



TOWN OF RAYMOND

Planning Board Agenda

December 16, 2021

7:00 p.m. - Raymond High School

Media Center - 45 Harriman Hill

Application # 2021-015

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

Continued from 12/2/2021

Application #2021-020: Three Special Permit applications have been submitted by Liberty Woods, LLC. for properties identified as Raymond Tax Map 21/ Lot 73,74, and 75 located on Green Road within Zone B. The applicant is proposing a minimum impact wetland crossing of the driveways for all three of these lots.

Application # 2021-015: A SITE PLAN & CONDITIONAL USE application is being submitted by Joseph Coronati of Jones & Beach Engineers, Inc. on behalf of Rye Harbor Realty, LLC. They are proposing a Domino's Pizza Restaurant with associated parking and utilities. The property is represented as Raymond Tax Map 29-3/ Lot 42-5 and located at 4 Silver Fox Lane.

2. Approval of Minutes

- 11/18/2021
- 12/02/2021

3. Public Comment

4. Other Business

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

5. 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)
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 TBD.



TOWN OF RAYMOND

Planning Board Agenda

December 16, 2021

7:00 p.m. - Raymond High School

Media Center - 45 Harriman Hill

Application # 2021-015

Submittal Deadline for Completed Application & Materials	Planning Board Meeting Dates (1st & 3rd Thursdays of the Month)	Projects Scheduled
December 02, 2021	January 06, 2022	McDonald's
December 16, 2021	January 20, 2022	
January 06, 2022	February 03, 2022	
January 20, 2022	February 17, 2022	
February 03, 2022	March 03, 2022	
February 17, 2022	March 17, 2022	
March 03, 2022	April 07, 2022	
March 17, 2022	April 21, 2022	
April 07, 2022	May 05, 2022	
April 21, 2022	May 19, 2022	
May 05, 2022	June 02, 2022	
May 19, 2022	June 16, 2022	
June 02, 2022	July 07, 2022	
June 16, 2022	July 21, 2022	
July 07, 2022	August 04, 2022	
July 21, 2022	August 18, 2022	
August 04, 2022	September 01, 2022	
August 18, 2022	September 15, 2022	
September 01, 2022	October 06, 2022	
September 15, 2022	October 20, 2022	
October 06, 2022	November 03, 2022	
October 20, 2022	November 17, 2022	
November 03, 2022	December 01, 2022	
November 17, 2022	December 15, 2022	

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

Developments with Regional Impact

Project Name: Domino's

Application No.: 2021-015

Tax Map & Lot: 29-3/42-5

The Rockingham Planning Commission has developed this guidance document to aid our communities in evaluating whether or not a development should be determined to have regional impact. The document summarizes the statutory process that must be followed under New Hampshire state law and suggest a number of triggering factors that should be considered for making this determination. Bear in mind that the criteria suggested here are our recommendations: they have no regulatory force.

Statutory Authority: refer to RSA 36:54-58 – The purpose of this statute is to establish the framework to be followed by a community that is reviewing a development proposal with **potential impacts beyond its municipal boundaries.**

Findings of YES on one or more of the items below indicates the possible need for a local land use board to make a determination that the development proposal results in regional impacts.

NOTE: THIS IS ON A REGIONAL BASIS NOT A LOCAL BASIS

1. **School Impacts:** Does the development create significant new student population affecting a regional school district? ___ Yes ___ No
 2. **Traffic Generation:** Will the project generate traffic that will create an impact on surrounding municipalities? ___ Yes ___ No
 3. **Road Networks:** Does the development provide the opportunity to create a more efficient road network for the regional area or potentially affect regional travel patterns? ___ Yes ___ No
 4. **Building Size:** Is the proposed building greater than 50,000 square feet and located within 2,500 feet of a municipal line? ___ Yes ___ No
 5. **Visual Impacts:** Will the development create visual impacts to neighboring municipalities such as light pollution, glare, or structures visible from neighboring municipalities? ___ Yes ___ No
 6. **Pollution:** Does the development propose the operation of a facility or business which would generate excessive amount of air pollution, wastewater discharge, noise, or hazardous waste transport?
___ Yes ___ No
 7. **Water Supply Impacts:** Will the development require a major impact wetland permit from NH DES?
___ Yes ___ No
-

