



TOWN OF RAYMOND
Zoning Board of Adjustment Agenda
March 27, 2024
6:30 P.M. – Raymond High School
Media Center, 45 Harriman Hill Rd.

Public Announcement

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

- 1. Pledge of Allegiance**
- 2. Election of Officers**
- 3. Public Hearing**

A. Application 2024-001: Kim Brightman – 25 Glen Ridge Road

An application for variance has been submitted by Jacob Fitz on behalf of Kim Brightman, owner of 25 Glen Ridge Road identified as Raymond Tax Map 34, Lot 49. The request is for relief from *Article 15, Section 1* of the *Town of Raymond Zoning Ordinance* which requires setbacks of 30 feet on the side, rear, and front for Zone B residential areas; where 10 feet on the east side is requested to be provided in conjunction with the construction of a shed. The property is located within the Residential B Zoning District. ***Continued from 2/28/2024***

B. Application 2024-002: Appeal for Fuel NRG Raymond

An application for appeal of administrative decision as denied by the Planning Board on January 11, 2024 for article 5.2.10.7 and definition 5.2.4.11 was submitted by Lynn Davis on behalf of Daniel Flores. The property is located on NH Route 27 and is identified as Raymond Tax Map 32, Lot 69 within Zone C1. ***Rescheduled from February 28, 2024***

C. Application 2024-003: 70 A Langford Road Richard Bulens

An application for variance has been submitted by James M Lavelle Associates on behalf of Richard Bulens, owner of 70 A Langford Rd identified as Raymond Tax Map 32-3, Lot 11. The request is for relief from Article 4, Section 2.2 of the *Town of Raymond Zoning Ordinance* which requires 30 feet on the side, rear, and front for Zone B residential areas; 27.2 feet on the left side is requested to be provided in conjunction with the construction of a new dwelling unit. The property is located within Residential B Zoning District.

- 4. Approval of Minutes – February 28, 2024**



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March 27, 2024
6:30 P.M. – Raymond High School
Media Center, 45 Harriman Hill Rd.

5. Other Business

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

6. Adjournment of Public Meeting (NO LATER THAN 10:00 P.M.)

2024 Zoning Board Meetings Calendar		
Submittal Deadline for Completed Application & Materials	Meeting Date (4th Wednesday of every month)	Agenda Item(s)
Monday, March 25, 2024	Wednesday, April 24, 2024	TBD
Monday, April 22, 2024	Wednesday, May 22, 2024	TBD
Monday, May 27, 2024	Wednesday, June 26, 2024	TBD
Monday, June 24, 2024	Wednesday, July 24, 2024	TBD
Monday, July 29, 2024	Wednesday, August 28, 2024	TBD
Monday, August 26, 2024	Wednesday, September 25, 2024	TBD
Monday, September 23, 2024	Wednesday, October 23, 2024	TBD
Monday, October 21, 2024	Wednesday, November 20, 2024*	TBD
Monday, November 18, 2024	Wednesday, December 18, 2024*	TBD

***Third Wednesday due to holiday**

Note: If you require audio or visual aids, please contact the Selectmen’s Office at least 72 hours prior to the meeting. If this meeting is postponed for any reason, it will be held on a date TBD.



TOWN OF RAYMOND

Building Department
 Office of Code Enforcement
 4 Epping St Raymond, NH 03077
 Phone: 603.895.7020 · Fax:
 603.895.7064



<http://www.raymondnh.gov>

MAJOR BUILDING PERMIT

24 Hour Notice Required for Inspections

Street Address of Project	Zoning	Map & Lot
70 A Langford RD	Residential	32-3-11
PROPERTY OWNER(S)		
NAME	Richard J Bullers	
ADDRESS	16 Brook St, Shrewsbury MA 01545	
PHONE	1-617-816-1145	
CONTRACTOR		
NAME	Tyler Lavelle	
ADDRESS	2 Starwood DR, Hampstead NH	
PHONE	603-329-6851	
GENERAL		
Type of Building (Steel/Wood)	X	
Number of Stories	2	
Occupancy (Use Group)		
Flood Exposures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Aquifer Protection <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Automatic Sprinklers: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Design	Demand	
NHDES Septic Approval #	Pending	
NH Energy Code Application for Certification of Compliance #		
Driveway Permit: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Date	Property Monuments: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
TOTAL ESTIMATED COST OF CONSTRUCTION: \$ unknown		
PLANNING BOARD		
Subdivision Approval: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Date	pre 67	
Waivers Granted: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If so, what:	ZBA Relief for left side setback to be 27.2 when 30' is required	
ZBA		
Any variances, special exceptions, etc. granted: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If so: Article	Section NOT Achieved yet	
WETLANDS		
Any wetland crossings or setbacks: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Lake setback	
Is this property in the Shoreland Protection District: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

