



TOWN OF RAYMOND

Planning Board Agenda

August 5, 2021

7:00 p.m. - Raymond High School
Media Center - 45 Harriman Hill
Application #2021-002, 009, & 010

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. Public Meeting

Application will be continued:

- A) **Application #2021-002:** A Subdivision Application has been submitted by Paul Dobberstein on behalf of Jean-Marc Meunier. The applicant is proposing to subdivide for property identified as Raymond Tax Map 35 Lot 54 located at 11 Old Ham Rd. Raymond NH, 03077 and is within Zone B.
- B) **Application #2021-009:** An application for a 2-unit condominium subdivision has been submitted by Scott Frankiewicz of NH Land Consultants on behalf of Noble Homes, LLC for property identified as Raymond Tax Map 18/Lot 17, located at 82A Prescott Road within Zone B.
- C) **Application # 2021-010:** A site plan application and a conditional use permit has been submitted by Panciocco Law, LLC on behalf of Tom & Dee's Auto Sales, LLC, for property identified as Raymond Tax Map 22/ Lot 35 located at 39 Old Manchester Road within Zone C1. The applicant is proposing a used auto dealership.

D) Approval of Minutes

- a. 07/15/2021

* 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 August 19, 2021.



TOWN OF RAYMOND

Planning Board Agenda

August 5, 2021

7:00 p.m. - Raymond High School
Media Center - 45 Harriman Hill
Application #2021-002, 009, & 010

E) Public Comment

F) Other Business

- Staff Updates – Exeter Hospital Extension Request
- Board Member Updates
- Any other business brought before the board

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

Planning Board Meeting Dates 2021	
Submittal Deadline for Completed Application & Materials	Planning Board Meeting Dates (1st & 3rd Thursdays of the Month)
July 01, 2021	August 05, 2021 Tom & Dee Auto & Old Ham & Noble Homes
July 15, 2021	August 19, 2021 Grant's Towing
August 05, 2021	September 02, 2021
August 19, 2021	September 16, 2021
September 02, 2021	October 07, 2021
September 16, 2021	October 21, 2021
October 07, 2021	November 04, 2021
October 21, 2021	November 18, 2021
November 04, 2021	December 02, 2021
November 18, 2021	December 16, 2021

* 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 August 19, 2021.



TRANSMITTAL:

Date: 6-3-2021

To: Town of Raymond
Planning Department
4 Epping Street
Raymond, NH 03077

Re: Condominium Subdivision on Tax Map 18 Lot 17, Nobel Homes, LLC (Shane Carter), 82A Prescott Road, Raymond, NH 03077

The following items are enclosed:

- Application, checklist and fees
- 10 Sets of 11"x17" plans
- 6 Sets of 22" x 34" plans
- Copies of approved septic designs (1 design per unit)
- Copy of approved driveway permit
- Draft Condominium Documents

Sincerely,
Scott R. Frankiewicz, LLS

Noble Homes

Naomi Butterfield <naomi@mitchellmunigroup.com>

Thu 6/22/2021 4:18 PM

To: Christina McCarthy <cmccarthy@raymondnh.gov>

Good afternoon, Christina.

I have looked through the Noble Homes Condo Assoc. Bylaws as requested by Laura and there is nothing that stands out as a problem from the Town's standpoint.

Let me know if you have any further questions.

Naomi N. Butterfield
Mitchell Municipal Group, P.A.
25 Beacon Street East
Laconia NH 03246
603-524-3885
naomi@mitchellmunigroup.com
www.mitchellmunicipalgroup.com



Total Control Panel

[Login](#)

To: cmccarthy@raymondnh.gov [Remove this sender from my allow list](#)

From:
naomi@mitchellmunigroup.com

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



SUBDIVISION APPLICATION

Town of Raymond NH

Map # 18 Lot # 17 Application Date 6-3-2021 Application # _____

Project Name: 82A Prescott Road Condominium Subdivision

Location: 82A Prescott Road

Project Description: 2 unit condominium subdivision

Zone: B New Industrial / Commercial Square Footage: N/A or Number of Residential Units: 2

Applicant/Agent Information:

Name: Shane Carter Phone: 603-303-7206

Company: Noble Homes, LLC Fax: NA

Address: P.O. Box 185, Deerfield, NH 03037

Signed*:  Date: 6/2/2021

****Requires notarized letter of permission.***

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, during normal business hours to ensure compliance with all Raymond Zoning and Site Review regulations while your application is under consideration and during any construction and operational phases after approval is granted.

Owner Information:

Name: Same as applicant/agent Phone: _____

Company: _____ Fax: _____

Address: _____

Signed: _____ Date: _____

Designers of Record:

Engineer: N/A

Surveyor: New Hampshire Land Consultants, PLLC (Scott Frankiewicz)

Soil Scientist: West Environmental (Mark West)

Landscape Architect: N/A

Fees: See Attached Fee Schedule

FOR OFFICE USE ONLY

Date Application Received: _____ Total Fees Collected with Application: \$ _____ *Abutters*

List Received: _____ Check List Received: _____

PB Hearing Date: _____ Notice Date: _____

PB Application Acceptance Date: _____



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 1/15/2021

APPROVAL NUMBER: eCA2021011506

I. PROPERTY INFORMATION

Address: 82-1 PRESCOTT ROAD
RAYMOND NH 03077
Subdivision Approval No.: ESA2021011502
Subdivision Name: NORTON
County: ROCKINGHAM
Tax Map/Lot No.: 18/17

II. OWNER INFORMATION

Name: SHANE - CARTER
Address: NOBLE HOMES, LLC
P.O. BOX 185
P.O.
DEERFIELD NH 03037

III. APPLICANT INFORMATION

Name: SCOTT R FRANKIEWICZ
Address: 26 CORBETT RD
BARRINGTON NH 03825

IV. DESIGNER INFORMATION

Name: SCOTT R FRANKIEWICZ
Address: 26 CORBETT RD
BARRINGTON NH 03825
Permit No.: 01348

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: ENVIROSEPTIC

B. NO. OF BEDROOMS: 3

C. APPROVED FLOW: 450 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. Approved for Unit # 1 for a 3-bedroom; total flow 450 GPD.
2. Both units are to remain in common ownership. If units are sold separately, a subdivision approval is required to create condominiums [all requirements in Env-Wq 1000 must be met for the subdivision approval].
3. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
4. If construction on this lot involves dredge or fill in a jurisdictional wetland or stream, DES Wetlands Bureau approval is required prior to construction per RSA 482-A.
5. No waivers have been approved.

Taylor L. Walter
Subsurface Systems Bureau

DES Web Site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 1/15/2025, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202100077-1
APPROVAL NUMBER: eCA2021011506
RECEIVED DATE: January 13, 2021
TYPE OF SYSTEM: ENVIROSEPTIC
NUMBER OF BEDROOMS: 3



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 1/15/2021

APPROVAL NUMBER: eCA2021011507

I. PROPERTY INFORMATION

Address: 82-2 PRESCOTT ROAD
RAYMOND NH 03077
Subdivision Approval No.: ESA2021011502
Subdivision Name: NORTON
County: ROCKINGHAM
Tax Map/Lot No.: 18/17

II. OWNER INFORMATION

Name: SHANE - CARTER
Address: NOBLE HOMES, LLC
P.O. BOX 185
DEERFIELD NH 03037

III. APPLICANT INFORMATION

Name: SCOTT R FRANKIEWICZ
Address: 26 CORBETT RD
BARRINGTON NH 03825

IV. DESIGNER INFORMATION

Name: SCOTT R FRANKIEWICZ
Address: 26 CORBETT RD
BARRINGTON NH 03825
Permit No.: 01348

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: ENVIROSEPTIC

B. NO. OF BEDROOMS: 3

C. APPROVED FLOW: 450 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. Approved for Unit # 2 for a 3-bedroom; total flow 450 GPD.
2. Both units are to remain in common ownership. If units are sold separately, a subdivision approval is required to create condominiums [all requirements in Env-Wq 1000 must be met for the subdivision approval].
3. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
4. No waivers have been approved.

Taylor L. Walter
Subsurface Systems Bureau

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- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202100078-1
APPROVAL NUMBER: eCA2021011507
RECEIVED DATE: January 13, 2021
TYPE OF SYSTEM: ENVIROSEPTIC
NUMBER OF BEDROOMS: 3

- NOTES:**
1. THIS SEPTIC TANK SYSTEM IS DESIGNED TO SERVE THE PROPOSED BUILDING. NO GUARANTEE OR OPINION AS TO THE ACCURACY OF THE SURVEY IS MADE. THE INSTALLER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTY LINES AS TO BE DETERMINED BY THE CONTRACTOR.
 2. THE INSTALLER SHALL NOT ALLOW ANY VEHICULAR TRAFFIC TO OCCUR ACROSS THE PROPOSED LEACH FIELD AREA AT ANY TIME EXCEPT DURING THE CONSTRUCTION OF THE LEACH FIELD.
 3. THERE ARE NO OPEN WATER OR HYDRAIC "A" SOILS WITHIN 75' OF THE PROPOSED SYSTEM OR ITS COMPONENTS. THERE ARE NO PUBLIC "B" SOILS WITHIN 50' OF THIS PROPOSED SYSTEM OR COMPONENTS.
 4. FIELD IS TO BE REBUILT IN PLACE IF REPLACEMENT BECOMES NECESSARY.
 5. ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE OPPEL LEACHING TRENCH AND LEACHING FROM THE TRENCH TO THE LEACH FIELD SHALL BE MADE WITH WATER TIGHT, TUBULAR JOINT CONNECTIONS.
 6. ALL ELEVATIONS AND GRADES ARE REFERENCED FROM 13.1 M. DATUMED HEREON.
 7. SCAFFOLDING SHALL BE USED TO PLACE/INSTALL/ADJUST PREPARATION TO AVOID COMPACTING OR DAMAGING THE LEACH FIELD SURFACE.
 8. MAINTAIN 8-12 INCHES OF FILL BETWEEN EQUIPMENT TRACKS AND PREPARED SURFACE.
 9. FILL MATERIAL SHALL BE A MEDIUM TO COARSE WASHED SAND, AS DEFINED BY THE USGS, 525 CLASSIFICATION, WITH AN EFFECTIVE SIZE OF 0.25 TO 2.0 MM.
 10. SOILS DATA AT THE LEACH FIELD TRENCH/LEACHING TRENCH ARE: GROUP 1
 11. SUBSTATION APPROX. FINISHING
 12. SUBSTATION APPROX. FINISHING
 13. WATER IS SUPPLIED BY ON-SITE WELL.
 14. REMOVE ANY RESTRICTIVE LAYERS FOUND DURING CONSTRUCTION TO THE DEPTH.
 15. MAINTAIN TREES WITHIN 10' OF THE LEACHFIELD.
 16. ANY DISCREPANCIES OF DESIGN INFORMATION FOUND DURING CONSTRUCTION SHALL BE REPORTED.
 17. THE PROPOSED SYSTEM IS NOT WITHIN 100' OF ANY KNOWN BURIAL SITES OR ENGINEERS.
 18. ENVIRONMENTAL RESTRICTIONS ARE APPROVED BY THE STATE OF NEW HAMPSHIRE.
 19. ENVIRONMENTAL RESTRICTIONS ARE APPROVED BY THE STATE OF NEW HAMPSHIRE.
 20. ENVIRONMENTAL RESTRICTIONS ARE APPROVED BY THE STATE OF NEW HAMPSHIRE.
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 22. ENVIRONMENTAL RESTRICTIONS ARE APPROVED BY THE STATE OF NEW HAMPSHIRE.
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 24. METALS DELIMITED BY WEST ENVIRONMENTAL MARK WEST, INC.
 25. SEPTIC TANK WILL BE COATED WITH A SEALANT IN ACCORDANCE WITH 1060.04

PG. 1842 REGENCY OF DEEDS, ROCKINGHAM

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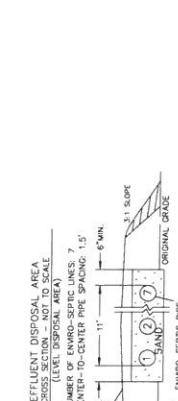
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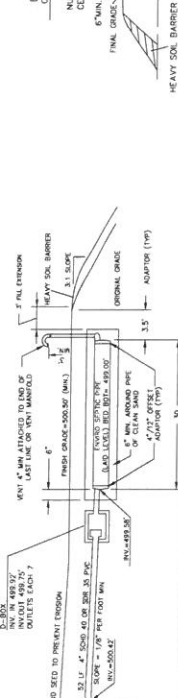
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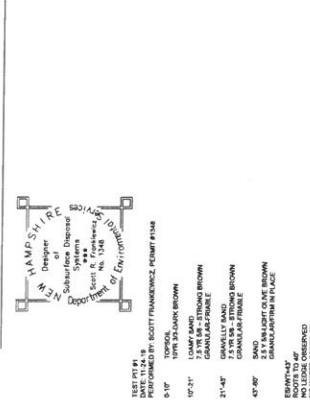
PG. 1842 REGENCY OF DEEDS, ROCKINGHAM



TYPICAL CROSS SECTION (NOT TO SCALE)



PROFILE (NOT TO SCALE)



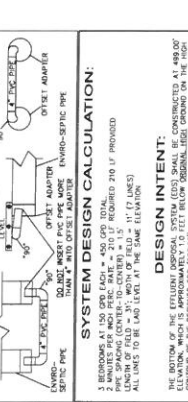
RAISED CONNECTION (NOT TO SCALE)

SYSTEM DESIGN CALCULATION:

3 BEDROOMS AT 150 GPD EACH = 450 GPD TOTAL
 150 GPD TOTAL (WATER) + 450 GPD TOTAL (SEWAGE) = 600 GPD TOTAL
 LENGTH OF FIELD = 31'; WIDTH OF FIELD = 11'-7" LINES
 ALL LINES TO BE 6" DIA. AND SLOPE AT THE SAME ELEVATION

DESIGN INTENT:

THE SYSTEM OF THIS SEPTIC TANK SHALL BE CONSTRUCTED AT APPROXIMATE ELEVATION, WHICH IS APPROXIMATELY 1.5 FEET BELOW SUBMERGED SURFACE OF THE 48" DIA. CONTOUR OF THE DEGRADED EDGE (500.00)



LOT LOADING CALCULATION

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1-15-21	ADDED NOTE #15	SRF

REVISIONS AND APPROVED

DATE: 11-11-21
 DRAWN BY: SRF
 CHECKED BY: SRF
 SCALE: 1"=100'

LOT LOADING CALCULATION

COMPOSITE AVERAGE GRADE OF LOT = 31'
 150' x 150' = 22,500 SQ FT
 22,500 SQ FT x 1.5 = 33,750 GPD
 33,750 GPD / 150 GPD = 225 LINES

REVISIONS AND APPROVED

DATE: 11-11-21
 DRAWN BY: SRF
 CHECKED BY: SRF
 SCALE: 1"=100'

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N.H. LAND Consultants
 SURVEYING & LAND PLANNING REAL ESTATE
 800 WEST WINDY HOLLOW, WARRIMORO, NH 03281 PH: 603-941-9225 WEBSITE: NH.LANDCONSULTING.COM

SEPTIC PLAN #1
 TAX MAP 18 LOT 17
 OWNED BY
 NOBLE HOMES, LLC
 82A PRESCOTT ROAD, RAMOND, NH
 BOOK 8216 PAGE 1842

SCALE: 1"=20'
 ROCKINGHAM CO.
 DATE: JANUARY 2021
 SHEET: 1 OF 1

VICINITY PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1-15-21	ADDED NOTE #15	SRF

REVISIONS AND APPROVED

DATE: 11-11-21
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REC'D 1/6/21

4 Epping St
Raymond
Dennise
O'Grady



TOWN OF RAYMOND, NEW HAMPSHIRE
DEPARTMENT OF PUBLIC WORKS
603-895-7036

DRIVEWAY PERMIT

PERMIT NUMBER: 2021-001

DATE: 1/20/21

Pursuant to NH RSA 236:13, pertinent provisions of the TOWN OF RAYMOND, NEW HAMPSHIRE code, regulations and relevant amendments, anyone wishing to move an existing driveway or install a new driveway to access a Town controlled road must secure an approved DRIVEWAY PERMIT from the Department of Public Works.