Will impacts to known aquifers occur? ___ Yes ___ No

Does the project involve permitting for a large groundwater withdrawal? ___ Yes ___ No

Will the development cause negative impacts to another community's municipal water supply?
___ Yes ___ No

8. **Conservation Lands:** Does the development abut existing conservation lands, greenway or existing farmland such that coordination between municipalities could lead to the creation or preservation of greenways or wildlife habitat areas or prevent fragmentation of forests, farms or other conservation lands?
___ Yes ___ No

9. **Economic Impacts:** Does the development propose the creation of business or industry that would significantly impact regional economic development? ___ Yes ___ No

10. **Emergency Response:** Does the proposal create a significant increased demand for emergency services response (including mutual aid) from abutting communities? ___ Yes ___ No

11. **Historic or Cultural Resources:** Does the proposed development have negative impacts on historic or cultural resources that may have significance regionally? ___ Yes ___ No

12. **Other:** Does the development create other regional impacts not listed in items 1 – 11 above?_
___ Yes ___ No

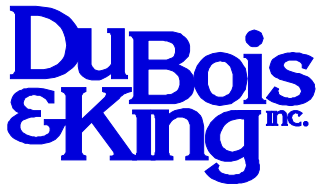
Describe: _____

Memo

To: Planning Board
From: Christina McCarthy, TRC
cc: Domino's
Date: 11/30/2021
Re: Recommendations from TRC

On November 30, 2021 the TRC met and had their final meeting with Joseph Coronati of Jones & Beach for a Domino's on Silver Fox Lane. The TRC voted unanimously to allow Application 2021-015 Domino's to proceed to the Planning Board with the following recommendations:

1. Offsite improvements-stripe left turn and straight through arrows for the left lane and in the right lane a right arrow on Essex Road.
2. Note on plan stating that no more than 18 seats allowed inside or outside total.
3. Stamped engineered drawing of the Versaloc wall design submitted at time of wall permit application.
4. Traffic Comments(3)- Dubois & King Traffic Review dated November 29, 2021
5. Before occupancy permit is given to either Domino's or Starbucks(whichever is first) the topcoat needs to go down on Silver Fox Lane, applicant needs to adjust manhole/catch basin rim elevations to be flush with pavement.



November 18, 2021

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

Subject: Proposed Domino's
Silver Fox Lane – Map 29-3, Lot 42-5
Engineering Review Services

Dear Ms. McCarthy,

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

- Response Letter with Attachments, prepared by Jones & Beach Engineers Inc., dated November 2, 2021.
- Full Size Plan Set, prepared by Jones & Beach Engineers Inc., consisting of 13 sheets, with a revision date of October 28, 2021.
- Drainage report, prepared by Jones & Beach Engineers Inc., with a revision date of November 2, 2021.

The following were comments noted during the review.

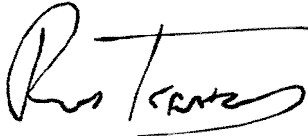
1. The applicant has provided an amended traffic study that addresses the proposed restaurant use which is a modification from the original traffic study for the commercial development. DuBois & King will review this document and provide comments under separate cover.
2. The applicant has reduced the number of seats provided to 18 in order to meet the minimum parking space requirement. During operation, we recommend that the total number of seats available including both the interior and exterior seats at the patio does not exceed 18 seats, so that parking demand does not exceed what is shown on the plans.
3. Sheet 10 of 13. Drawing No. D3. Detail Sheet. The proposed Versa-Lok Reinforced Retaining Wall Detail does not show the proposed guardrail. We recommend that the applicant revise the detail to show the proposed guard-rail and how it interfaces with the retaining wall as this may affect the structural loading requirements of the wall. Additionally, we recommend that the notes indicate that the proposed structural design must be submitted to the Town of Raymond for review.

4. Sheet 10 of 13. Drawing No. D3. Detail Sheet. Bioretention System Detail. A 6" perforated pipe was added to the plan set however no cleanout was provided. We recommend that the applicant provide a cleanout for the underdrain
5. Sheet 10 of 13. Drawing No. D3. Detail Sheet. The proposed Versa-Lok reinforced retaining wall detail does not show the existing swale that is within the drainage easement that was constructed for stormwater conveyance from the daycare. We recommend that the applicant revise this detail to include the swale, along with the 100-year peak water surface elevation of the swale in relation to the proposed wall and associated footing.
6. Currently, Silver Fox Lane is paved with a binder course and has drainage structures that appear to not be capturing all of the intended runoff during storm events. We recommend that prior to opening of this restaurant, the wearing course is paved on Silver Fox Lane and that the drainage structures are modified as needed to capture flow consistent with the approved commercial subdivision plans.