PERMIT NO. _____

Amt \$ _____ Ck # _____
 Date _____ Rec By _____



APPLICANT

I acknowledge the Raymond building requirements. All buildings, structures, renovations and alterations shall comply with the requirements of the NH State Fire Code and NH State Building Code in force at the time application for a permit is made to the Building Inspector. R301.2.1: Wind – 90 mph; R301.2.3 Snow – 60 lbs/sq ft; seismic requirements Zone "C". A foundation certification is required for all new construction. All setbacks from boundary and wetlands shall be shown. Corner monuments (granite or iron rod) must be set on a certification plan showing where they were found.

NOTE: The 2009 IRC specifies that automatic sprinklers are required in all one (1) and two (2) family homes, which precipitated some building construction requirements. The NH State Legislature has passed legislation to hold the installation of automatic sprinklers in abeyance for one (1) and two (2) family homes, the 2006 construction features (framing and gypsum) will apply.

NH RSA 676:13 III "The building inspector shall adopt a form or set of standards specifying the minimum contents of a completed application for any building permit. Upon the submission of a completed application, the building inspector shall act to approve or deny a building permit within 30 days; provided, however, that nonresidential applications or residential applications encompassing more than 10 dwelling units shall be approved or denied within 60 days."

Work must commence within 180 days, or if work is suspended or abandoned for 180 days, permit becomes void. Unless a written request, showing justifiable cause, for extension is granted prior to expiration. [R105.5]

Name (Print) <i>Richard Lavelle</i>	Signature <i>[Signature]</i>	Date <i>3/18/2021</i>
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TOWN OF RAYMOND BUILDING DEPARTMENT

Application Received By	Date
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Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/>	Date
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Signature: <i>[Signature]</i>	Date <i>3/18/21</i>
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Complete Application Packet **MUST** contain: *DOES NOT MEET SIDE SETBACKS*

Certified Site Plan – (min. 17"x 22") to include all boundary lines, setbacks, existing and/or proposed building(s), septic system, wetlands, well and other pertinent information to show compliance/ non-compliance with Raymond Zoning Ordinances.

Construction Plans – two sets (min. 17"x 22") (stamped by a NH licensed design professional if total square footage exceeds 2500 sq ft)

EC-1 or Rescheck [] Digsafe Ticket

Septic Install application

Driveway Permit application– State approval (if required)

Other Required Permits:

- Electrical
- Plumbing
- Mechanical
- Occupancy

Permits that MAY be required (not an inclusive list):

Sign, home occupation, swimming pool, sprinkler system, woodstove, standby generator



TOWN OF RAYMOND

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

Tel: (603) 895-4735
Fax: (603) 895-0903
http://www.raymondnh.gov

Application for a Variance

Site Information

Property Address: 70 A LANGFORD ROAD
Map #: 32 Lot #: 3-11

Property Owner Information

Name: Richard J Bulens Phone: 1617 816 1145
Address: 16 Brook Street, Shrewsbury MA 01545
Email Address: Michaleborger@townofsp.com

Applicant/Agent Information

Name: James M Cavelle Assoc. Phone: 603-329-6851
Address: 2 Starwood Dr, Hampstead NH
Email Address: info@jmlasava.com

Complete the Following

A variance is being requested from Article 4, Section 4.2.2 of the Town of Raymond Zoning Ordinance in order to To Allow a New Dwelling To Be 27.2' From the Left Property Line where 30' is the Requirement.