Name: Noble Homes LLC Fee Paid: _____

Address: PO Box 185 Map / Lot Number: 18/17

Deerfield NH 03037

Home Phone Number: 603-303-7206

Mobile Phone Number: 603-303-3414

E-mail Address: Kristin@ridgeviewconstruction.com

PERMIT FEE \$60.00
Make check payable to:
Town of Raymond, NH

DRIVEWAY INFORMATION:

Driveway status? New Existing

Will this driveway provide access to a residential use? Yes No

Will driveway serve more than one dwelling unit? Yes No

Will this driveway provide access to a commercial use? Yes No

Proposed surface material? Asphalt Pavement Concrete Pavement Gravel

Will construction impact? Sidewalk Curbing Stonewall Tree(s) with Town R.O.W

The Applicant / Property Owner, heirs, successors and assigns hereby agree that:

1. This driveway shall be installed in accordance with the attached Driveway Design and Construction Standards and any conditions to the approval of this Permit.
2. The Property Owner, heirs, successors and assigns will have continuing responsibility for the maintenance and adequacy of the driveway, grading, drainage, culvert, headwalls, vegetation impacting sight distance and other improvements made in connection with this driveway work.
3. This driveway shall be used for access only. An approval does not authorize parking within the Town Right of Way.
4. The Property Owner, heirs, successors and assigns shall hold harmless the Town of Raymond, its agents, employees and Boards against any action for injury or damage sustained by reason of exercising this DRIVEWAY PERMIT.
5. This parcel shall have no more than one driveway.
6. The final decision regarding driveway location and construction requirements rest with the Director of Public Works.
7. This Permit will expire in 1 year from the approval date if work is not completed per requirements



TOWN OF RAYMOND, NEW HAMPSHIRE
DEPARTMENT OF PUBLIC WORKS
603-895-7036

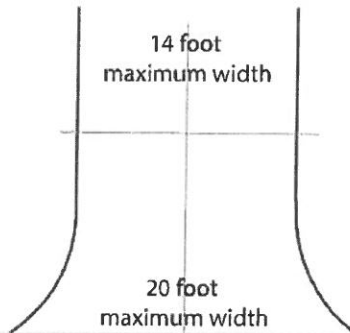
DRIVEWAY PERMIT

PERMIT NUMBER: 2021-001

PAGE 2

Design and Construction Standards

1. Within 25 feet of the Town road, a driveway shall not exceed ~~14~~^{20'} feet in width and transition to a maximum of 20 feet. The transition shall include a radius at each sideline of the driveway where it meets the road. The radius shall be a minimum of ~~8~~^{12'} feet. ~~20'~~^{20'}
2. To protect the road edge, all driveways shall be paved for a minumin distance of ~~10~~^{20'} feet from the road edge for the full width of the driveway and its radius transitions.
3. Pavement shall consist of bituminous asphalt concrete, concrete or smooth paving stones.
4. The driveway surface may change to gravel or other surface types beyond the required ~~40~~^{20'} foot paved apron.
5. Driveways shall meet the sideline of the street at ~~90~~⁹⁰ degrees.
6. Driveway grading at the driveway apron where it meets the road shall slope back away from the road surface at a minimum of 2% slope. No runoff from the driveway shall flow into the road.



SEE ATTACHED APPROVED PLAN

Alignment of driveway to meet the road edge at 90 degrees.

REC'D by US MAIL on 1-6-2021

CONTRACTOR: Ridgeview Construction LLC Date: 11-30-20
 Office Phone Number 603-303-7206 Mobile Phone Number 603-303-7206

DIRECTOR OF PUBLIC WORKS: APPROVED AS NOTED DENIED SPT/20 Date: 1.20.21



TOWN OF RAYMOND, NEW HAMPSHIRE
DEPARTMENT OF PUBLIC WORKS
603-895-7036

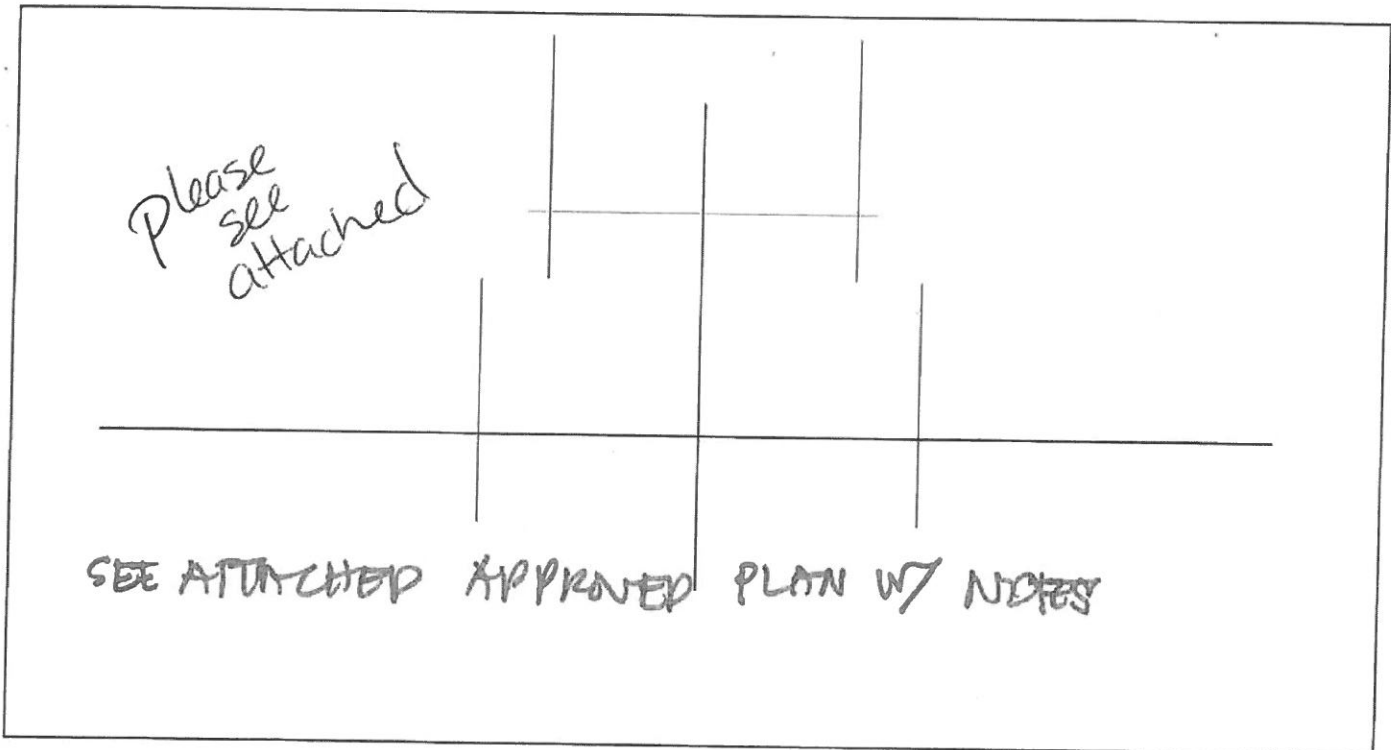
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PAGE 3

Provide a sketch of the proposed driveway location, dimensional and topographic information.

1. Location information to include horizontal distance from the point where the driveway center line meets the edge of the road to a nearby fixed landmark such as a utility pole.
2. Dimensional information to include driveway width at the street, width at a point 10 feet in from the edge of the road pavement, radius, overall length of driveway.
3. Topographic information to identify whether the driveway profile will travel higher than the road surface or drop below the road surface. Provide information regarding existing road side drainage facilities.



CONDITIONS OF APPROVAL:

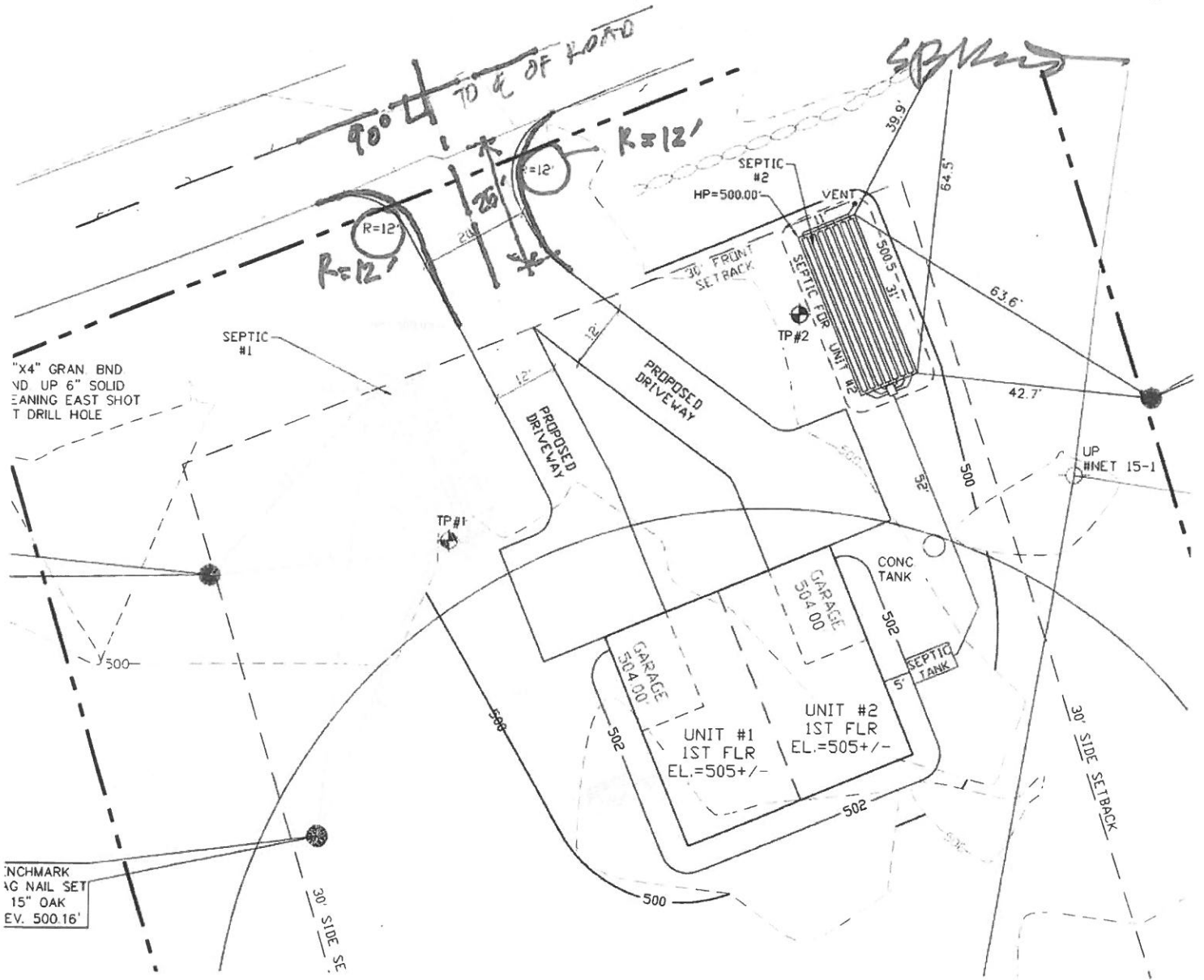
1 SEE NOTES ON PLAN

1 SHALL MEET DESIGN + CONST. STANDARDS AS
ADJUSTED FOR THIS 2 FAMILY STRUCTURE

1.19.21

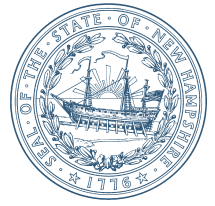
APPROVED PLAN

- 20' WIDE DRIVEWAY W/ 12' RADIUS
- FIRST 20' PAVED
- DRIVEWAY SLOPED BACK FROM STREET @ 2%





The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

APPROVAL FOR SUBDIVISION OF LAND

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN

SUBDIVISION APPROVAL DATE: 7/28/2021

APPROVAL NUMBER: eSA2021072801

I. PROJECT LOCATION

Subdivision Name: NOBLE HOMES
Address: 82 PRECOTT ROAD
RAYMOND NH 03077
Tax Map: 18
Parent Lot No.: 17
No. of Lots: 2
Lot Nos.: 18-1, 18-2

II. OWNER INFORMATION

Name: SHANE CARTER
Address: NOBLE HOMES, LLC
P.O. BOX 185
DEERFIELD NH 03037

III. APPLICANT INFORMATION

Name: SCOTT R FRANKIEWICZ
Address: 26 CORBETT RD
BARRINGTON NH 03825

IV. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Subdivision of Land

A. OTHER CONDITIONS AND WAIVERS:

1. Approval for two (3) bedroom condominium units at 450gpd/unit, units 18-1 and 18-2.

IV. DESIGNER INFORMATION

Name: SCOTT R FRANKIEWICZ
Address: 26 CORBETT RD
BARRINGTON NH 03825
Permit No.: 01348

V. SURVEYOR INFORMATION

Name: SCOTT R FRANKIEWICZ
Address: 26 CORBETT RD
BARRINGTON NH 03825
Permit No.: 00945