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

Regards,

DuBOIS & KING, Inc.



Ross L Tsantoulis, PE
Project Manager



November 29, 2021

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

Subject: Proposed Domino's – Silver Fox Lane
Engineering Review of Traffic Impact Assessment Memorandum

Dear Ms. McCarthy:

As requested, DuBois & King has completed a review of the following submitted materials for the above referenced project:

- Traffic Impact Assessment technical memorandum submitted by Stephen G. Pernaw & Company, Inc., dated November 11, 2021, for the above referenced project.

The following are comments noted during the engineering review:

1. Trip generation for the retail development is estimated using the average rate method within the ITE Trip Generation Manual. The fitted curve method will result in a more conservative trip generation. Due to the context of the project area and the wide range of potential retail uses, it is D&K's judgment that using the average rate method for this project is acceptable. However, when a retail tenant is identified for this location we recommend the trip generation estimate be revisited to determine that what is included in the current trip generation estimate is still applicable.
2. The trip distribution onto Essex Drive appears reasonable, however for clarification we recommend incorporating a brief description of how trips were distributed to Essex Drive into the memorandum. In particular, how the retail land use trips were distributed to the two drive locations, as it appears that some of the entering retail trips were distributed to both the west and east drives.
3. Due to the projected trip generation during the Saturday peak hour being 92 vehicles greater than the initial development, we recommend the level of service and queue analyses be updated for the Saturday peak hour to confirm that the intersections being evaluated as part of this study are projected to operate at acceptable levels of service with reasonable queue lengths with the proposed land uses at the site.

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

Very truly yours,
DuBOIS & KING, Inc.

Jenny Austin, P.E.
Project Engineer

JONES & BEACH ENGINEERS INC.

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

December 8, 2021

Raymond Planning Board
Attn. Jonathan Wood, Chair
4 Epping Street
Raymond, NH 03077

RE: Response Letter
Domino's, Silver Fox Lane, Raymond NH
Tax Map 29-3, Lot 42-5
JBE Project No. 14163.6

Dear Mr. Wood,

We are in receipt of comments from Ross Tsantoulis of DuBois and King dated November 18, 2021. Review comments are listed below with our responses in bold.

- 1. The applicant has provided an amended traffic study that addresses the proposed restaurant use which is a modification from the original traffic study for the commercial development. DuBois & King will review this document and provide comments under separate cover.*

RESPONSE: No comment.
- 2. The applicant has reduced the number of seats provided to 18 in order to meet the minimum parking space requirement. During operation, we recommend that the total number of seats available including both the interior and exterior seats at the patio does not exceed 18 seats, so that parking demand does not exceed what is shown on the plans.*

RESPONSE: During operation, seating will not exceed 18 seats for both the interior and exterior patio seats.
- 3. Sheet 10 of 13. Drawing No. D3. Detail Sheet. The proposed Versa-Lok Reinforced Retaining Wall Detail does not show the proposed guardrail. We recommend that the applicant revise the detail to show the proposed guardrail and how it interfaces with the retaining wall as this may affect the structural loading requirements of the wall. Additionally, we recommend that the notes indicate that the proposed structural design must be submitted to the Town of Raymond for review.*

RESPONSE: The detail has been revised on Sheet D3 to show the proposed guardrail and how it interfaces with the retaining wall.
- 4. Sheet 10 of 13. Drawing No. D3. Detail Sheet. Bioretention System Detail. A 6" perforated pipe was added to the plan set however no cleanout was provided. We recommend that the applicant provide a cleanout for the underdrain.*

RESPONSE: A cleanout detail for the underdrain was added to Sheet D3.