Facts in Support of Granting the Variance (if more space is needed, attach additional sheets)

- 1) Granting a variance would not be contrary to the public interest because: IT IS A Full Improvement of the lot Razing a Camp that is 168' From Right Side Property Line. our Proposal more evenly places a New Dwelling on the lot
- 2) Granting a variance would be consistent with the spirit of the ordinance because: The Proposed Dwelling is not overcrowding Neighbors IT is going much further on

one side, while getting just close enough on the other side that we would need to seek relief

3) Granting a variance would do substantial justice because: IT will Allow the Property owners to maximize the potential of a lake lot via the layout, view etc. Existing camp is much closer to setbacks we are improving that

4) Granting a variance would not diminish the values of surrounding properties because: IT will increase the value of the area raising an old camp while constructing a new home.

5) Owing to the special conditions of the property that distinguish it from other properties in the area, literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because...

a. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

This property is uniquely located on a larger lake lot but still battles with setbacks to build what is wanted for my clients family.

b. The proposed use is a reasonable one because:

The proposed dwelling is strategically placed and rotated on the property for lake view and sizing. we are making the right setback better while needing real life with the left.

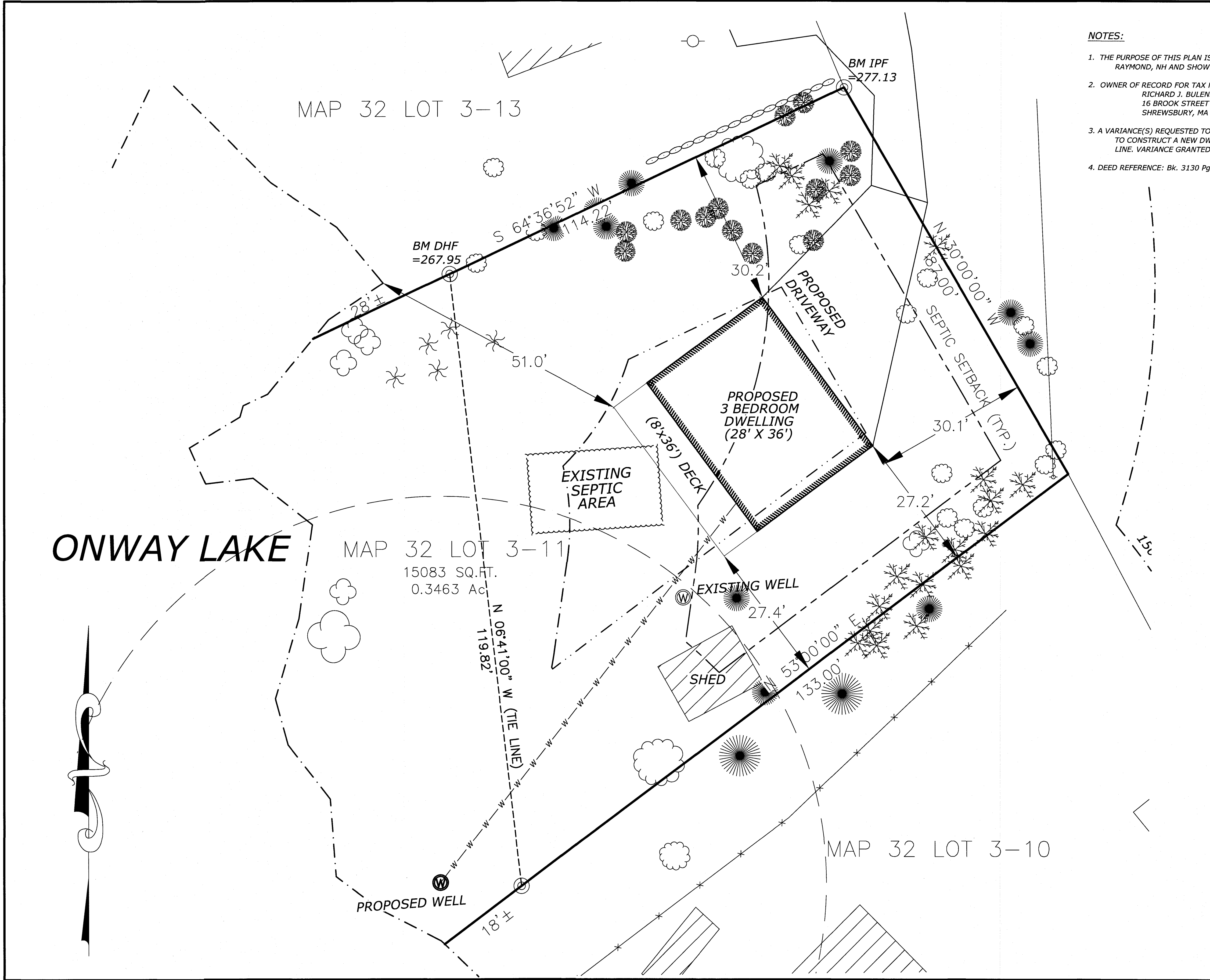
6) If you cannot provide a response establishing the criteria in 5(a) and 5(b) above, explain how an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of the property.