Eric J. Thomas
Subsurface Systems Bureau

APPROVAL FOR SUBDIVISION OF LAND

V. GENERAL TERMS AND CONDITIONS: Applicable to this Approval for Subdivision of Land

- A. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- B. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Subdivision of Land. Approval by the Department of Environmental Services of any subdivision of land is based on plans and specifications supplied by the Applicant.
- C. This Approval for Subdivision of Land does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202104090-2

APPROVAL NUMBER: eSA2021072801

APPLICATION RECEIVED DATE: July 9, 2021

CONDOMINIUM SUBDIVISION PLAN FOR

NOBLE HOMES, LLC

TAX MAP 18, LOT 17

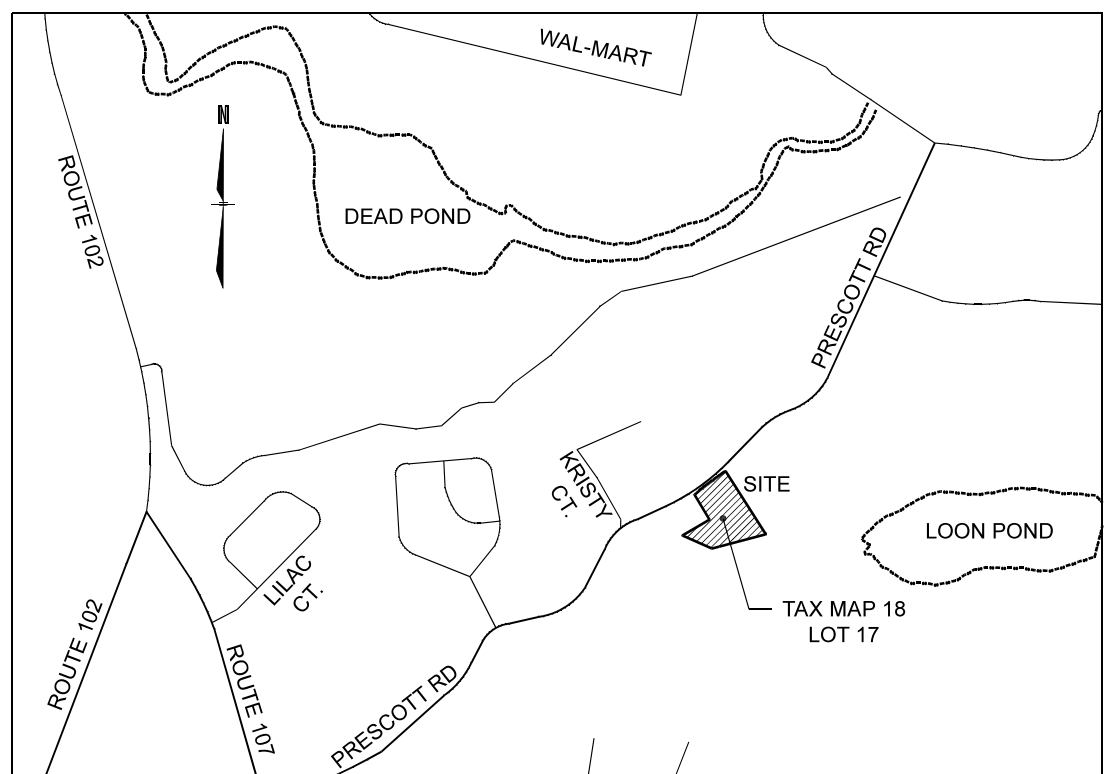
82A PRESCOTT ROAD, RAYMOND, NH

ROCKINGHAM CO.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A CONDOMINIUM SUBDIVISION.
2. THE PROPERTY IS DESIGNATED AS TAX MAP 18, LOT 17.
3. THE AREA OF THE EXISTING LOT 17 IS 2.0 ACRES (87,342 SQFT.)
4. THE CURRENT OWNER FOR LOT 17: NOBLE HOMES LLC, P.O. BOX 185, DEERFIELD NH 03037, BK 6216, PAGE 1642.
5. THE ZONING DESIGNATION FOR THE PROPERTY IS ZONE B RESIDENTIAL/ AGRICULTURAL DISTRICT.
6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE B RESIDENTIAL/ AGRICULTURAL DISTRICT:

MIN. ROAD FRONTAGE	=200'
MIN. LOT SIZE	=87,120 SF (2 ACRES)
MIN. ROAD SETBACK	=50'
MIN. SIDE/REAR SETBACK	=30'
WETLAND/WATERBODY SETBACK	=25'
MAXIMUM STRUCTURE HEIGHT	=30'
SEPTIC SETBACK	=50'/75' HYDRIC SOILS (OVERLAY DISTRICTS: NON APPLICABLE)
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8. THE PROPOSED USE OF TM 18 LOT 17 WILL BE CONDOMINIUMS.
9. SEE CONDOMINIUM DOCUMENTS TO BE RECORDED @ ROCKINGHAM REGISTRY OF DEEDS.
10. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
11. WATER TO BE PROVIDED BY ON-SITE WELLS.
12. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
13. ADJUTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITVIEW.UNH.EDU.
14. SHEET 4 OF 4 THIS SET WILL BE RECORDED. A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF RAYMOND.
15. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0194E. EFFECTIVE DATE: MAY 17, 2005. SITE RESIDES IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF RAYMOND SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
17. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
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20. NRCS SOILS DATA:
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 07-FREETOWN AND NATCHAUG MUCKY PEATS, PONDED, 0 TO 2 PERCENT SLOPES.



LOCATION PLAN
SCALE: 1"=1,000'

SHEET INDEX

DWG	SHT. NO.	DESCRIPTION
CVR	1 OF 4	COVER SHEET
ECP	2 OF 4	EXISTING CONDITIONS
PCP	3 OF 4	PROPOSED CONDITIONS
PSP	4 OF 4	PROPOSED CONDOMINIUM SUBDIVISION

PROFESSIONAL CONSULTANTS LIST

SURVEYOR: NEW HAMPSHIRE LAND CONSULTANTS, PLLC.
683C FIRST NH TURNPIKE (RT.4)
NORTHWOOD, NH 03261 PH:(603) 942-9220

WETLAND SCIENTIST: WEST ENVIRONMENTAL INC., MARK WEST,
CERTIFIED WETLANDS SCIENTIST,
48 STEVENS ROAD, NOTTINGHAM, NH 03290
PH: 603-734-4298, FAX: 603-734-4316



OWNER/APPLICANT:

NOBLE HOMES, LLC
P.O. BOX 185,
DEERFIELD NH, 03037
BK 6216 PG 1642

INITIAL PLAN SET SUBMISSION DATE

JUNE 3, 2021

Latest revision date:

NOTE:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF RAYMOND REGULATIONS AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. NEW HAMPSHIRE LAND CONSULTANTS, PLLC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY UTILITIES WHETHER THEY BE ABOVE OR BELOW GROUND. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233).

REVIEWED AND APPROVED

IN ACCORDANCE WITH THE REQUIREMENTS OF THE NH DEPT OF ENVIRONMENTAL SERVICES

NO.	DESCRIPTION	BY
1	WATER DIVISION STAMP	TOB

Eric Thomas

Date: 7/28/2021

#eSA2021072801

N.H. LAND Consultants

SURVEYING • LAND PLANNING • REAL ESTATE
A VETERAN OWNED COMPANY

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

NEW HAMPSHIRE
Department of Environmental Services

Designer of
Subsurface Disposal
Systems

Scott R. Frankiewicz
No. 1348

NEW HAMPSHIRE
No. 945
SCOTT R.
FRANKIEWICZ

LICENSED SURVEYOR

SIGNATURE

COVER SHEET

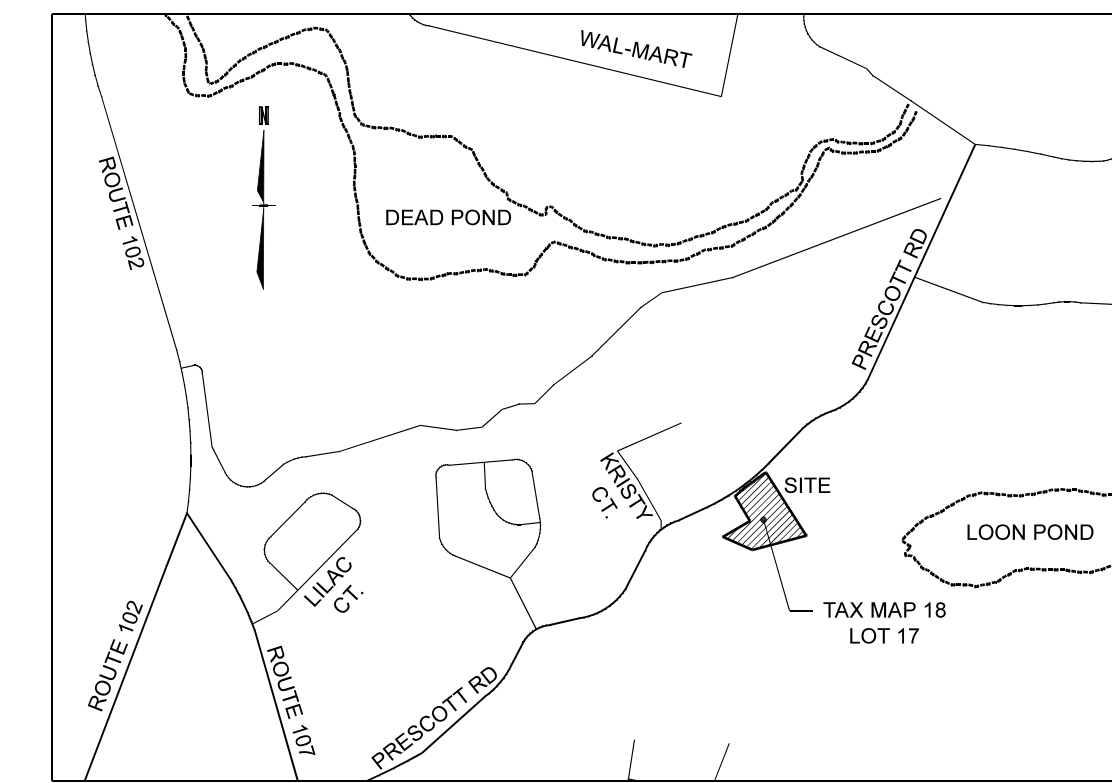
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82A PRESCOTT ROAD, RAYMOND, NH

OWNED BY
NOBLE HOMES, LLC
P.O. BOX 185, DEERFIELD NH, 03037
BOOK 6216 PAGE 1642

ROCKINGHAM CO.
JOB NO: 82.42
DATE: JUNE 3, 2021
CVR
SHT. 1 of 4

LEGEND

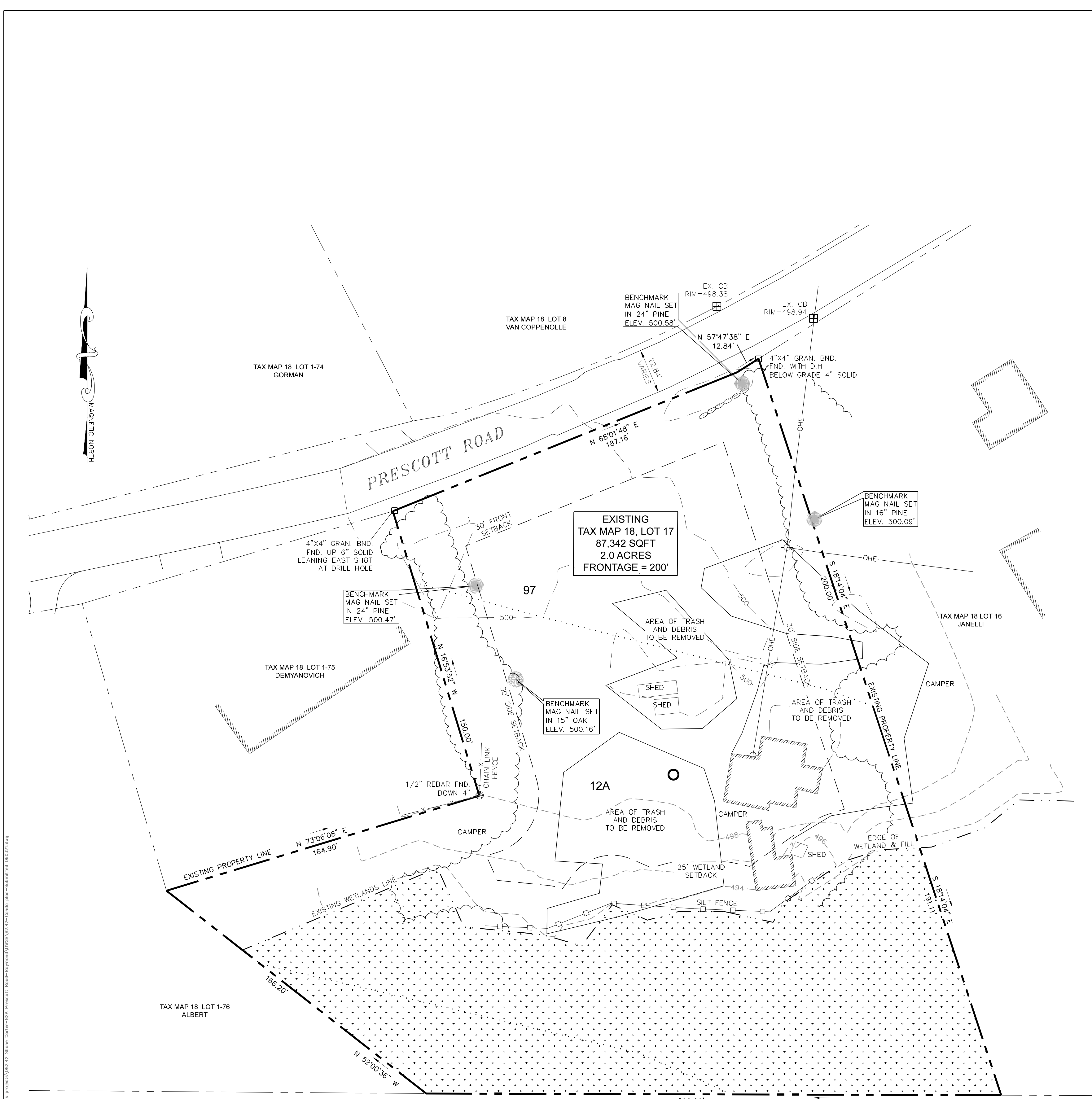
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- ABUTTERS PROPERTY LINES
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- EDGE OF PAVEMENT
- EXISTING TREELINE
- EXISTING CONTOUR (MNR)
- EXISTING CONTOUR (MJR)
- SOIL BOUNDARY/TYPE
- WETLANDS
- DRILL HOLE FOUND
- REBAR W/ CAP FOUND
- STONE BOUND FOUND
- EXISTING POWER POLE



