- constructing the pond that's on this lot to make it deeper and larger.
61 So, they'll have wet ponds on either side of Silver fox Lane connected with culverts. And
62 that'll take care of 100% of the stormwater from this site, it all basically ends up going in
63 that direction, the way the lots shaped, or the lot sloped and, and so it all ends up in that
64 one pond. Our septic system is up by where the Exeter hospital was approved. And then
65 all of our services come off Silver fox Lane for water.

66 Water and Electric have already been stubbed to this lot that was stuck to all the lots
67 when the road was built. So, we already have a six-inch water main basically on the
68 property. The building will have sprinklers, and the electric is already there as well. And
69 we will have propane tanks for heating. They will be underground propane tanks. And
70 then landscaping, we have a landscaping plan. We also have a landscaping waiver. Just
71 the same waiver we requested I think on all of these lots. And we are in your
72 Groundwater Protection Zone. But because of that we did submit a conditional use
73 permit. And the reason we trigger that is that we're over 15% impervious for the lot,
74 which is the threshold, it's 5.2.11.2. We did request a conditional use permit. And we
75 have added sort of the standard notes that we've been adding to the site plan.

76

77 Motion:

78 Mr. Wood made a motion to accept the plan complete for jurisdiction. Mr. Plante
79 seconded the motion. The motion passed unanimously with a vote of 7 in favor, 0
80 opposed and 0 abstentions.

81

82 The Board discussed whether the plan has Regional Impact.

83 1. **School Impacts:** Does the development create a significant new student population affecting a regional school
84 district? The consensus was no.

85 2. **Traffic Generation:** Will the project generate traffic that will create an impact on
86 surrounding municipalities? The board poll resulted in 5 no's and two yeses .

87 3. **Road Networks:** Does the development provide the opportunity to create a more efficient road
88 network for the regional area or potentially affect regional travel patterns? The consensus was no.

89 4. **Building Size:** Is the proposed building greater than 50,000 square feet and located within 2,500
90 feet of a municipal line? The consensus was no.

91 5. **Visual Impacts:** Will the development create visual impacts to neighboring municipalities such as
92 light pollution, glare, or structures visible from neighboring municipalities? The consensus was no.

93 6. **Pollution:** Does the development propose the operation of a facility or business which would
94 generate excessive amounts of air pollution, wastewater discharge, noise, or hazardous waste
95 transport? The consensus was no.

96 7. **Water Supply Impacts:** Will the development require a major impact wetland permit from NH
97 DES? The consensus was no.

98 Will impacts to known aquifers occur? The consensus was no.

99 Does the project involve permitting for a large groundwater withdrawal? The consensus was
100 no.

101 Will the development cause negative impacts to another community's
102 municipal water supply? The consensus was no.

103 8. **Conservation Lands:** Does the development abut existing conservation lands, greenway, or existing
104 farmland such that coordination between municipalities could lead to the creation or preservation of
105 greenways or wildlife habitat areas or prevent fragmentation of forests, farms, or other conservation lands?
106 The consensus was no.

107

108 9. **Economic Impacts:** Does the development propose the creation of business or industry
109 that would significantly impact regional economic development? The Board poll resulted in
110 6 no's and 1 yes.

111 10. **Emergency Response:** Does the proposal create a significant increased demand for emergency
112 services response (including mutual aid) from abutting communities? The Board poll resulted in 6 no's

113 and 1 yes.

114 11. **Historic or Cultural Resources:** Does the proposed development have negative impacts on
115 historic or cultural resources that may have significance regionally? The consensus was no.

116 12. **Other:** Does the development create other regional impacts not listed in items 1 – 11
117 above? The consensus was no.

118
119 Motion:
120 Mr. Wood made a motion that this application will have no Regional Impact. Mr. Mcleod
121 seconded the motion. The motion passed with a vote of 6 in favor, 1 opposed, and 0
122 abstentions.

123
124 Mr. Wood asked if the Board was interested in having a one-way sign on the far side of
125 the entry?

126
127 Mr. Coronati proposed double do not enter signs and then a one-way sign for the
128 driveway.

129
130 The Board had a discussion with Mr. Coronati about the traffic pattern. Mr. Coppelman
131 said there was a lot of discussion at TRC about the traffic flow and about the one-way
132 entrance. The fact that the entrance on Silver Fox was going to be two ways. He did not
133 recall discussion about proposing new signage.