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONDITIONS ON A PARCEL OF LAND LOCATED IN RAYMOND, NH AND SHOWN AS TAX MAP 32 LOT 3-11.
2. OWNER OF RECORD FOR TAX MAP 32 LOT 3-11 :
RICHARD J. BULENS
16 BROOK STREET
SHREWSBURY, MA 01545
3. A VARIANCE(S) REQUESTED TO RAYMOND ZONING ORDINANCE ARTICLE 4 SECTION(S) 4.2.2 IN ORDER TO CONSTRUCT A NEW DWELLING (28'x36') WITH 8' PORCH, BEING 27.2' FROM THE LEFT PROPERTY LINE. VARIANCE GRANTED ON _____
4. DEED REFERENCE: Bk. 3130 Pg. 0032 in the R.C.R.D.

MAP LEGEND

- — — — — BUILDING SETBACK
- — — — — PROPERTY LINES
- — — — — ABUTTERS LINES
- — — — — SEPTIC SETBACK
- W - W - PROPOSED WATERLINE
- — — — — PROPOSED PAVEMENT
- — — — — PROTECTED SHORELINE
- — — — — PROPOSED DWELLING
- S - S - SILT FENCE/ SILT SOCK
- ☼ DECORATIVE SHRUB (TYP.)
- ⊠ AREA OF DISTURBED (TEMPORARY)
- ▨ IMPERVIOUS
- - - - - PROPOSED CONTOURS



ONWAY LAKE

MAP 32 LOT 3-13

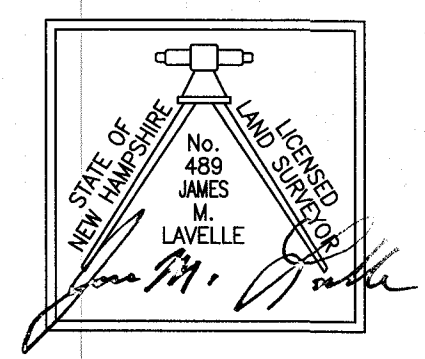
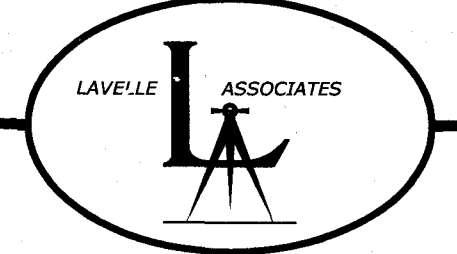
MAP 32 LOT 3-11
15083 SQ.FT.
0.3463 Ac

MAP 32 LOT 3-10

**TAX MAP 32 LOT 3-11
RAYMOND, NH
70A LANGFORD ROAD
PROPOSED
DWELLING PLAN**

OWNED BY
RICHARD J. BULENS

SCALE: 1"=10' DATE: 2/7/2024
0' 10' 20' 30' 40'