LOCATION PLAN
SCALE: 1"=1,000'

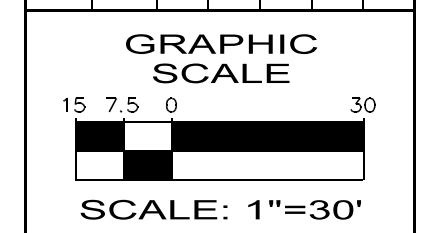
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- ABUTTERS LIST:**
- N/F
MAP 18 LOT 16
JOHN JANELLI
82 PRESCOTT RD,
RAYMOND, NH 03077
BOOK 3592 PAGE 1418
 - N/F
MAP 18 LOT 8
MARK & DIANE VAN COPPENOLLE
81 PRESCOTT RD,
RAYMOND, NH 03077
BOOK 3010 PAGE 1126
 - N/F
MAP 18 LOT 3-19
ALBERT & JOYCE WITHAM
131 OLDE CANTERBURY RD,
RAYMOND, NH 03077
BOOK 4357 PAGE 1088
 - N/F
MAP 18 LOT 1-76
MATHEW ALBERT &
TARA CANTELLI
16 FALCONE CIRCLE
HAMPTON, NH 03842
BOOK 5049 PAGE 1110
 - N/F
MAP 18 LOT 1-75
BRIAN DEMYANOVICH
672 LONDONDERRY TURNPIKE
AUBURN, NH 03032
BOOK 6087 PAGE 1484
 - N/F
MAP 18 LOT 1-74
GEORGE GORMAN
85 PRESCOTT RD,
RAYMOND, NH 03077
BOOK 3853 PAGE 1284



ENGINEER

REVISIONS		BY	DATE	DESCRIPTION
NO.	1		07/26/2021	ADDED WETLANDS STAMP



N.H. LAND Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM

EXISTING CONDITIONS PLAN
TAX MAP 18 LOT 17
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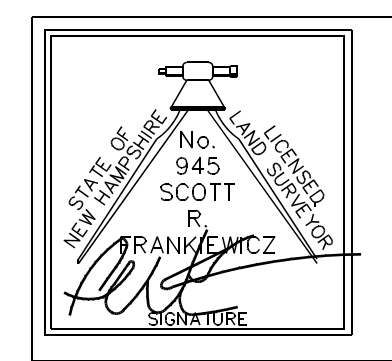
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BOOK 6216 PAGE 1642

ROCKINGHAM CO.
JOB NO: 82.42
DATE: JUNE 3, 2021

ECP
SHT. 2 of 4

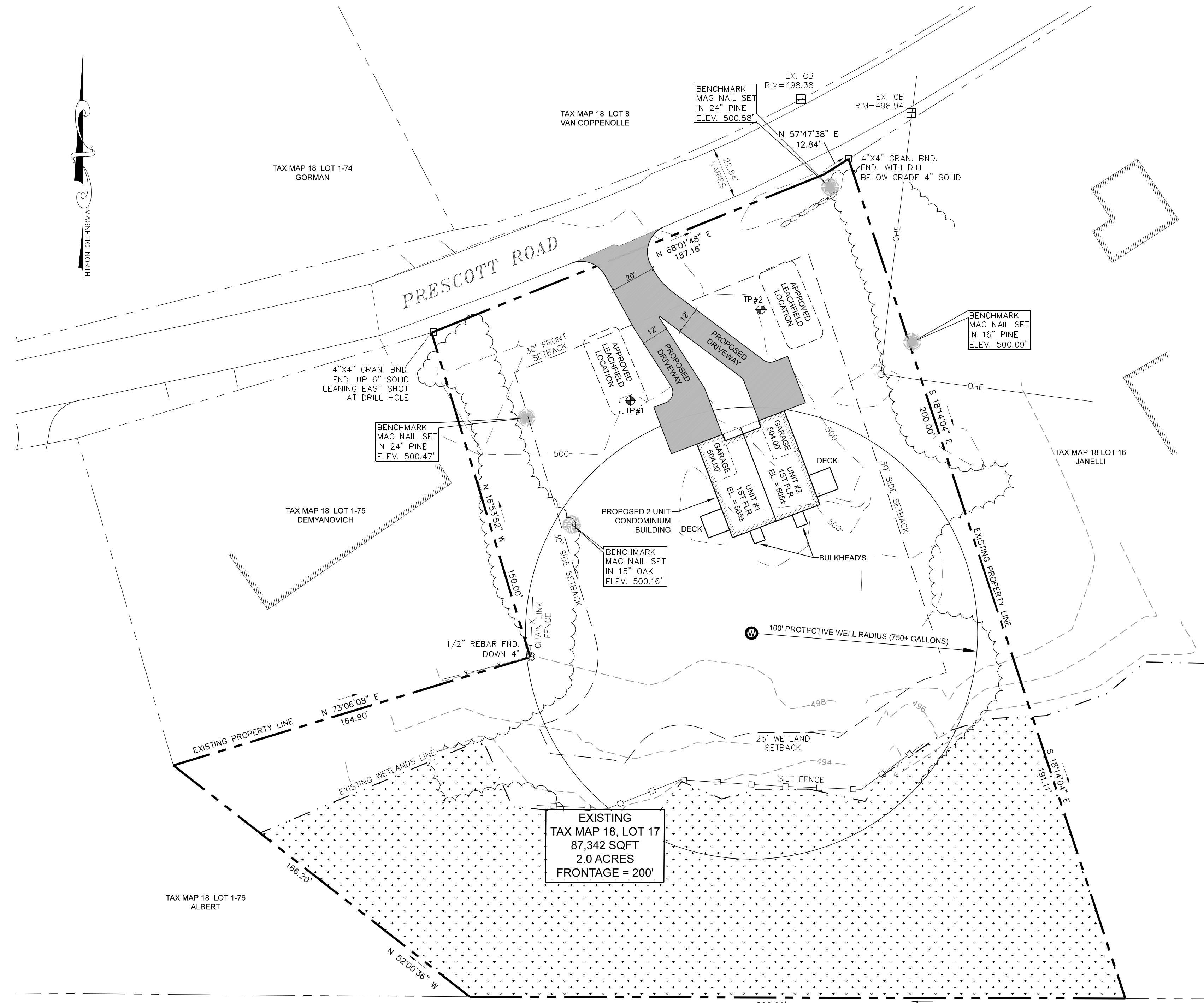
REVIEWED AND APPROVED
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NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION

Eric Thomas
Date: 7/28/2021
#eSA2021072801



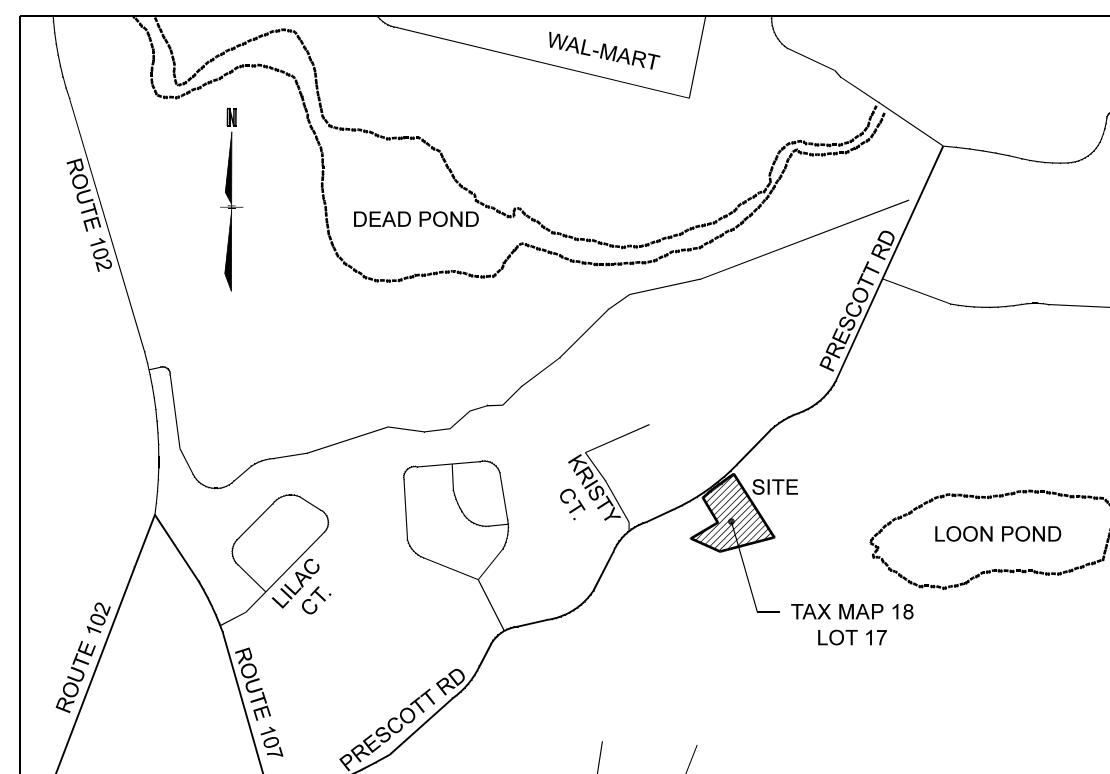
I CERTIFY THAT THIS PLAT IS BASED UPON THE PLAN REFERENCES AND A FIELD SURVEY CONDUCTED ON THE GROUND IN WINTER OF 2020, MEETING THE MINIMUM REQUIREMENTS FOR ACCURACY, 1:10,000 AND COMPLETENESS PER THE STATE OF NEW HAMPSHIRE AND THE TOWN OF RAYMOND, NH.

Scott R. Frankiewicz
SCOTT R. FRANKIEWICZ, LLS
DATE: 7-13-2021



- LEGEND**
- EXISTING STONEWALL
 - ABUTTERS PROPERTY LINES
 - SUBJECT PROPERTY LINES
 - EDGE OF PAVEMENT
 - PROPOSED DRIVEWAY
 - EXISTING TREELINE
 - EXISTING CONTOUR (MNR) -572-
 - EXISTING CONTOUR (MJR) -570-
 - EXISTING BLDG SETBACK
 - WETLANDS
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 - REBAR W/ CAP FOUND
 - STONE BOUND FOUND
 - PROPOSED WELL

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LOT LOADING CALCULATION:

COMPOSITE AVERAGE SLOPE OF LOT = 3%
 SOIL GROUP = 1 (EXCESSIVELY DRAINED)
 FACTOR = 1.0
 LOT SIZE = 0/2000*FACTOR
 = 900/2000*1.0
 = 0.45 ACRES / 19,602 SF (MIN.)
 EXISTING LOT AREA LESS WELL RADIUS & WETLANDS
 = 2.0 AC -0.653 AC (WELL)-0.725 AC (WETLANDS) = 0.622 Ac/27,084 SF

TEST PIT #1	TEST PIT #2
82A PRESCOTT ROAD RAYMOND, NH 11-24-2020 PERFORMED BY: SCOTT R FRANKIEWICZ, PERMIT #1348 WITNESSED BY: TOWN OF RAYMOND BUILDING/CODE INSPECTOR/HEALTH OFFICER, GREGORY ARVANITIS	82A PRESCOTT ROAD RAYMOND, NH 11-24-2020 PERFORMED BY: SCOTT R FRANKIEWICZ, PERMIT #1348 WITNESSED BY: TOWN OF RAYMOND BUILDING/CODE INSPECTOR/HEALTH OFFICER, GREGORY ARVANITIS
0-10" TOPSOIL 10YR 3/3 - DARK BROWN	0-10" TOPSOIL 10YR 3/3 - DARK BROWN
10-21" LOAMY SAND GRANULAR/FRIABLE 7.5YR 5/6-STRONG BROWN	10-20" LOAMY SAND GRANULAR/FRIABLE 7.5YR 5/6-STRONG BROWN
21-43" GRAVELLY SAND GRANULAR/FRIABLE 7.5YR 5/8-STRONG BROWN	20-42" GRAVELLY SAND GRANULAR/FRIABLE 7.5YR 5/8-STRONG BROWN
43-60" SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6-LIGHT OLIVE BROWN	42-60" SAND GRANULAR/FIRM IN PLACE 2.5Y 5/6-LIGHT OLIVE BROWN
ESHW = 43" ROOTS TO 40" NO LEDGE OBSERVED NO WATER OBSERVED PERC RATE = 2 MIN.	ESHW = 42" ROOTS TO 42" NO LEDGE OBSERVED NO WATER OBSERVED PERC RATE = 2 MIN.