134
135 Mr. Coronati proposed adding a note on the plan that if there's a noticeable traffic
136 problem at that intersection, we could come back to the board and add some sort of
137 signage or those restrictions on cars entering the drive thru from Silver fox Lane. If it
138 becomes a problem.

139
140 Mr. McLeod said it seems like it is very congested in there.

141
142 Mrs. Luszcz asked if there was any data from existing Starbucks? Do they keep that
143 kind of data that says, what is the typical lineup in a seven o'clock weekday morning?
144 How many cars typically do they have? And how quickly does each car get through?
145 And I know that varies based on what they order, but typically, not a traffic study, an
146 actual Starbucks study?

147
148 Mr. Coronati said there is not of which he was aware. He further stated that there is no
149 standard pattern.

150

151 Ms. Gott was concerned about the density and how people are going to get across. Ms.
152 Gott stated that she thinks that people will use Silver Fox to come in.

153

154 According to Erica Yves Starbuck's uses box trucks for all of their deliveries.

155

156 Mr. Wood constructed a Condition of Approval stating the if traffic flow becomes
157 problematic at the Silver Fox entry the applicant shall come back to the Board for a site
158 plan amendment.

159

160 Mr. Reed said this should be a note on the plan then if they have traffic problems they
161 are compelled to come back and change their traffic pattern. This means they could lose
162 some parking spaces.

163

164 Mr. Wood said it now reads if traffic flow becomes problematic at the Silver Fox entry
165 the applicant shall come back to the Board for a site plan amendment.

166

167 Mr. Reed Polled the Board asking if the Board feels this note on the plan would meet the
168 criteria for the time when this might occur. The consensus was yes with one member not
169 agreeing.

170

171 Mr. Wood expressed that he was not clear on the second condition of approval which is
172 additional striping for crosswalks? He asked where?

173

174 Mr. Reed explained that he proposed two additional striped crosswalks at the rear tip
175 downs that go to the rear doors. One goes to Starbuck's, and one goes to the back of
176 the retail.

177

178

179

180 Poll:

181 The Board was polled to see if they agree with the condition of approval expressed as
182 *two additional striping for crosswalks at the tip downs for the loading zones*. The Board
183 unanimously agreed that the wording was correct.

184

185 Poll:

186 The Board was polled to see if they agree with the condition of approval expressed as

187 *Do not block striping to be added to prevent blocking of bypass lane by Silver Fox entry.*
188 The Board unanimously agreed that the wording was correct.

189
190 Ms. Gott said she would like to see crosswalks on the south and the west side of the
191 building. To have one crosswalk on each part so people could go to that crosswalk and
192 cross traffic.

193
194 Mr. Coronati agreed to extend the handicapped striping straight across and bring the
195 sidewalk in front of the building and add a crosswalk on the south side.

196
197 Ms. Bridgeo discussed questions that came from the TRC meeting to see if they have
198 been addressed yet.

199
200 Mr. Coronati said that the questions had been addressed at the meeting. He stated that
201 the road is private, it is the owners of these lots that have to maintain everything. The
202 town has no obligation to maintain any of Silver Fox Drive.

203
204 Ms. Gott asked about the landscaping on the project, inquiring if the trees would be New
205 Hampshire non-invasive and native plants. Mr. Coronati said that there would be cedar,
206 locust, maple, and tupelo flowering plants. There would be a cherry-plum around the
207 exterior and quite a few different bushes up against the building.

208
209 Mr. Wood read a condition of approval concerning the landscaping saying *there will be*
210 *no invasive species in the landscape plan and plantings.* The Board all agreed that the
211 condition of approval would be acceptable.

212
213
214
215
216 Mr. Wood pointed out that they did not get a vote on the condition of approval regarding
217 *the run handicapped striping across the parking lot for use as a crosswalk with the tip*
218 *down from the sidewalk.* The Board then concurred that the condition of approval would
219 be acceptable.

220
221 Mr. . Reed said that they have requested a waiver from the requirement to have a
222 Licensed Landscape Architect and explains *that this is a private site, and we are*
223 *proposing substantial planting and there is no detrimental effect to the public safety,*

224 *health, or welfare or injurious to the other adjacent property. We are requesting a waiver*
225 *from having a Licensed Landscape Architect draft and stamp the plan as we have hired*
226 *LM Land Design, Lise McNaughton from Brentwood, NH to do the planting design work.*
227 *Lise is more than qualified to provide landscape plans as you can see by the variety of*
228 *plantings selected.*

229

230 Motion:

231 Mr. Wood made a motion to grant the waiver from site plan regulation section 6.10.04
232 Licensed Landscape Architect. Mrs. Luszcz seconded the motion. The motion passed
233 with a vote of 6 in favor, 1 opposed and 0 abstentions.