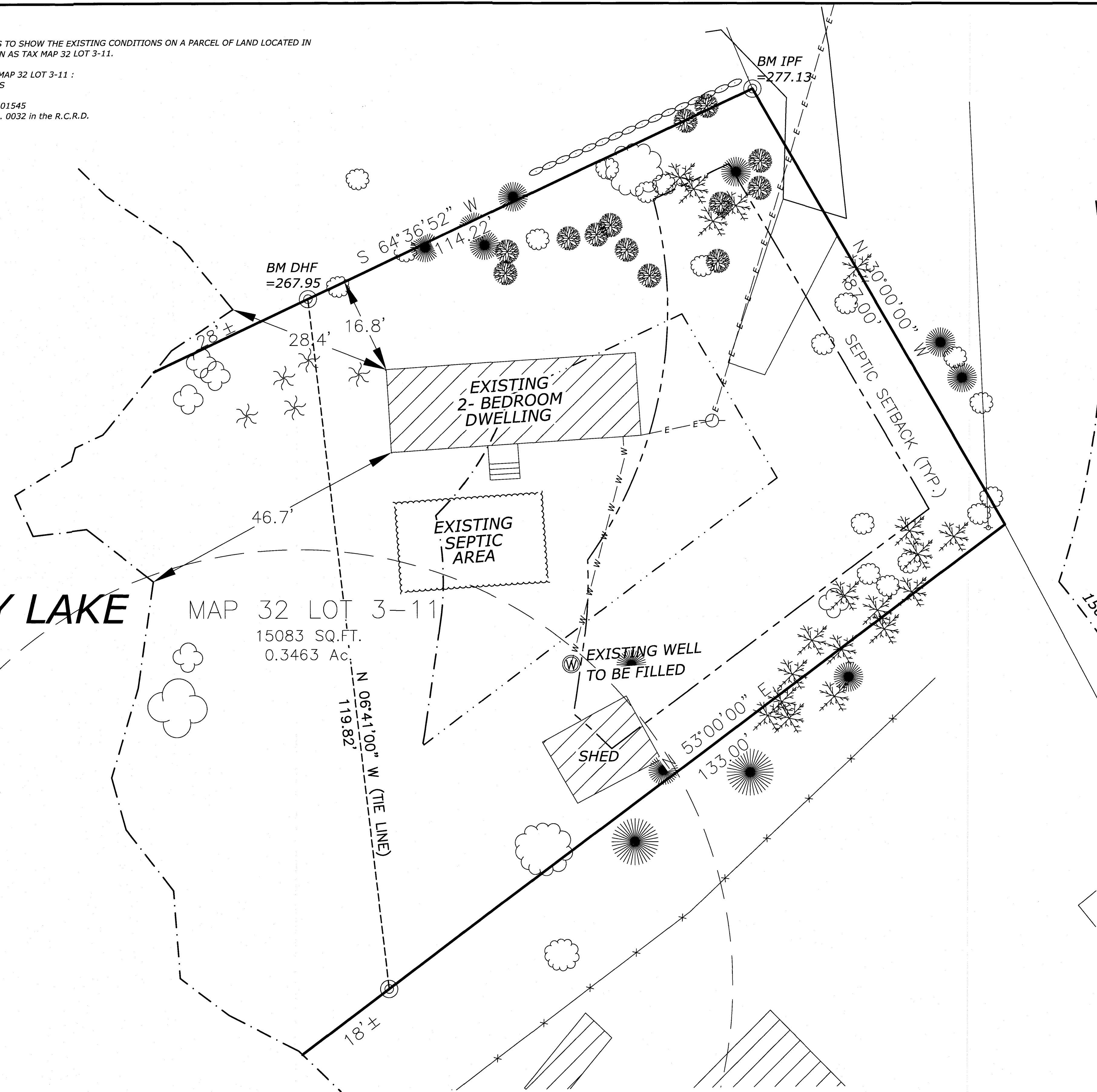
PREPARED BY
JAMES M. LAVELLE, LLS
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PARCEL OF LAND LOCATED IN RAYMOND, NH AND SHOWN AS TAX MAP 32 LOT 3-11.
2. OWNER OF RECORD FOR TAX MAP 32 LOT 3-11 :
RICHARD J. BULENS
16 BROOK STREET
SHREWSBURY, MA 01545
3. DEED REFERENCE: Bk. 3130 Pg. 0032 in the R.C.R.D.