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

Epic Thomas
 Date: 7/28/2021
 #eSA2021072801

NEW HAMPSHIRE
 Designer of
 Subsurface Disposal
 Systems

 Scott R. Frankiewicz
 No. 1348
 Department of Environmental Services

NO.	DATE	DESCRIPTION
1	07/26/2021	ADDED WETLANDS STAMP

GRAPHIC SCALE
 15 7.5 0 30
 SCALE: 1"=30'

N.H. LAND Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
 A Veteran Owned Company

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

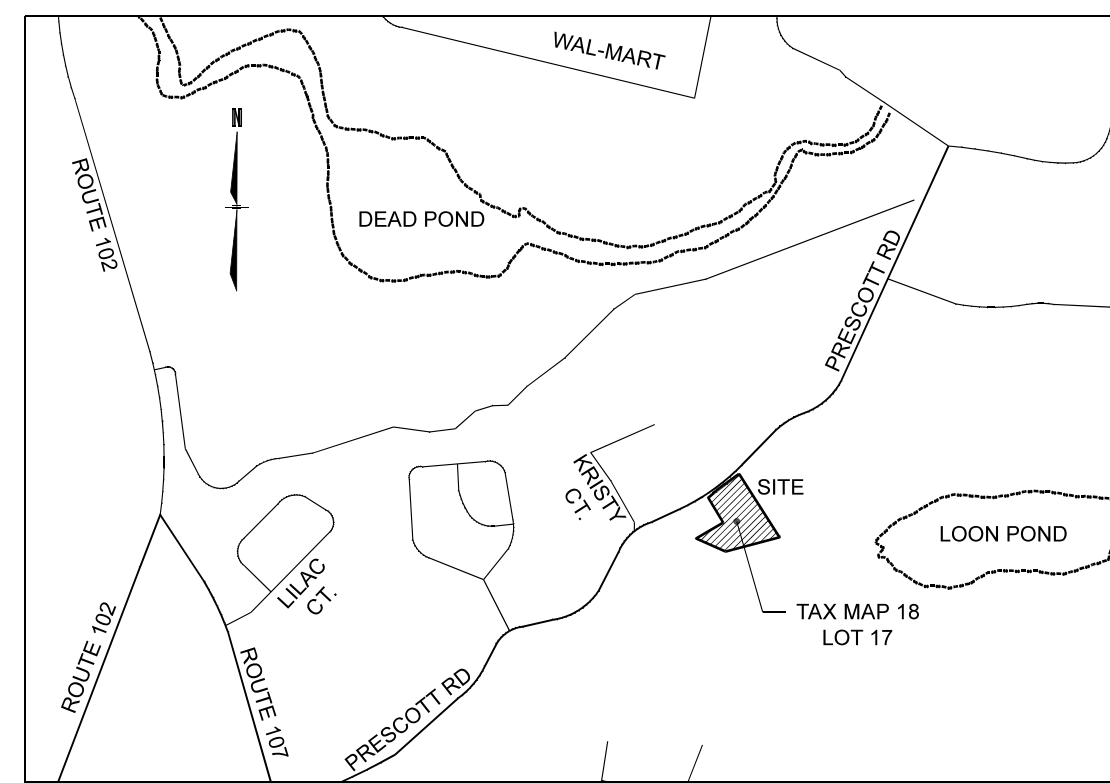
PROPOSED CONDITIONS PLAN
 TAX MAP 18 LOT 17
 82A PRESCOTT ROAD, RAYMOND, NH
 OWNED BY
NOBLE HOMES, LLC
 P.O. BOX 185, DEERFIELD NH, 03037
 BOOK 6216 PAGE 1642

ROCKINGHAM CO.
JOB NO: 82.42
DATE: JUNE 3, 2021

PCP
 SHT. 3 of 4

LEGEND

- EXISTING STONEWALL
- ABUTTERS PROPERTY LINES
- SUBJECT PROPERTY LINES
- EDGE OF PAVEMENT
- PROPOSED DRIVEWAY
- PROPOSED BLDG SETBACK
- WETLANDS
- DRILL HOLE FOUND
- REBAR W/ CAP FOUND
- STONE BOUND FOUND
- PROPOSED WELL



LOCATION PLAN
SCALE: 1"=1,000'

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A CONDOMINIUM SUBDIVISION.
2. THE PROPERTY IS DESIGNATED AS TAX MAP 18, LOT 17.
3. THE AREA OF THE EXISTING LOT 17 IS 2.0 ACRES (87,342 SQFT).
4. THE CURRENT OWNER FOR LOT 17: NOBLE HOMES LLC, P.O. BOX 185, DEERFIELD NH 03037, BK 6216, PAGE 1642.
5. THE ZONING DESIGNATION FOR THE PROPERTY IS ZONE B RESIDENTIAL/ AGRICULTURAL DISTRICT.
6. DIMENSIONAL REQUIREMENTS PROVIDED FOR ZONE B RESIDENTIAL/ AGRICULTURAL DISTRICT:
 MIN. ROAD FRONTAGE =200'
 MIN. LOT SIZE =87,120 SF (2 ACRES)
 MIN. ROAD SETBACK =30'
 MIN. SIDE/REAR SETBACK =30'
 WETLAND/WATERBODY SETBACK =25'
 MAXIMUM STRUCTURE HEIGHT =30'
 SEPTIC SETBACK =50'/75' HYDRIC SOILS (OVERLAY DISTRICTS: NON APPLICABLE)
7. THE EXISTING USE OF TM 18 LOT 17 IS RESIDENTIAL.
8. THE PROPOSED USE OF TM 18 LOT 17 WILL BE CONDOMINIUMS.
9. SEE CONDOMINIUM DOCUMENTS TO BE RECORDED @ ROCKINGHAM REGISTRY OF DEEDS.
10. SEWER TO BE PROVIDED BY ON-SITE SEPTIC SYSTEMS.
11. WATER TO BE PROVIDED BY ON-SITE WELLS.
12. RIGHT OF WAY WIDTH DETERMINED BY SURVEY, FIELD INVESTIGATION, RECORDED DEEDS AND PLANS OF REFERENCE.
13. ABUTTING PROPERTY INFORMATION PROVIDED BY A COMBINATION OF ON-LINE TAX MAP DATA AND DATA PROVIDED BY GRANITVIEW.UMH.EDU.
14. SHEET 4 OF 4 THIS SET WILL BE RECORDED, A COMPLETE PLAN SET WILL BE FILED AT THE TOWN OF RAYMOND.
15. THE FEMA MAP NUMBER FOR THIS SITE IS 33015C0194E, EFFECTIVE DATE: MAY 17, 2005. SITE RESIDES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD.
16. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF RAYMOND SUBDIVISION PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
17. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
18. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
19. ELEVATIONS AND COORDINATES ARE BASED ON FIELD SURVEY PERFORMED ON DECEMBER 18, 2020.
20. NRCS SOILS DATA:
 12A-HINKLEY LOAMY SAND, 0 TO 3 PERCENT SLOPES.
 07-FREETOWN AND NATCHAUG MUCKY PEATS, PONDED, 0 TO 2 PERCENT SLOPES.

PLAN REFERENCES:

1. R.C.R.D PLAN #C-11028, RECORDED SEPTEMBER 17, 1982, TITLED: "SUBDIVISION OF LAND FOR GEORGE NORTON IN RAYMOND, NH. SCALE: 1"=100', DATED: JULY 1982, REVISED AUGUST 1982, PREPARED BY: PARKER SURVEY ASSOC. INC., EXETER & SEABROOK, NH. APPROVED BY RAYMOND PLANNING BOARD ON SEPTEMBER 16, 1982.

ABUTTERS LIST:

- NIF
MAP 18 LOT 16
JOHN JANELLI
82 PRESCOTT RD.
RAYMOND, NH 03077
BOOK 3592 PAGE 1418
- NIF
MAP 18 LOT 8
MARK & DIANE VAN COPPENOLLE
81 PRESCOTT RD.
RAYMOND, NH 03077
BOOK 3010 PAGE 1126
- NIF
MAP 18 LOT 3-19
ALBERT & JOYCE WITHAM
131 OLDE CANTERBURY RD.
RAYMOND, NH 03077
BOOK 4357 PAGE 1088
- NIF
MAP 18 LOT 1-76
MATHEW ALBERT & TARA CANTELLI
16 FALCONE CIRCLE
HAMPTON, NH 03842
BOOK 5049 PAGE 1110
- NIF
MAP 18 LOT 1-75
BRIAN DEMYANOVICH
672 LONDONDERRY TURNPIKE
AUBURN, NH 03032
BOOK 6087 PAGE 1484
- NIF
MAP 18 LOT 1-74
GEORGE GORMAN
85 PRESCOTT RD.
RAYMOND, NH 03077
BOOK 3653 PAGE 1284

STATE SEPTIC APPROVALS

SEPTIC (UNIT 1) APPROVAL # eCA2021011506	DATE: 1-15-2021
SEPTIC (UNIT 2) APPROVAL # eCA2021011507	DATE: 1-15-2021

NHDES SUBDIVISION: # eSA2021011502 DATE: 1-15-21

NHDES SUBDIVISION CONDOMINIUM: PENDING

APPROVED BY TOWN OF RAYMOND NH PLANNING BOARD
 CHAIRMAN _____ DATE _____

CERTIFICATIONS

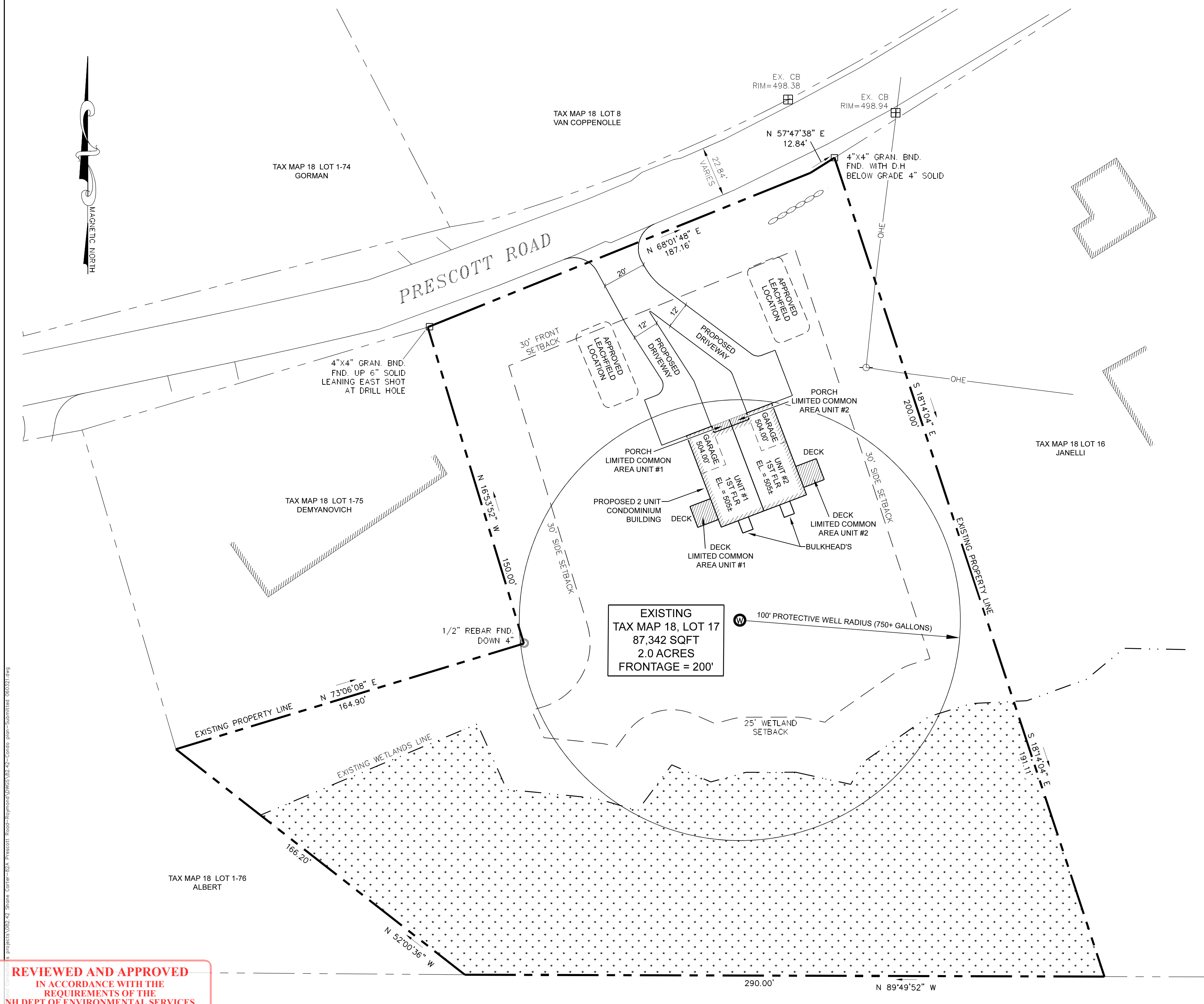
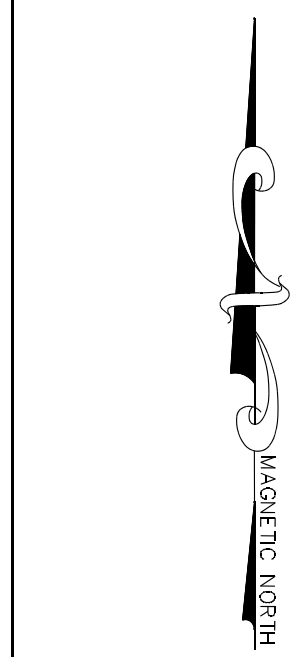
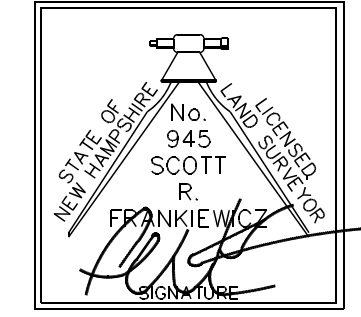
PURSUANT TO RSA 676:18,
 I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

7-13-21 _____
 DATE LICENCED LAND SURVEYOR

A COPY OF THIS PLAN HAS BEEN FILED WITH THE TOWN OF RAYMOND, NH PLANNING BOARD.
 DATE: 7-13-21

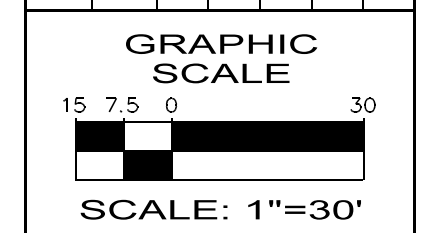
I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN THEREON AND, TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT ALL UNITS DEPICTED HEREON AS COMPLETE HAVE BEEN SUBSTANTIALLY COMPLETED AND THAT THIS PLAN COMPLES WITH THE PROVISIONS OF R.S.A. 356-B:29-1 &

7-13-21 _____
 DATE LICENCED LAND SURVEYOR



REVIEWED AND APPROVED
 IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE
 NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
 Date: 7/28/2021
 #eSA2021072801

REVISIONS	
NO.	DATE
1	07/26/2021



N.H. LAND Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
 A VETERAN OWNED COMPANY
 683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH. 603-942-9320 WEBSITE: NH.LANDCONSULTANTS.COM

PROPOSED CONDOMINIUM SUBDIVISION PLAN
 TAX MAP 18 LOT 17
 82A PRESCOTT ROAD, RAYMOND, NH
 OWNED BY
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 BOOK 6216 PAGE 1642

ROCKINGHAM CO.
 JOB NO: 82.42
 DATE: JUNE 3, 2021

PSP
 SHT. 4 of 4

Certificate Of Occupancy

4 Epping Street Raymond, NH 03077

Noble Homes LLC

A Single Family Dwelling

Address: 82A Prescott Road

Map: 018 Lot: 017

This was built under the 2015 IRC

Issued: January 20, 2021

Finished: July 27, 2021

Building Permit # ~~BP-2021-00027~~

Owner: Noble Homes LLC

P.O. Box 185


Gregory Arvanitis

Deerfield, NH 03037

Certificate Of Occupancy

4 Epping Street Raymond, NH 03077

Noble Homes LLC

A Single Family Dwelling

Address: 82B Prescott Road

Map: 018 Lot: 017

This was built under the 2015 IRC

Issued: January 20, 2021

Finished: July 27, 2021

Building Permit # BP-2021-00027

Owner: Noble Homes LLC

P.O. Box 185


Gregory Arvanitis

Deerfield, NH 03037

Memo To: Town of Raymond Planning Board

From: Madeleine DiIionno, Regional Planner, Rockingham Planning Commission

Date: July 29, 2021

Subject: Review of Application 2021-010: Site Plan Application and Application for Conditional Use Permit - 39 Old Manchester Road, Raymond, NH 03077 (Tax Map 22 Lot 35)

A Site Plan application and a Conditional Use Permit application has been submitted by Patricia M. Panciocco on behalf of Thomas P. & Diana L. Luszca for a vehicle sales establishment at 39 Old Manchester Road, located in Zone C1. The business has been in operation since 2018 and received a variance from Article 14 Section 14.2.9, which states no used motor vehicle dealerships may be located any closer than 2,000 feet to any other used motor vehicle dealership, but it did not receive Site Plan approval.