5. *Sheet 10 of 13. Drawing No. D3. Detail Sheet. The proposed Versa-Lok reinforced retaining wall detail does not show the existing swale that is within the drainage easement that was constructed for stormwater conveyance from the daycare. We recommend that the applicant revise this detail to include the swale, along with the 100-year peak water surface elevation of the swale in relation to the proposed wall and associated footing.*

RESPONSE: The detail on Sheet D3 has been revised to show the swale, along with the 100-year peak water surface elevation of the swale in relation to the proposed wall and associated footing.

6. *Currently, Silver Fox Lane is paved with a binder course and has drainage structures that appear to not be capturing all of the intended runoff during storm events. We recommend that prior to opening of this restaurant, the wearing course is paved on Silver Fox Lane and that the drainage structures are modified as needed to capture flow consistent with the approved commercial subdivision plans.*

RESPONSE: Prior to the opening of the restaurant, Silver Fox Lane will be paved with the top coat of pavement and the drainage structure rims will be set flush with the pavement as stated in Note 31 on Sheet C2.

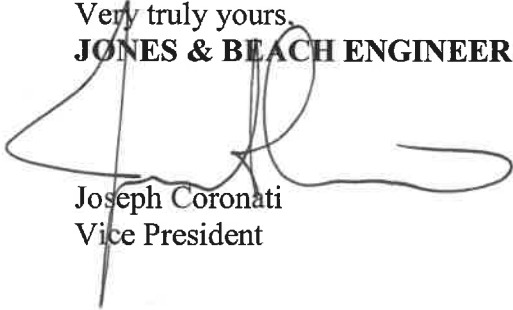
Included with this response letter are the following:

1. Six (6) Full Size Plan Sets.
2. Ten (10) Half Size Plan Sets.
3. 100 Year Storm Swale Analysis.

Thank you very much for your time.

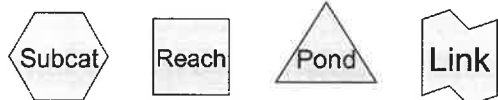
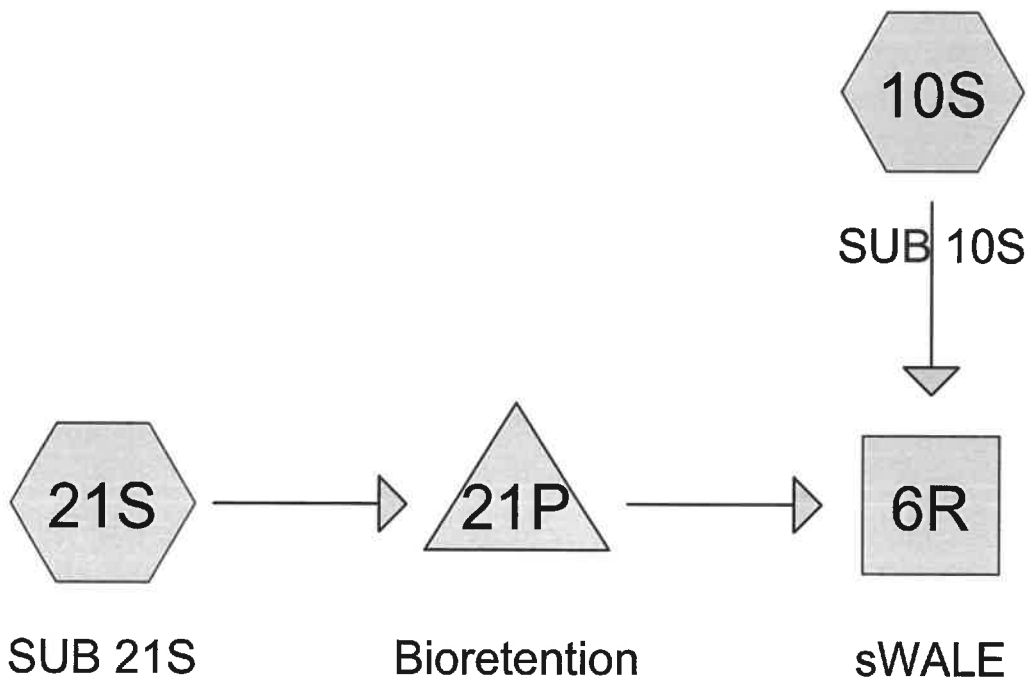
Very truly yours,

JONES & BEACH ENGINEERS, INC.