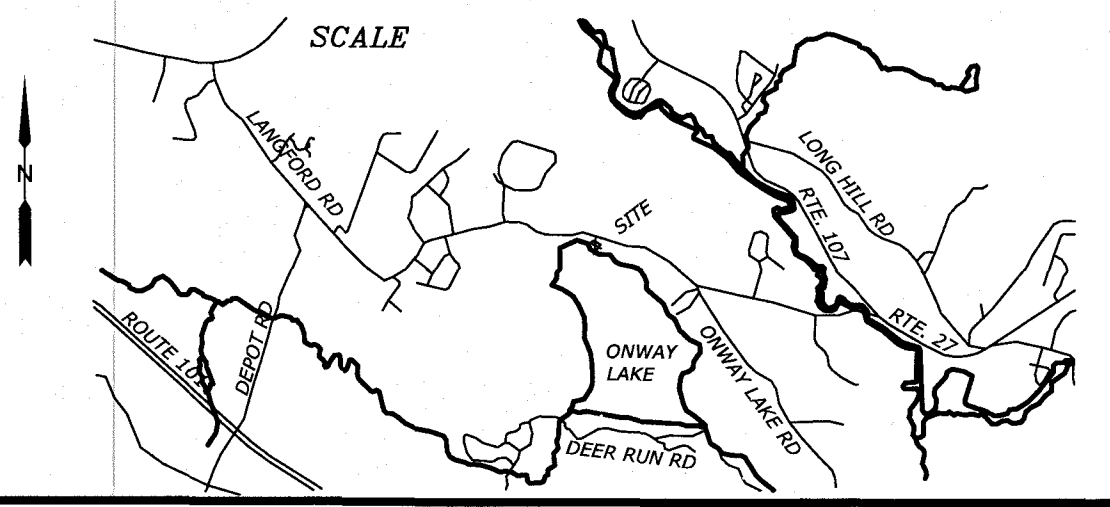
ONWAY LAKE

MAP 32 LOT 3-11
15083 SQ.FT.
0.3463 Ac.



MAP LEGEND

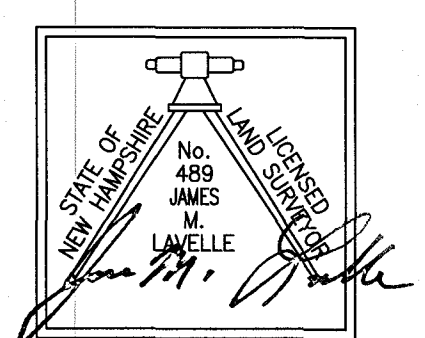
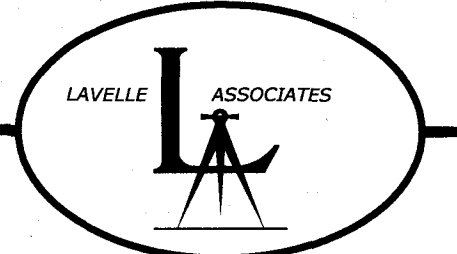
- · — · — BUILDING SETBACK
- — — — — PROPERTY LINES
- · — · — ABUTTERS LINES
- · — · — SEPTIC SETBACK
- W — W — PROPOSED WATERLINE
- — — — — PROPOSED PAVEMENT
- — — — — PROTECTED SHORELINE
- — — — — PROPOSED DWELLING
- S — S — SILT FENCE/ SILT SOCK
- ☼ DECORATIVE SHRUB (TYP.)
- ⊠ AREA OF DISTURBED (TEMPORARY)
- ▨ IMPERVIOUS
- - - - - PROPOSED CONTOURS



**TAX MAP 32 LOT 3-11
RAYMOND, NH
70A LANGFORD ROAD
EXISTING
CONDITIONS PLAN**

OWNED BY
RICHARD J. BULENS

SCALE: 1"=10' DATE: 2/7/2024
0' 10' 20' 30' 40'



PREPARED BY
JAMES M. LAVELLE, LLS
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841

PRE-CONSTRUCTION IMPERVIOUS

POST-CONSTRUCTION IMPERVIOUS

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE IMPERVIOUS CONDITIONS ON TAX MAP 32 LOT 3-11 BEFORE AND AFTER THE PROPOSED CONSTRUCTION.
2. OWNER OF RECORD FOR TAX MAP 32 LOT 3-11 :
RICHARD J. BULENS
16 BROOK STREET
SHREWSBURY, MA 01545
3. DEED REFERENCE: Bk. 3130 Pg. 0032 in the R.C.R.D.