The applicant has provided a waiver request citing Site Plan regulation 3.01.07, which states that the Planning Board may waive the Site Plan review requirements if it finds there is no anticipated impact on traffic, off-street parking, drainage, municipal services, or the surrounding neighborhood. The Board should first decide if it wishes to grant this Waiver. If it is granted, then the only issue is the Conditional Use Permit (see next paragraph). If the Waiver is not granted, the Board should instruct the Applicant on how to proceed with Site Plan Review and continue the Hearing to another time and date, giving the Applicant adequate time to prepare the required materials.

The property is located within the Groundwater Conservation Overlay District. Therefore, a Conditional Use Permit (CUP) application has been submitted. According to Raymond's Zoning Ordinance, the Planning Board may grant a Conditional Use Permit if the use requires the storage, handling and use of regulated substances in quantities exceeding 100 gallons at any one time or if the use will render impervious more than 15% or 2,500 square feet of any lot. The applicant has indicated the total impervious coverage area is 10,157 square feet, which is less than 15% of the total lot size but greater than 2,500 square feet. Therefore, a Conditional Use Permit may be required. The Board should, review the Performance Standards for all uses within the Groundwater Conservation District (5.2.6) and discuss whether the applicant meets the criteria for needing a CUP.

PANCIOCCO LAW, LLC

Patricia M. Panciocco *
*Admitted in NH & ME

One Club Acre Lane
Bedford, New Hampshire 03110
www.panciocolaw.com

Tel. 603-518-5370
Fax 603-206-5946
E-mail: Pat@panciocolaw.com

July 20, 2021

VIA EMAIL ONLY

Town of Raymond Planning Board
Attn: Christina McCarthy
4 Epping Street
Raymond, NH 03077

**Re: Site Plan Review Application & Application for Conditional Use Permit
39 Old Manchester Road, Raymond, NH**

Dear Christina:

In response to your recent requests, I am enclosing a formal waiver request from Section 3.001(07) of the Town of Raymond Site Plan Regulations and a diagram prepared by my clients showing how they measured the exterior impervious coverage area of 6,000 square feet. My understanding is 15% coverage triggers the need for a Conditional Use Permit within the Groundwater Conservation District.

The total square footage of the site is 118,091 square feet (2.711 acres X 43,560 = 118,091) per the recorded survey plan for the site. Fifteen percent (15%) is 17,714 square feet (118,091 X .15 = **17,714 square feet**).

Exterior impervious coverage areas per attachment	6,000 square feet
Building and other structure coverage per Tax Card	<u>4,157 square feet</u>
Total impervious coverage area	10,157 square feet

As you can see, impervious coverage of the site is approximately 8.6%, much less than 15%. My hope is these calculations confirm no conditional use permit is needed, although as a measure of caution, we have also submitted that completed form.

Should you need additional information, please let us know.

Sincerely yours,

Patricia M. Panciocco/LD

Patricia M. Panciocco

Enclosures

cc: Client (via e-mail)

PANCIOCCO LAW, LLC

Patricia M. Panciocco *
*Admitted in NH & ME

One Club Acre Lane
Bedford, New Hampshire 03110
www.pancioccolaw.com

Tel. 603-518-5370
Fax 603-206-5946
E-mail: Pat@pancioccolaw.com

May 28, 2021

VIA OVERNIGHT MAIL

Planning Board
Town of Raymond
Attn: Christina McCarthy
4 Epping Street
Raymond, NH 03077

**Re: Site Plan Review Application & Application for Conditional Use Permit
39 Old Manchester Road, Raymond, NH**

Dear Christina:

Enclosed please an original Site Plan Review Application along with the following in connection with the above-referenced:

1. Six (6) full size and ten (10) 11 x 17 copies of the proposed Site Plan;
2. Six (6) full size and ten (10) 11 x 17 copies of Plan D-2486;
3. Ten (10) 11 x 17 copies of GIS Map of 39 Old Manchester Rd;
4. Authorization signed by Thomas & Diana Luszca;
5. One (1) Abutter List with 3 sets of mailing labels for each abutter; and
6. Check in the amount of \$390.00 (\$300.00 Application Fee & 9 abutters x \$10.00 each - \$90.00).

I have also enclosed an original Application for Conditional Use Permit.

Should you need additional information, please let us know.

Sincerely yours,

Patricia M. Panciocco/LD

Patricia M. Panciocco

Enclosures

cc: Client (via e-mail)



Map # 22 Lot # 35

Site Plan Review Application

Town of Raymond, NH

Project Name: Tom & Dee's Auto Sales, LLC

Location: 39 Old Manchester Road, Raymond, NH 03077

Project Description: Mixed Use/ Limited Vehicle Sales

Zone: C-1 New Industrial/Commercial Square Footage: None or Number of Residential Units: 2

Applicant/Agent Information:

Name: Thomas P. & Diana L. Luszca

Phone: 603-244-5559 Fax: NA

Company: Tom & Dee's Auto Sales, LLC

Address: 39 Old Manchester Road, Raymond, NH 03077

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: [Signature] Date: 5-28-2021

*Requires notarized letter of permission

Owner Information:

Name: SAME

Phone: _____ Fax: _____

Company: _____

Address: _____

Signed: _____ Date: _____

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

Engineer: N/A

Surveyor: _____

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: _____



Tom & Dee's Auto Sales

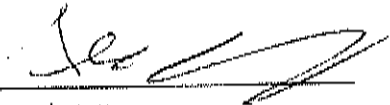
39 Old Manchester Rd., Raymond, NH 03077 ■ 603-244-5559 ■ NH Dealer #2343
tomdeeautosales@gmail.com

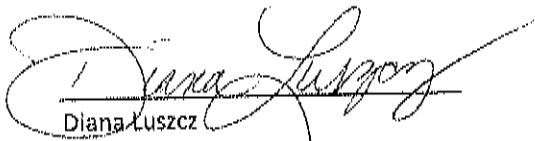
May 28, 2021

To: Town of Raymond Planning Board

We, the undersigned, owners of the property located at 39 Old Manchester Road in Raymond, NH, Tax Map 5, lot 50 authorize Panciocco Law, LLC to submit land use permit applications to the Town to secure approvals for the subject property.

Very truly yours,


Thomas Luszc


Diana Luszc

Raymond NH Planning Board Waiver Request Form

Applicable to Site Plan Review and Subdivision Regulations

Project Name & Application Number: 39 Old Manchester Road - Tom & Dees Auto Sales

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

Article 3.001 requires a formal site plan be submitted but 3.001(07) states this may be waived when there is no anticipated traffic, off site parking, drainage, municipal service or neighborhood impacts.

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;

1. The subject property is a preexisting non-conforming two-family home located in the C-1 Zone within close proximity of other commercial uses and fronting along a busy thoroughfare near Exit 4 of NH Route 101.
2. The Applicant operates a small "mom and pop" used car sales business which is a permitted use in the C-1 Zone.
3. Prior to acquiring the Property, the Applicant worked diligently with staff to obtain all required approvals before the closing to ensure its use would comply with the Town's regulations.
4. The Applicant has no employees, sales are over the internet and includes few customer trips to the site.
5. The Applicant's work is done toward the rear of the buildings, does not include mechanical car repairs where fluids may be present and creates little to no noise.
6. The only improvements made by the Applicant have been to the inside of the home to bring it up to code.
7. No other improvements, changes or enlargements have been, made, nor are they proposed at this time.

- 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;

1. The purpose of the Town's regulations is to protect public health, safety and welfare by segregating uses and controlling new and enlarged uses.
2. The Applicant's property is located in the C-1 Zone and has frontage along a well traveled road where a business is suitably located.
3. The only improvements made by the Applicant have been to the inside of the home to bring it up to code.
4. No other improvements, changes or enlargements have been, made, nor are they proposed at this time.
5. Since acquiring the property in 2017, the Applicant has used the existing site "as is" to operate its business without the need for additional improvements.
6. The Applicant has secured all other Town permits and has a State dealer license.

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.



**Application for Conditional Use Permit
Groundwater Conservation Overlay District
Town of Raymond, NH**

Conditional Use Permits are Subject to Site Plan Approval by the Planning Board
Raymond Zoning Ordinance, Article 5, Section 5.2

Map # 22 Lot # 35 Application Date 5/16/2021 Application # _____

Project Name: Tom & Dee's Auto Sales, LLC

Location: 39 Old Manchester Road, Raymond, NH 03077

Zone: C-1 New Industrial/Commercial Square Footage: 0 or Number of Residential Units: 2

Applicant/Agent Information:

Name: Patricia Panciocco Phone: (603-518-5370)

Company: Panciocco Law, LLC Fax: (603)206-5946

Address: One Club Acre Lane, Bedford, NH 03110

Signed:  Date: May 18 2021

Please Check All that Apply: NONE

5.2.11. CONDITIONAL USES: The issuance of a Conditional Use Permit is subject to Site Plan Approval by the Planning Board. The Planning Board may grant a Conditional Use Permit for a use that is otherwise permitted within the underlying district, if the permitted use is or is involved in one or more of the following:

5.2.11.1. Storage, handling, and use of regulated substances in quantities exceeding 100 gallons or 800 pounds dry weight at any one time, provided that an adequate spill prevention, control and countermeasure (SPCC) plan prepared in accordance with Section 5.2.7 by a qualified professional, submitted to the Technical Review Committee for review and approval, with the final plan also submitted to the Raymond Fire Department and the Raymond Community Development Department for its records. The Technical Review Committee may employ the services of a qualified peer review professional to review the plan at the applicant's expense.

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

5.2.11.3

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

(Continued)



Application for Conditional Use Permit Groundwater Conservation Overlay District Town of Raymond, NH

If you chose 5.2.11.1, above, you must provide a SPCC plan in accordance with the following:

- 5.2.7 SPILL PREVENTION, CONTROL AND COUNTERMEASURE (SPCC) PLAN: Conditional Uses, as described under Section 5.2.11 of this Ordinance shall submit a spill control and countermeasure (SPCC) plan to the Technical Review Committee (TRC) who shall determine whether the plan will prevent, contain, and minimize releases from ordinary or catastrophic events such as spills, floods or fires that may cause large releases of regulated substances. It shall include:
- 5.2.7.1 A description of the physical layout and a facility diagram, including all surrounding surface waters and wellhead protection areas;
 - 5.2.7.2 Contact list and phone numbers for the facility response coordinator, cleanup contractors, and all appropriate federal, state, and local agencies who must be contacted in case of a release to the environment;
 - 5.2.7.3 A list of all regulated substances in use and locations of use and storage;
 - 5.2.7.4 A prediction of the direction, rate of flow, and total quantity of regulated substance that could be released where industry experience indicates a potential for equipment failure;
 - 5.2.7.5 A description of containment and/or diversionary structures or equipment to prevent regulated substances from infiltrating into the ground; and
 - 5.2.7.6 Emergency response plan describing and assigning responsibilities and actions to be taken.

EXISTING, LARGE OLD TREES

PRIVATE/PERSONAL SPACE

Tax Map 5, Lot 50 and 2.711 Acres

PRIVATE/PERSONAL SPACE

POND

PRIVATE/PERSONAL SPACE




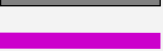






TREES—BLOCK THE BACKSIDE YARD

*** NO CUSTOMERS ***

*** NO CUSTOMERS ***

MAP 5 LOT 49
"MAROTTE"

MAP KEY:

	Existing, large old trees
	Pavement
	RAP surface
	6' Tall Retaining wall
	2' Tall Retaining/Stone wall
	Fence
	Circular Driveway
	Cars ready for sale.
	Repaired or To Be Repaired
	Usable Exchange/parts cars



ROAD

MANCHESTER

OLD

Assembly Garage
HOUSE
HOUSE
Screen House: dry storage

Business Office

1 Planning Board Minutes
2 July 15, 2021
3 7:00 PM
4 Media Center Raymond High School
5
6
7

8 **Planning Board Members Present:**

9 Gretchen Gott
10 Paul Ayer
11 Patricia Bridgeo
12 Jonathan Wood
13 George Plante (Selectmen ex officio)
14 Paul Lynn - Alternate Seated
15

16 **Planning Board Members Absent:**

17 John Beauvilliers
18 Brad Reed
19

20 **Staff Present:**

21 Glenn Coppelman - Circuit rider
22 Madeleine Dilonno -Circuit Rider Planner, RPC
23

24 Pledge of Allegiance

25 A continued application. Application #2021-006: A minor Subdivision Application has
26 been submitted by Joe Coronati of Jones and Beach on behalf of Troy Brown of Loon
27 Lake, LLC. The applicant is proposing to subdivide the property identified as Raymond
28 Tax Map 46 Lot 9 located at 68-70 Mountain Road, Raymond NH, 03077 and is within
29 Zone B.

30 Mr. Plante disclosed that he lives on Mountain Road, and it has no effect on his
31 decision making in this case.

32 Mr. Coppelman: "The reason this was continued is at the last meeting the Board took
33 the action, there was a motion that was made and seconded and a vote taken to invoke
34 jurisdiction and it ended up in a tie. Therefore, it failed. You need to do that again. And
35 assuming you can get passed that you can go on with the rest of it."

36
37 Motion:

38 Mr. Wood made a motion to take jurisdiction over application #2021-006 and that it is
39 complete for the purpose of review. The motion was seconded by Ms. Gott. The motion
40 passed. The vote was unanimous with 6 in favor, 0 opposed, and 0 abstentions.

41 Mr. Wood read a letter of authorization from Troy Brown. (See attached.)

42 Joe Coronati: "So the property we are looking at is 68/70 Mountain Road, The
43 Mountain Road Trading Post, Troy Brown is the owner of the property. It currently has
44 a commercial business on the property that you may be familiar with. For many years
45 the property has had two uses. It had the Trading Post and a residential house. After
46 multiple variances it was reviewed at length and determined that it was better for the
47 house to be separated from the commercial use. We did receive 5 different variances
48 to put a property line between the two existing structures. Here is no change to the site.
49 With this lot line going into effect, you won't really even know that it has changed. We
50 did resubmit plans on page C2; a fence line running along the new property line with
51 trees planted on either side of it to break up the two uses. Currently the existing house
52 has a loop driveway, and we would discontinue that and make it, so they have their
53 own driveway on their own lot. Those are the only proposed changes. One other thing
54 that we did change, there was some discussion on the location of the existing well at
55 70 Mountain Road being very close to the proposed property line. We are providing a
56 well radius easement for that existing well and we provided another well radius
57 easement that would cover if they ever were to need a new well. We did receive
58 subdivision approval from the State."