234

235 Ms. Bridgeo commented if this is a continual that we don't use an architect and we don't
236 see the need as a town regulation that we look into addressing why we have it as a
237 regulation.

238

239 Mr. Wood said that just as a point of information, it's in the site plan regulations. And
240 therefore, we can just hold a public hearing, we don't have to go to a warrant.

241

242 Mr. Reed read that Conditional Use Permits are subject to site plan approval by the
243 Planning Board, Raymond Zoning Ordinance Article 5 Section 5.2 referring to the map
244 239 and lot 42-1 with the name of Starbuck's on Silver Fox Land in Raymond, NH for
245 Rachel Miller with Alrig, USA. *The issuance of a Conditional Use Permit is subject to*
246 *Site Plan Approval by the Planning Board. The Planning Board may grant a Conditional*
247 *Use Permit for a use that is otherwise permitted within the underlying district, if the*
248 *permitted use is or is involved in one or more of the following:*

249 *5.2.11.2. Any use that will render impervious more than 15% or 2,500 square feet of any*
250 *lot, whichever is greater.*

251 *5.2.11.3. In granting such approval the Planning Board must first determine that the*
252 *proposed use is not a prohibited use and will be in compliance with the Performance*
253 *Standards as well as all applicable local, state, and federal requirements. The Planning*
254 *Board may, at its discretion, require a performance guarantee or bond, in an amount*
255 *and with surety conditions satisfactory to the Board, to be posted to ensure completion*
256 *of construction of any facilities required for compliance with the Performance Standards.*
257 *The amount of this bond shall be in addition to any other bond required by the Board*
258 *under either the Subdivision or Site Plan Review Regulations.*

259 Mr. Reed explained that Mr. Coronati shared with us earlier that they exceeded the
260 15%. And he went through a detailed description of how they were handling the

261 stormwater introduction. Mr. Reed asked if they were very close to getting their state
262 permit?

263
264 Mr. Coronati replied yes and that the plan that the Board has is dated March 21, 2022.
265 One item that is not on the plan yet is a note from Fish and Game referencing turtles
266 and a snake seen on the property.

267
268 Motion:
269 Mr. Plante made a motion that Map number 239, lot 42-1, application date 11/18/21,
270 project name is Starbucks proposed site plan, location Silver fox Lane Raymond New
271 Hampshire. Commercial C1 zone. No industrial commercial square footage. Applicant
272 Agent information name Rachel Miller. Condition Uses the issuance of a conditional use
273 permit is subject to site plan approval by the Planning Board, the planning board may
274 grant a conditional use permit for a use that is otherwise permitted within the underlying
275 district, if the permitted use is or is involved in one or more of the following 5.2.11.2. Any
276 use that will render in previous impervious more than 15% or 2500 square feet of any lot
277 whichever is greater. Mr. Wood seconded the motion. The motion passed with 5 in
278 favor, 2 opposed and 0 abstentions.

279
280 Mrs. Luszczyk asked about the February 9 letter from Dubois and King all the way down
281 the bottom number 2 about the lighting standards? No upward distribution of light. That's
282 been addressed.

283
284 Mr. Coronati confirmed that it had been addressed. He further explained we did submit a
285 separate plan from the architect. We'd originally submitted one and then Starbucks
286 wanted to have their own lighting consultants do their lighting plan. We submitted that
287 back in, I guess February 3. But it was not part of our set, but you do have it in your file.

288
289 Mr. Wood asked that the plan would conform with our Dark Sky ordinance?

290
291 Mr. Coronati said that it would.

292
293 Mr. Wood said *a Lighting plan shall be included in the plan set along with a statement*
294 *confirming compliance with Raymond's dark sky regulations.*

295
296 Poll:
297 All those in favor of that additional note? The consensus was unanimous.