MAP LEGEND

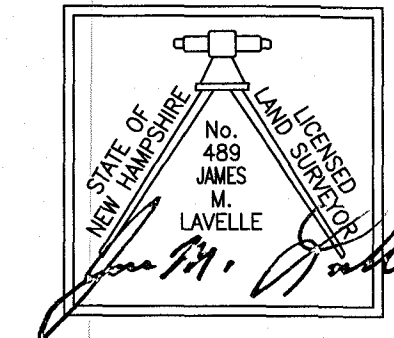
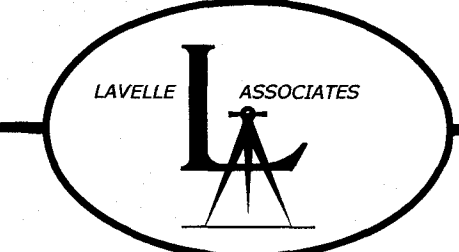
- BUILDING SETBACK
- PROPERTY LINES
- ABUTTERS LINES
- SEPTIC SETBACK
- PROPOSED WATERLINE
- PROPOSED PAVEMENT
- PROTECTED SHORELINE
- PROPOSED DWELLING
- SILT FENCE/ SILT SOCK
- DECORATIVE SHRUB (TYP.)
- AREA OF DISTURBED (TEMPORARY)
- IMPERVIOUS
- PROPOSED CONTOURS



**TAX MAP 32 LOT 3-11
RAYMOND, NH
70A LANGFORD ROAD
IMPERVIOUS PLAN**

OWNED BY
RICHARD J. BULENS

SCALE: 1"=20' DATE: 2/7/2024
0' 20' 40' 60' 80'



PREPARED BY
JAMES M. LAVELLE, LLS
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841

PRE-CONSTRUCTION TREES

POST-CONSTRUCTION TREES

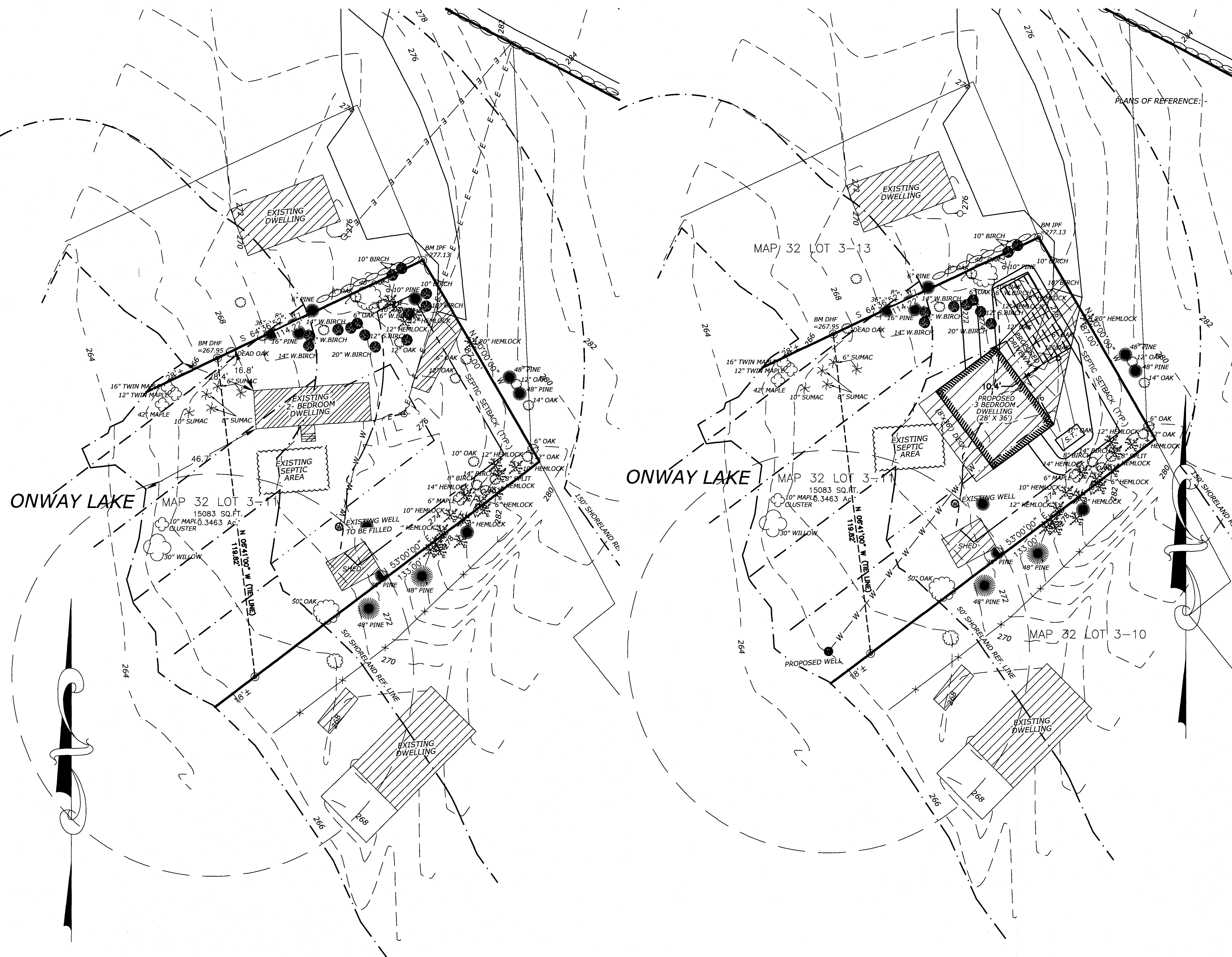
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED TREE REMOVAL PLAN TO SUPPORT THE CONSTRUCTION OF A 3-BEDROOM DWELLING AND SEPTIC SYSTEM ON A PARCEL OF LAND LOCATED IN RAYMOND, NH.
2. OWNER OF RECORD FOR TAX MAP 32 LOT 3-11 :
RICHARD J. BULENS
16 BROOK STREET
SHREWSBURY, MA 01545
3. DEED REFERENCE: Bk. 3130 Pg. 0032 in the R.C.R.D.