59 Ms. Bridgeo: "One of the variances from the ZBA was about the new lot's zone G land.
60 I don't see a note anywhere on the drawing about the size of that area minus G land,
61 but also I don't see on the drawing the existing lot once you do create the new lot that
62 the Mountain Road Trading Post meets zone G requirements?"

63 Joe Coronati: "We did receive a variance for 15.3.1."

64 Ms. Bridgeo: "15.3.1 is for the G land on the proposed new lot. But that is not for the
65 Mountain Road Trading Post side once that takes place. That there is no note or
66 provision for G land and continuous 2 acres once that line crosses."

67

68 Mr. Wood: "It says for lot 9 not 9 -1."

69 Joe Coronati: "9 is the entire parcel before we subdivide."

70 Ms. Bridgeo: "So both lots do not have the required non-G land contiguous. The

71 approval on the variance is for the subdivision of the new lot. It means the Mountain
72 Road Trading Post would also need to have 2 acres of contiguous non-G land. I don't
73 see a note from the wetland scientist that shows the size after that is done."

74 Joe Coronati: "When we applied there was one parcel. We did not have 2 parcels. We
75 applied for the whole parcel and received it for the whole parcel."

76 Ms. Gott: "If that is the case can this make a non-conforming lot without a variance?"

77 Joe Coronati: "We would be making a nonconforming lot with a variance."

78 Ms. Gott: "May I ask our staff to clarify this? Can you make something more non-
79 conforming by subdividing it?"

80 Mr. Coppelman: "You can if you have a variance to do that."

81 Joe Coronati: "The other aspect is that there is no zone G land on lot 9 -1. It is only on
82 lot 9."

83 Mr. Wood: "How many acres is lot 9?"

84 Joe Coronati: "It is 4.38. The house lot is all upland, and we can add the wetland area."

85 Ms. Bridgeo: "Zone G is not just wetland; zone G is also the grade and steep slopes.
86 That is why the variance for where the house is taking up one parcel of zone G and
87 that would have taken up that variance. There are two separate areas one is the slopes
88 and the steep slopes on one side and the other side is wetlands."

89 Mr. Wood: "So can you also make a determination as to how steep the slope is and as
90 to whether it is 25% or more?"

91 Joe Coronati: "Yes. So, the back of that hill is approximately the steepest section. It
92 doesn't meet the distance or the slope to be considered zone G."

93 Mr. Wood: "So you can confirm that and put that as a note on the plan."

94 Ms. Gott: "Is the Trading Post currently open?"

95 Mr. Brown: "Yes."

96 Ms. Gott: "My understanding is that according to Joe's letter of May 6, 2021, that says
97 *the existing house has a well and approved septic that will remain on the proposed*

98 *house lot. The Trading Post does not have a well or septic as there is no running water*
99 *or bathroom facilities at the property.* I had a conversation with our code enforcement
100 officer. It is required, you don't have to give public access to it, but for employees there
101 has to be running water, there has to be a bathroom. It is required to be open. I talked
102 with him this afternoon. His name is Greg Arvanitis and that was a quote from him. So,
103 my concern is you are not in compliance at this point. So where are we now, what do
104 we do?"

105 Mr. Wood: "We get a letter regarding the compliance from the code enforcement officer
106 prior to approval."

107 Ms. Gott: "I am not comfortable voting for something, approving something that I know
108 is not in compliance with the requirements of the code enforcement officer. I don't know
109 how many of you went up and looked at the site. It is an interesting site; it is a difficult
110 site in terms of the housing and the parking lot and all. I don't know where you are
111 going to put those trees and that fence? I think you are going to have to give up some
112 of your parking space. I will not be able to vote in favor of this without those two issues
113 being resolved."

114 Patricia Panciocco: "I don't think we are looking to overlook that requirement. I would
115 say that we would be more than willing to comply with the building code. We would like
116 to meet with the code enforcement officer and reach an agreement with him. One way
117 or another we have to comply. So, we are happy with agreeing to do that as a condition
118 of a plan approval."

119 Mr. Plante: "I kinda have a little issue, Gretchen. If it was an issue why isn't the code
120 enforcement officer here to explain that to us?"

121 Ms. Gott: "First off he is new and probably wasn't aware of all the facilities in town, and
122 these things come to him by way of a process like this. Somebody asks about
123 something, somebody makes a complaint about something, and that is how he finds
124 out what is going on."

125 Joe Coronati: "What I would propose instead of being held to a time frame to have that
126 installed because that is challenging would be to have that as a condition of approval
127 and then the plan wouldn't be approved it would be conditionally approved."

128 Ms. Gott: "Back to the silly trees and the fence. I saw a letter from the abutter, not the
129 abutter someone down the road, that talked about plantings. I went down to Otter Drive
130 or Road or whatever it is that he suggested we look and looked at the trees and I
131 believe I see the ones that he is speaking about. I think that is a good suggestion. My
132 question is will they grow in the middle of gravel?"

133 Mr. Wood: "He calls them Techny Arborvitaes."

134 Mr. Coppelman: "Joe do you have an idea on what the proposed spacing was going to
135 be?"

136 Joe Coronati: "We had specified 12 feet on center; we actually had the fence running
137 through the middle of it, so the trees were on either side."

138 Ms. Gott: "I propose a 6-foot stockade fence. Whatever material that won't disintegrate.
139 Not chain link. Plastic or stockade."

140 Mr. Brown: 'I would like to propose that instead of putting up a solid barrier across the
141 drive that we actually put a gate and a visual barrier. The future owner may find it
142 beneficial and preferable to pull a boat in and around. I wouldn't mind giving the new
143 owner an easement. I think that would be better for the homeowner. Is that ok with
144 you?"

145 Ms. Gott: "As long as the buffer exists."

146 Mr. Wood read an email from Judy Morse (See attached) and an email from Daniel
147 Shields. (See attached).
148

149 Madeleine Dilonno read another letter of support from Sandra Rosen (See attached.)
150

151 Mr. Wood: "What I see is that we need to have a note on the plan that says State approval for
152 subdivision. Identification of any zone G land. Lot 9 note of wet area and steep area. We need a
153 letter of compliance from the code enforcement officer. But we need to do that internally. A
154 detailed drawing of the tree fence buffer and your proposed gate across the circle driveway."
155

156 Poll: Do we continue this hearing, or do we make these things conditions of approval?

157 Ms. Gott: "I think we understand that the mylar cannot be signed until these things are
158 taken care of. We will approve it based on the conditions that the mylar can be signed."

159 Mr. Coppelman: "That is exactly what a conditional approval is."

160 Mr. Ayer: "Joe, how long would it take to get this all squared away?"

161 Joe Coronati: "Getting a septic approval is very fast. We have the test pits; we have the
162 location. The real unknown is how long it will take to find a contractor."

163 Mr. Wood: "Are we ready to entertain a condition of approval?"

164 Ms. Gott: "Read the part about the letter, I am still not clear about what that allows. I
165 would be feeling better with more specificity about needing to have approval from the
166 code enforcement officer specifically. I guess your letter of compliance covers that."

167 Mr. Wood: "Letter of compliance for well and septic."

168 Ms. Gott: "Yes."

169 Ms. Bridgeo: "I say we need the information before I can give a condition of approval.
170 So, I say no."

171 Mr. Ayer: "If we give him a preliminary, can he sell the house?"

172 Mr. Wood: "No."

173 Mr. Plante: "I am going to go with yes. Mr. Brown seems to be very compliant, and he
174 is working with the Town, and I don't want to run another small business out of town."

175 Mr. Lynn: "Yes."

176 Mr. Wood: "And I say yes. 5 to 1."

177 Mr. Coppelman: "That was not a vote of the Board."
178

179 Motion:

180 Mr. Plante made a motion to approve application #2021-006 a subdivision of the
181 property located at 68-70 Mountain Road, Tax Map 46 lot 9 subject to the following
182 conditions. (See attached) Ms. Bridgeo seconded the motion.

183 Ms. Bridgeo: "When you talked about the gate, he had said he was going to have to get
184 an easement. So that has to be taken care of legally. They need to have an easement
185 for the gate.

186 The motion passed unanimously with a vote of 6 in favor, 0 opposed, and 0
187 abstentions.

189 Application #2021- 004: A Site Plan application along with a Special Permit Application
190 has been submitted by Joe Coronati on behalf of Mareld Co. Inc. for properties
191 identified as Raymond Tax Map 28-4/ Lot 12 and Map 29 Lot 2, located at 4 Freetown
192 Road, Raymond NH, 03077, and both are within Zone C1. The intent of the applicant is
193 to consolidate both lots and then subdivide into four (4) commercial lots with Town
194 water and onsite septic and construct a 24' wide private access road with associated
195 drainage and utilities.

196 Motion:

197 Ms. Bridgeo made a motion to accept jurisdiction. Mr. Lynn seconded the motion. The
198 motion passed unanimously with a vote of 6 in favor, 0 opposed, and 0 abstentions.

199 Mr. Wood: "**Statutory Authority: refer to RSA 36:54-58** – The purpose of this statute
200 is to establish the framework to be followed by a community that is reviewing a
201 development proposal with **potential impacts beyond its municipal boundaries**.
202 *Findings of YES on one or more of the items below indicates the possible need for a local land*
203 *use board to make a determination that the development proposal results in regional impacts.*
204 This is on a regional basis not a local basis.

205
206 **School Impacts:** Does the development create significant new student population affecting a
207 regional school district?
208

209

210

211

212

213

Paul Lynn - No

214

Paul Ayer - No

215

Patricia Bridgeo - No

216

George Plante - No

217

Gretchen Gott - No

218

Jonathan Wood - No

219 **Traffic Generation:** Will the project generate traffic that will create an impact on
220 surrounding municipalities?
221

222

Paul Lynn - No

223

Paul Ayer - No

224

Patricia Bridgeo - No

225

George Plante - No

226 Gretchen Gott - Yes. "Based on the intersection, the fourth leg and DOT involvement. And our fire and
227 ambulance that we share with everyone. Mutual aid is regional.

228 Jonathan Wood - No

229
230 **Road Networks:** Does the development provide the opportunity to create a more efficient
231 road network for the regional area or potentially affect regional travel patterns?___
232

233 Paul Lynn - No

234 George Plante - No

235 Paul Ayer - No

236 Patricia Bridgeo - I can't answer that.

237
238 Mr. Coppelman: "On the table is merely a subdivision of land. So, the ultimate commercial development
239 you don't know and when that happens, they will be coming back to you, and you will be going through
240 the regional impact thing again. Depending on what it is there might very well be some. "
241

242 Mr. Wood: "Basically we are erasing a line and going to put 3 more in."
243

244 Patricia Bridgeo - No

245 Gretchen Gott - Yes. "For the same reasons. I think that fourth leg that is talked about in all of our notes
246 with DOT."
247

248 **Building Size:** Is the proposed building greater than 50,000 square feet and located within
249 2,500 feet of a municipal line? ____
250

251 Mr. Wood: "There is no building being proposed. So that is null."
252

253 **Visual Impacts:** Will the development create visual impacts to neighboring municipalities
254 such as light pollution, glare, or structures visible from neighboring municipalities? _____
255

256 Mr. Wood: "This is null because it is just a subdivision."
257

258 **Pollution:** Does the development propose the operation of a facility or business which would
259 generate excessive amounts of air pollution, wastewater discharge, noise, or hazardous
260 waste transport?
261

262 Mr. Wood: "This is null because it is just lines on a piece of paper."
263

264 **Water Supply Impacts:** Will the development require a major impact wetland permit from NH
DES?
265

266 Joe Coronati: "No."
267

268 Paul Lynn - No

269 Paul Ayer - No

Patricia Bridgeo - No

270 George Plante - No
271 Gretchen Gott - No

272 Motion:

273 Mr. Plante made a motion that this subdivision will not have regional impact. Mr. Ayer
274 seconded the motion. The motion passed unanimously with a vote of 6 in favor, 0
275 opposed, and 0 abstentions.

276 Joe Coronati: "This is basically the corner and all the frontage of Freetown Road and
277 Center Street which then goes back to Otter. The owners are here with me so I should
278 introduce them, Megan, and Charles (Denault). They are the owners of the Mareld
279 Company. They have owned the property for 30 some years. They were previously the
280 owners of the Plaza across the street. So, they have had this land for many years. It is
281 all zoned commercial land. They had two parcels. The one parcel, 28-4 lot 12, is a
282 rectangular parcel that basically has all the frontage on Center Street and the back of it
283 has frontage on Otter. It is basically the corner lot. That parcel on its own was too large
284 for one tenant and had you developed the corner of the lot you would preclude access
285 to the next parcel which is Map 29 lot 2. So, they had a little bit of an issue, people
286 were interested in the corner lot but if they were to develop that they would have no
287 access to the back of that same parcel or access to the other parcel next door. With the
288 subdivision and the eventual success across the street where we basically did the
289 same thing. This is basically the same idea as we did across the street. That if we
290 subdivide it and create smaller lots, we will then be more attractive to more tenants with
291 smaller buildings. This is just the first step in the process. This would be the subdivision
292 of two parcels into four parcels to build four buildable commercial lots. We have been
293 working with TRC and we have had a couple meetings with TRC. We did receive
294 approval earlier this week from TRC. One of the changes they requested is that they
295 would like to see us align our driveway entrance with the plaza. The owners feel that
296 until they can have smaller parcels, they are not going to have any action on the land.
297 We are planning on taking the water line from Otter Road out to Freetown Road
298 creating another loop in the water system. We do need some State permits. We need
299 wetlands permit for the wetlands crossing and we need an alteration of terrain permit
300 from the State for the stormwater. Those have both been applied for and we need a
301 state subdivision permit as well. One of the things that I will mention is that we have
302 discussed with the TRC the possibility of going to DOT and trying to get an access at
303 the light at the exit 5 off ramp. It's basically a three-way intersection. Their land is right
304 across from the off ramp to 101. We reached out to DOT a while ago. Initially they were
305 very cold about the possibility. We reached out a second time and they provided us
306 with an outline of what the steps are that we would have to go through if that was to
307 happen. It is a very lengthy and potentially very costly endeavor. I just wanted to
308 mention that we would be working toward that, but it is not part of this plan."

309 Mr. Wood: "How much participation is required on the part of the Town?"

310 Mr. Coppelman: "That would be part of sitting down and having a scoping meeting.
311 That would involve several different town officials, including police, fire, DPW, and
312 someone from Planning."