298
299 Motion:
300 Mr. Wood made a motion saying as a preamble to the motion. This application with its
301 granted waiver and Conditional Use Permit substantially complies with Raymond
302 zoning, and I make a motion to approve application 2021-021. A site plan application for
303 the Starbucks at Silver Fox Lane. Tax map 29-3, lot 42-1 subject to the following
304 conditions. The following conditions shall apply the conditions of approval designated as
305 conditions precedent must be completed within six months unless otherwise specified or
306 this approval shall become null and void.
307 Following our conditions precedent,
308 A. applicant must obtain all required local state federal permitting for the project and can
309 provide copies of the same to the Community Development Department.
310 B. all fees authorized to be charged the applicant pursuant to the Raymond Site Plan
311 Review regulations including but not limited to application fees costs of special studies,
312 legal and engineering review shall be paid by the applicant.
313 C. impact fee shall be assessed for the site plan.
314 D. deeds, easements, conservation easements, condominium documents, maintenance
315 agreements and any other legal documentation pertinent to this project will be reviewed
316 and approved by town council, and where applicable the board of selectmen pursuant to
317 RSA code 41:14 A.
318 E. The applicant shall address to the satisfaction of the town's review engineer any
319 remaining engineering issues identified during the peer review written concurrence from
320 the town's review engineer. And the Raymond Community Development Director with a
321 design correction of any identifying engineering issues shall be required prior to the final
322 plan approval.
323 F. Within 30 days of the date of this decision May 9, 2022. A performance guarantee
324 agreement shall be executed between the town of Raymond and the applicant.
325 I. Failure to execute certain required agreement will result in approval revocation.
326 II. The following items must be completed within 24 months of the completion of
327 conditions precedent for the project constitute active and substantial development or
328 building pursuant to RSA 674:39A completion of all proposed improvements.
329 III. The following items must be completed within five years at the completion of
330 conditions precedent for the project to constitute substantial completion of the
331 improvements pursuant to RSA 674:39A completion of all proposed improvements
332 IV. The approval of this is subject to the following waivers as granted by the Raymond
333 Planning Board:
334 V. site plan regulation 6.10.04 Licensed Landscape Architect granted April 7 2022.

335 This approval is subject to the following special permits as granted by the Planning
336 Board. Not applicable.

337 VI. This approval is subject to the following conditional use permit as granted by the
338 Planning Board:

339 Conditional Use Permit is groundwater conservation overlay district, and it has to do
340 with area of impervious surface.

341 VII. This approval is subject to the following variances granted by the Raymond Zoning
342 Board of adjustment. Not applicable.

343 VIII. other conditions imposed by the Planning Board

- 344 a. addition of a Do Not Enter sign and a one-way sign where the driveway off exit
345 Essex drive joins the parking lot.
- 346 b. 2 additional striping for crosswalks at the tip downs for loading zones at the back
347 of the building.
- 348 c. note on a plan if traffic flow becomes problematic at Silver fox entry applicant shall
349 come back to the board for site plan amendment.
- 350 d. quote "do not block" striping to be added to prevent blocking bypass Lane by the
351 Silver fox entry.
- 352 e. run handicapped striping across parking lot for use as a crosswalk with Tip downs
353 from the sidewalk
- 354 f. there shall be no invasive species in the landscape plan or plantings
- 355 g. lighting plan shall be included in the plan set along with a statement confirming
356 compliance with dark sky regulations

357 Mr. Plante seconded the motion. The motion passed with a vote of 6 in favor, 1 opposed
358 and 0 abstentions.

359
360

361 Ms. Gott said she was struggling with the traffic, and the density and the fact that we do
362 not know the other two building tenants. What that might manifest. She said that she
363 appreciated that there has been a lot of mitigation to a lot of their questions and
364 concerns, but she still has those other concerns.

365
366

367

368 Keith Smith

369 I'm here to discuss appointments to the ZBA. It did come up in September. And then in
370 October again, it came to light with the ZBA. And they said things historically, we have
371 done it this way. I had quoted in the ZBA rules and procedures. There's a procedure for

372 appointment, which capsulated everything falls to the Board of Selectmen. That's it, and
373 to confirm this, there's no appointments from other boards. I've gone to the New
374 Hampshire Municipal Association, the director of the New Hampshire Municipal
375 Association. Simply put, I asked him Can a Planning Board appoint one of their
376 members to the ZBA as the sitting voting member, the same as the BOS is allowed,
377 which the BOS is supposed to? Stephen Buckley, the head, the director that only the
378 Select Board appoints persons to sit on ZBA per RSA 673: 3, section 1, the statute is
379 very clear as to who has the authority, the Board of Selectmen, I have all the RSA' s.
380 have read the planning rules and procedures. There's nothing in the planning rules and
381 procedures that pertains to you appointing a member to another board. It's very clear in
382 the rules and procedures for Raymond and very clear in chapter 673. All the local land
383 use boards, that this goes to the legislative body or the Board of Selectmen. In our case,
384 the legislative body has turned it over to the Board of Selectmen for a vote. So that's
385 basically it because Brad has resigned. So, there's an opening where they will be,
386 everything's in flux right now with all that's going on. I understand no appointments have
387 been made or anything else. But I feel this is very germane to what's going on right now.
388 If you guys go to do an appointment, by what authority? Were just because historically
389 we've been doing it. That's the way it's always been done. Just because something's
390 always been done doesn't make it correct.