MAP LEGEND

- BUILDING SETBACK
- PROPERTY LINES
- ABUTTERS LINES
- SEPTIC SETBACK
- PROPOSED WATERLINE
- PROPOSED PAVEMENT
- PROTECTED SHORELINE
- PROPOSED DWELLING
- SILT FENCE/ SILT SOCK
- DECORATIVE SHRUB (TYP.)
- AREA OF DISTURBED (TEMPORARY)
- IMPERVIOUS
- PROPOSED CONTOURS

PLANS OF REFERENCE:



ONWAY LAKE MAP 32 LOT 3-11
15083 SQ. FT.
10" MAPLE, 3463 AC
CLUSTER

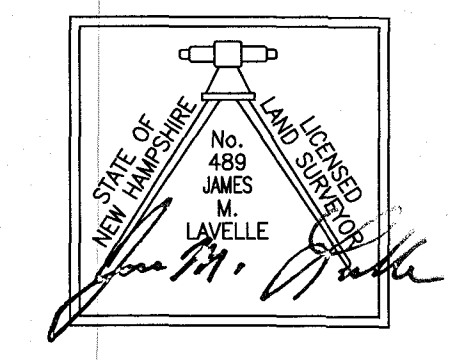
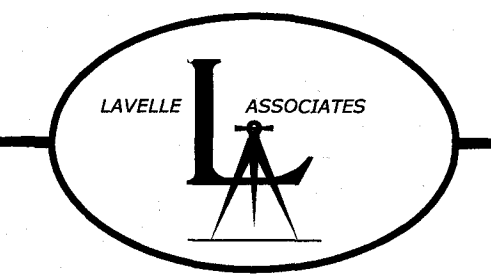
ONWAY LAKE MAP 32 LOT 3-11
15083 SQ. FT.
10" MAPLE, 3463 AC
CLUSTER

MAP 32 LOT 3-10

**TAX MAP 32 LOT 3-11
RAYMOND, NH
70A LANGFORD ROAD
SHORELAND TREE
PLAN**

OWNED BY
RICHARD J. BULENS

SCALE: 1"=20' DATE: 2/7/2024
0' 20' 40' 60' 80'



PREPARED BY
JAMES M. LAVELLE, LLS
2 STARWOOD DRIVE
HAMPSTEAD, NH 03841