313 Joe Coronati: "The owners want to look more into that and see how it is going to play
314 out. We want to have a meeting to discuss our chances."

315 Ms. Gott: "If, depending on how you build the roads through there, would they not come
316 out on the road that abuts the plaza? Why would it have to go to Otter?"

317 Joe Coronati: "Nothing is going to Otter." "One of the notes that is in TRC is if we can't
318 connect to the traffic light then whatever we design for a site plan on the last lot we
319 would have to provide for turnaround for trucks and fire safety vehicles."

320 Mr. Plante: "So what he is looking for is just a subdivision. We don't know what is going
321 in here. He is looking for a subdivision of these four lots."

322 Mr. Wood: "We get a bite at the apple again for every single one of these sites when
323 they come in for site plan review. We have a response from Jones and Beach (See
324 attached) and a letter from the Conservation Commission (See attached). "

325 Ms. Gott: "How far from Center Street back to where the cul de sac is going to be?"

326 Joe Coronati: "Center Street to where we have the turnaround is 800 feet."

327 Ms. Gott: "And what about answering TRC's request for conditions?"

328 Joe Coronati read the recommendations from the TRC stating *That the plan be revised*
329 *to show two conceptual scenarios regarding the proposed access way/roadway, the*
330 *first of which, showing an entrance/exit through Lot 4 via the "4th leg" of the signalized*
331 *intersection on Freetown Road, and the second to show a turnaround or cul de sac in*
332 *Lot 4 in the event that access cannot be obtained from NHDOT via the signalized*
333 *intersection.*

334 Joe Coronati: "When we talked about that one, we were agreeable to it. We have a
335 conceptual layout that we have done showing the connection to the 4th leg, and the
336 other item that they wanted to see was because all of the driveways were handled with
337 access easements; they wanted to see an access easement as a circle on the fourth
338 lot, and we agreed to that. The second item would be *That a scoping session with*
339 *NHDOT and town staff be scheduled to discuss the possibility of activating the "4th leg"*
340 *of the signalized intersection on Freetown Road and a report summarizing the meeting*
341 *be provided to the Technical Review Committee and the Planning Board. And That*
342 *development proposals for each of the subdivided parcels go through the formal site*
343 *plan review process and that the traffic study prepared by Stephen G. Pernaw &*
344 *Company Inc. be incorporated and updated throughout the review process. And we*

345 have no problems with any of those.”

346 Mr. Wood: “That would be a note on the plan that each site goes through the normal
347 site plan review process. Just put that as a note on the plan.”

348 Ms. Gott: “The question I had was if the fourth leg is approved and when the people
349 begin to develop those, they will all have to agree to accept that. Through their lots. I
350 see a yes over there. “

351 Bob McDonald, 1 Park Place, “I am in support of this. My son used to cut the grass
352 through Pat Stark. I just have one question. On the road that is adjoining Center Street
353 and then coming back along the State right of way is the road going to be higher on
354 your property than the State Road?”

355 Joe Coronati: “No, we are lower and there is a natural vegetative swale between our
356 road and Freetown Road.” “We have two requested waivers section 5.6.D - Minimum
357 Horizontal Curve Radius for a Private Road. *Where the Planning Board finds that*
358 *unnecessary hardship may result from strict compliance with these regulations with*
359 *respect to a particular tract of land, the Board may modify or waive these regulations so*
360 *that substantial justice may be done and the public interest is secured, provided that:*
361 *Please respond to the criteria below: a. Explain how the granting of the waiver will not*
362 *be detrimental to public safety, health, or welfare or injurious to other adjacent property;*
363 Our answer is the provided radii are typical and safe for parking lot aisle way, which
364 this road is intended to serve as. Each lot will contain a different use with associated
365 parking, where the proposed road will be the aisle way through the connecting parking
366 lots.

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

370 The intent of the road is to serve as an aisle way through commercial parking lots for
371 different uses. This influenced the entire design and the radii shown are typical for a
372 parking lot, whereas the right-of-way design matrix in the Subdivision Regulations
373 intends to provide guidelines for the construction of a street with curb cuts to each
374 property. That is basically for the road curves through the site.”

375 Motion:

376 Mr. Ayer made a motion to approve the waiver from 5.6 D- Minimum Horizontal Curve
377 Radius for a Private Road by agreeing with the justification of the applicant. Mr. Plante
378 seconded the motion.

379 Ms. Gott: “Tech Review was ok with the one coming off Center Street that is a pretty
380 tight radius?”

381 Mr. Coppelman: "Yes, there was a lot of discussion about that. Both the Fire Chief and
382 the Police chief were involved in all of that discussion. It is tight and there might need to
383 have adjustments made when the development actually takes place. The Safety folks
384 blessed it and said that it could be made to work."

385 The motion passed unanimously with a vote of 6 in favor, 0 opposed, and 0
386 abstentions.

387 Joe Coronati: "The second waiver is Landscaping section 5.6.1. *The granting of the*
388 *waiver will not be detrimental to public safety, health, or welfare or injurious to other*
389 *adjacent property.*

390 The adjacent residential properties on Otter Road are shielded from the proposed road
391 through an existing wooded area. The proposed road is set back more than 65 feet
392 from Freetown Road and 40 feet from Center Street. When developed, the lots will be
393 well landscaped, but landscaping would be pre-emptive without knowing the final
394 proposed site layouts.

395

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

399 In accordance with the Subdivision Regulations and the Site Plan Review Regulations,
400 the lots will be well landscaped when built, but landscaping at this time would be pre-
401 emptive. The access road is shielded from adjacent residential properties by existing
402 woods."

403 Ms. Gott: "The existing woods that you referred to are pretty much deciduous so in
404 winter it is visible through there. I guess I am not sure I understand, and I agree with
405 you that it is probably pre-emptive. But I don't want to give away the opportunity to say
406 that we need to do better screening than just deciduous woods. So how do we do
407 that?"

408 Mr. Woods: "You will get another bite at the apple."

409 Ms. Gott: "I just want to make sure that this waiver does not preclude that bite at the
410 apple of which you speak."

411 Mr. Coppelman: "It does not because you are dealing with each of these as Site Plan
412 Reviews, individually, and dealing with it all then."

413 Motion:

414 Mr. Ayer made a motion to approve the waiver from 5.6.1 - Landscaping and agreeing
415 with the justification of the applicant. Mr. Plante seconded the motion. The motion
416 passed unanimously with a vote of 6 in favor, 0 opposed, and 0 abstentions.

417 Mr. Wood: "We have before us a Conditional Use Permit and this is a simple
418 subdivision so storage and handling of regulated substances is not applicable, and any
419 use that will render impervious more than 30% or 2500 square feet of any lot whichever
420 is greater. You don't have any intent to put in a road yet? So that is null. The proposed
421 use is not a prohibited use."

422 Poll: Is the proposed use a prohibited use?

423 Paul Lynn - No

424 Paul Ayer - No

425 Patricia Bridgeo - No

426 George Plante - No

427 Gretchen Gott - No

428 Mr. Wood: "The Planning Board may at its discretion require a performance guarantee or bond
429 in an amount with surety conditions satisfactory to the Board, to be posted to ensure completion
430 of construction of any facilities required for compliance with the Performance Standards. The
431 amount of the bond will be in addition to any other bond required by the Board."

432
433 Madeleine Dilonno: "So the applicant does address the Conditional Use Permit Criteria in their
434 application cover letter, and it was my understanding that in the description it is because you
435 are adding more than 2500 square feet of impervious surface for the proposed roadway."

436 Joe Coronati: "That is correct."

437
438 Madeleine Dilonno: "Within the cover letter it outlines all of the criteria that are in the Raymond
439 Zoning Ordinance and the applicant has addressed each of the permit criteria. So, it should be
440 the second box."

441

442 Mr. Wood: "OK so that is applicable."

443 Joe Coronati: "I would say we are roughly 24,000 square feet of impervious."

444 Motion:

445 Mr. Wood made a motion to grant the Conditional Use Permit from 5.2.11.2 where the
446 use will render impervious more than 15% or 2500 square feet of any lot, whichever is
447 greater, and the reason they are not going to do it before the site plans are before us.
448 Ms. Bridgeo seconded the motion. The motion passed with a vote of 5 in favor, 0
449 opposed and 1 abstention.

450 Ms. Gott said she was abstaining because she had not received those documents and
451 did not want to vote on that yet.

452 Mr. Wood: "Now Special Permit."
453

454 Madeleine Dilonno: "It is just a sheet in your application. This is for the wetlands impact. The
455 mitigation is going to be in the form of two wet ponds and they have sought input from the
456 Conservation Commission. When I reviewed the criteria of the Zoning Ordinance the Special
457 Permit application appeared complete."
458
459
460
461

462 Motion:

463 Mr. Wood made a motion to grant the Special Permit regarding the mitigation plan for the
464 wetlands impact. Mr. Plante seconded the motion. The motion passed unanimously with a vote
465 of 6 in favor, 0 opposed, and 0 abstentions.
466

467 Motion:

468 Mr. Plante made a motion to approve application 2021-004 a subdivision of the property located
469 at 4 Freetown Road, Tax Map 28-4 lot 12 and Tax Map 29 lot 2, subject to the following
470 conditions: (See attached). Mr. Ayer seconded the motion. The motion passed unanimously
471 with a vote of 6 in favor, 0 opposed, and 0 abstentions.
472

473 Mr. Wood: "Any persons aggrieved by any decision of the Planning Board concerning a plat or
474 subdivision may present to the Superior Court a petition in accordance with New Hampshire
475 RSA 677:15, or as applicable to the Zoning Board of Adjustment pursuant to RSA 676:5 section
476 3 within thirty (30) days of the Date of Decision identified above. This notice has been placed on
477 file and made available for public inspection in the records of the Planning Board."
478

479 Motion:

480 Mr. Plante made a motion to continue application 2020-008 Grant's Towing until August 19,
481 2021, at 7pm at the High School Media Center. Ms. Bridgeo seconded the motion. The motion
482 passed unanimously with a vote of 6 in favor, 0 opposed, and 0 abstentions.
483

484 Public comment:

485
486 Terese Thompson: "I moved to Raymond April 13th, and I asked the Town Select Board if I
487 could be the Lamprey River Advisory Committee Member because the former Carolyn
488 Matthews retired. I have served for Nottingham for many years. So, I will be looking at all the
489 work that you guys do. I just want you to know you can contact me anytime. I live at Canterbury

490 Commons, on the river. I looked at the project you were about to start talking about on route 27.
491 Is that on the river? Looks like it is on the river. So why isn't the Lamprey River Advisory
492 Committee being informed about that?"

493

494 Mr. Wood: "You are now."

495

496 Terese Thompson: "I will be talking to the Board on Tuesday night."

497

498 Bob McDonald, 1 Park Place: "This notice came out on July 2nd, and I just want to point out a
499 couple of things then I have a question. So, the first thing I have highlighted is 90 acres. This
500 clearly says 86 and then the 68 acres of developable land. On the wetland permit they can only
501 disturb 35 acres. What I am concerned about is, Did I miss a meeting? An approved subdivision
502 of 44 lots? It says right here. Is this just misleading? Should I contact the real estate
503 commission about these three misleading statements?"

504

505 Mr. Coppelman: "Yes."

506

507 Mr. Wood: "I would."

508

509 Bob McDonald: "I just wanted to make sure there was no subdivision of this lot." "What is the
510 next step in this? Do they need to come back before you to get the mylar signed? Is that the
511 final step in this process? "

512

513 Mr. Wood: "It is not this project it is the approved project. There isn't a final meeting we gave a
514 conditional approval and once it gets through all of the other permitting and all of the legal
515 progression. Then it is deemed by the Planners and the TRC then it's ready to go. "

516

517 Bob McDonald: "So there is not final meeting where you sign it? Like on the final documents I
518 see as an appraiser you sign it, when does that happen?"

519

520 Mr. Wood: "I sign it. That is all that there is."

521

522 Bob McDonald: "And you do that secretly? It's not public?"

523

524 Mr. Coppelman: "It is not done in public, but it can't be done until all of the conditions have been
525 met."

526

527 Staff update:

528

529 There will be a non-meeting with legal next Thursday, July 22nd at 7pm in the Media Center.

530 Public is not invited.
531
532 Approval of minutes:
533
534 Motion:
535 Mr. Ayer made a motion to accept the minutes from June 10, 2021, as amended. Mr. Plante
536 seconded the motion. The motion passed with a vote of 5 in favor, 0 opposed, and 0
537 abstentions.
538
539
540 Motion:
541 Mr. Wood made a motion to accept the minutes from July 1, 2021, as written. Mr. Plante
542 seconded the motion. The motion passed with a vote of 4 in favor, 0 opposed, and 2
543 abstentions.
544
545 Motion:
546 Mr. Plante made a motion to adjourn. Mr. Ayer seconded the motion. The motion passed
547 unanimously with a vote of 6 in favor, 0 opposed, and 0 abstentions.
548
549 Meeting ended approximately at 9:27 pm.
550
551 Respectfully submitted,
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554 Jill a. Vadeboncoeur
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EXETER MED REAL

Mr. Jonathan Wood
Planning Board Chairman
Town of Raymond
4 Epping Street
Raymond, NH 03077

July 1, 2021

RE: Request two (2) year extension Planning Board site plan approval
Exeter Med Real, Inc- Essex Commons Subdivision Tax Map 29-3 Lot 42, Sub Lots 2 and 3

Mr. Chairman,

I am writing to you to request a Planning Board site plan approval extension for the property owned by Exeter Med Real, Inc. located within the Essex Drive Subdivision (Tax Map 29-3 Lot 42, Sub Lots 2 and 3). Exeter Med Real, Inc currently has Planning Board site plan approval on this property through December 2021.

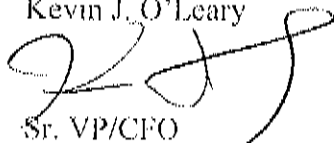
We are respectfully requesting consideration for a two-year extension on the current Planning Board site plan approval. The Coronavirus (COVID-19) had financial impacts on our organization, similar to numerous other healthcare organizations across the country. For this reason, we have needed to delay our plans to construct a new medical office building within the original Planning Board site plan approval time frame (December 2021).

Exeter Med Real, Inc. remains very committed to moving forward and constructing a new medical office building in the Town of Raymond. After receiving Planning Board site plan approval in 2019, we have since closed on the purchase of the property and have received the Alteration of Terrain permit from the New Hampshire Department of Environmental Services (NHDES).

We look forward to expanding our healthcare network in the Town of Raymond, providing Raymond residents with safe, efficient, and reliable healthcare in the future.

Thank you for your time and consideration.

Kevin J. O'Leary



Sr. VP/CFO
Tel: 603-580-6695
e-mail: koleary@ehr.org