391
392 Mr. Wood responded "I'd like to illuminate you. RSA 673 : 7 Planning Board members
393 serving on other local boards. Any two appointed or elected members of the Planning
394 Board in the city or town may also serve together on any other municipal board or
395 commission except that no more than one appointed or elected member of the Planning
396 Board shall serve on the Conservation Commission. The local governing body or a local
397 land use board as defined in RSA 672:7 and 672:7 is specific in that it says local land
398 use board means planning board, historic district commission, inspector of buildings,
399 building code, Board of Appeals and Zoning Board of Adjustment or any other board or
400 commission authorized under RSA 673. Established by a local legislative body. What
401 we do is we make a recommendation to the Selectmen.

402
403 Keith Smith
404 What that speaks to colon 7 says that you people can sit on more than one land use
405 board or the Conservation Commission. It doesn't say anything relative or germane to
406 you appointing a member of your board, where it does not say anything, it speaks to the
407 fact that you can sit on a couple of boards that's legal, but the appointments for the ZBA
408 come from the Board of Selectmen.

409 I want to be a full member of the ZBA. So, George, being the chairman of the board of
410 selectmen. I am hereby requesting to be on the agenda for an appointment for full
411 membership, your next meeting on the 11th.

412
413 The discussion continued Mr. Reed asked Mr. Smith to send all the information about
414 the RSA's and procedures to Christina so that the Board can go through it. Mr. Smith
415 asked Mr. Plante to be on the Selectmen's Agenda. Mr. Plante said he would look into
416 that.

417
418 Minutes:
419 A discussion of corrections was had regarding the February 17, 2022 draft minutes.

420
421 Motion:
422 Mr. Reed made a motion to accept the minutes from February 17, 2022 as amended.
423 Ms. Bridgeo seconded the motion. The motion passed with a vote of 3 in favor, 0
424 opposed and 4 abstentions.

425
426 A discussion of corrections was had regarding the March 3, 2022 draft minutes.

427
428 Motion:
429 Mr. Reed made a motion to accept the minutes from March 3, 2022 as amended. Ms.
430 Bridgeo seconded the motion. The motion passed with a vote of 3 in favor, 0 opposed
431 and 4 abstentions.

432
433 A discussion of corrections was had regarding the March 15, 2022 site walk draft
434 minutes.

435
436 Motion:
437 Mr. Reed made a motion to approve the minutes from March 15, 2022 as amended.
438 Mrs. Luszcz seconded the motion. The motion passed with a vote of 4 in favor, 0
439 opposed and 3 abstentions.

440
441 A discussion of corrections was had regarding the March 17, 2022 draft minutes.

442
443 Motion:
444 Mrs. Luszcz made a motion to approve the minutes from March 17, 2022 as amended.
445 Ms. Gott seconded the motion. The motion passed with a vote of 5 in favor, 0 opposed

446 and 2 abstentions.

447

448 Mr. Woods made an announcement that there will be a recount of the special meeting
449 ratification on Monday, April 11, 2022 at 5:00pm at Raymond High School Media
450 Center. The differential was between 162 yes votes and 61 no votes and yet we have to
451 recount.

452

453 Mr. Reed said they would table the minutes from the March 23, 2022 meeting until the
454 next meeting.

455

456 Motion:

457 Mr. Woods made a motion to adjourn. Mrs. Luszczyk seconded the motion. The motion
458 passed with a vote of 7 in favor, 0 opposed and 0 abstentions.

459

460 The meeting adjourned at approximately 9:59 pm.

461

462 Respectfully submitted,

463

464 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>

Performance Agreement

Application #2021-021

Starbucks

Raymond Tax Map 29-3 Lot 42-1

Silver Fox Lane, Raymond NH 03077

This Performance Agreement for an amended Site Plan Application for a Starbucks Restaurant, conditionally approved on April 7, 2022, by and between Jones & Beach Engineers on behalf of Rye Harbor Realty, LLC, with a principal address of 85 Portsmouth Avenue, Stratham, NH 03885 (hereinafter referred to as "PETITIONERS"), their heirs, successors and assigns, and the Raymond Planning Board, with participation of the Selectmen of the Town in their capacity as bearing responsibility for the maintenance of all roads and other public improvements, with a mailing address of 4 Epping Street, Raymond, New Hampshire 03077 (hereinafter referred to as "TOWN") represents the understanding between the parties with regard to the Raymond Planning Board granting conditional approval of a certain Site Plan Application for the PETITIONERS for property located on Silver Fox Lane, Raymond NH 03077.

WHEREAS the Raymond Planning Board is duly authorized to review and regulate Site Plans and has established regulations relating thereto, and;

WHEREAS, the PETITIONERS have applied for approval of a Site Plan all in compliance with the Town of Raymond Zoning Ordinance, Site Plan Regulations and Rules and Regulations of the Raymond Planning Board, and:

WHEREAS, the PETITIONERS have agreed to certain conditions and commitments for the development of the plan identified as:

- Prepared for: Rye Harbor Realty, LLC
- Prepared by: Jones & Beach Engineers, Inc.
- Map & Lot: Map 29-3, Lot 42-1
- Plan Date: November 18, 2021
- Plan Revision: March 21, 2022

NOW, THEREFORE, in consideration of the Raymond Planning Board granting conditional SITE PLAN approval, it is agreed:

I make a motion to approve Application #2021-015, a Site Plan application for a McDonald's Restaurant at 2 Essex Drive, Raymond NH subject to the following conditions:

- The following conditions shall apply: That the PETITIONERS shall abide by all Site Plan Regulations, Building Codes, and the Town of Raymond

Zoning Ordinance in effect as of the date herein and made a part of this agreement.

- The PETITIONERS will be responsible for obtaining such State and Federal permits as may be necessary or occasioned by the proposed development.

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. Impact fees shall not be assessed for this Site Plan.
 - c. Deeds, easements, conservation easements, 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.
 - d. Within 30 days of the date of this decision (May 9, 2022), 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.
 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:
 - a. Completion of all proposed improvements.
 4. This approval is subject to the following waivers, as granted by the Raymond Planning Board:
 - a. **Site Plan Regulation 6.10.04 – Licensed Landscape Architect- April 7, 2022**

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 a Condition Use Permit, as granted by the Planning Board:
 - a. **Conditional use permit – Groundwater Conservation Overlay District – April 7, 2022**
7. This approval is subject to the following variances, as granted by the Raymond Zoning Board of Adjustment:
 - a. NA
8. Other Conditions imposed by the Planning Board:
 - a) Striping of Essex Road – left turn/straight thru arrow-right turn arrow. This is a recommendation for McDonald's, Domino's, or Starbucks – whomever starts striping their parking spaces first.
 - b) The egress for construction of Starbucks from Essex Road onto site is entrance only and exit out onto Silver Fox Lane for control of dirt/mud from the construction site.
 - c) Traffic comments – updated traffic letter from Steve Pernaw
 - d) Before occupancy permit is given to either Domino's or Starbucks (whichever is first) the topcoat needs to go down on Silver Fox Lane. Applicant needs to adjust manhole/catch basin rim elevations to be flush with pavement.
 - e) Addition of a "do not enter" and "one way" sign where the driveway off Essex Drive joins the parking lot.
 - f) Two additional striping for crosswalks at the tip downs for loading zones on the back of the building.
 - g) Add a note to the plan that if traffic flow becomes problematic at Silver Fox Lane entry, the applicant shall come back to the Planning Board for site plan amendment.
 - h) "Do not block" striping to be added to prevent blocking of bypass lane by Silver Fox Lane entry.
 - i) Run handicap striping across the parking lot for use as a crosswalk with tip down from sidewalk.
 - j) There shall be no invasive species in the landscape plan and plantings.
 - k) Lighting plan shall be included in site plan along with a statement confirming compliance with the town's dark sky regulations.

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
Brad Reed, Chair		x			
Gretchen Gott			x		
Patricia Bridgeo, Vice Chair		x			
Jim Mcleod, Alternate		x			
George Plante, Selectmen Rep.	Second	x			
Jonathan Wood, Alternate	Motion	x			
Diana Luszc		x			

Petitioner/Representative

Planning Technician

Witness

Witness

Date

Date