Joseph Coronati
Vice President

cc: Michael Garrepy, Rye Harbor Realty, LLC (via email)
Ross Tsantoulis, DuBois & King (via email & U.S. Mail)



14163.6 - PROPOSED 100 year swale

Type III 24-hr 100YR Rainfall=8.39"

Prepared by Jones and Beach Engineers, Inc.

Printed 12/8/2021

HydroCAD® 10.10-5a s/n 10589 © 2020 HydroCAD Software Solutions LLC

Page 2

Summary for Subcatchment 10S: SUB 10S

Runoff = 8.98 cfs @ 12.10 hrs, Volume= 0.671 af, Depth> 5.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100YR Rainfall=8.39"

Area (sf)	CN	Description
3,260	98	Paved parking, HSG C
194	98	Paved parking, HSG B
17,470	74	>75% Grass cover, Good, HSG C
6,320	61	>75% Grass cover, Good, HSG B
1,767	55	Woods, Good, HSG B
14,080	70	Woods, Good, HSG C
817	98	Water Surface, HSG C
10,047	98	Water Surface, HSG B
5,256	74	>75% Grass cover, Good, HSG C
3,137	70	Woods, Good, HSG C
62,348	77	Weighted Average
48,030		77.04% Pervious Area
14,318		22.96% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.8	50	0.1400	0.14		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.05"
1.0	92	0.1000	1.58		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
0.4	202	0.0120	8.57	137.11	Parabolic Channel, W=12.00' D=2.00' Area=16.0 sf Perim=12.8' n= 0.022 Earth, clean & straight
7.2	344	Total			

Summary for Subcatchment 21S: SUB 21S

Runoff = 6.61 cfs @ 12.08 hrs, Volume= 0.488 af, Depth> 6.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 100YR Rainfall=8.39"

Area (sf)	CN	Description
1,858	98	Paved roads w/curbs & sewers, HSG B
13,232	98	Paved roads w/curbs & sewers, HSG C
2,400	98	Roofs, HSG C
8	98	Paved parking, HSG B
780	98	Paved parking, HSG C
26	61	>75% Grass cover, Good, HSG B
20,477	74	>75% Grass cover, Good, HSG C
38,781	85	Weighted Average
20,503		52.87% Pervious Area
18,278		47.13% Impervious Area

14163.6 - PROPOSED_100 year swale

Type III 24-hr 100YR Rainfall=8.39"

Prepared by Jones and Beach Engineers, Inc.

Printed 12/8/2021

HydroCAD® 10.10-5a s/n 10589 © 2020 HydroCAD Software Solutions LLC

Page 3

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Reach 6R: sWALE

Inflow Area = 2.322 ac, 32.23% Impervious, Inflow Depth > 5.96" for 100YR event
 Inflow = 10.63 cfs @ 12.10 hrs, Volume= 1.153 af
 Outflow = 10.52 cfs @ 12.12 hrs, Volume= 1.152 af, Atten= 1%, Lag= 0.8 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
 Max. Velocity= 3.52 fps, Min. Travel Time= 1.1 min
 Avg. Velocity = 1.49 fps, Avg. Travel Time= 2.6 min

Peak Storage= 688 cf @ 12.12 hrs
 Average Depth at Peak Storage= 0.85' , Surface Width= 6.07'
 Bank-Full Depth= 2.00' Flow Area= 14.0 sf, Capacity= 82.69 cfs

1.00' x 2.00' deep channel, n= 0.022 Earth, clean & straight
 Side Slope Z-value= 3.0 ' / ' Top Width= 13.00'
 Length= 230.0' Slope= 0.0074 ' / '
 Inlet Invert= 185.70', Outlet Invert= 184.00'



Summary for Pond 21P: Bioretention

Inflow Area = 0.890 ac, 47.13% Impervious, Inflow Depth > 6.58" for 100YR event
 Inflow = 6.61 cfs @ 12.08 hrs, Volume= 0.488 af
 Outflow = 3.29 cfs @ 12.23 hrs, Volume= 0.482 af, Atten= 50%, Lag= 8.8 min
 Primary = 3.29 cfs @ 12.23 hrs, Volume= 0.482 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
 Peak Elev= 192.86' @ 12.23 hrs Surf.Area= 3,389 sf Storage= 4,369 cf

Plug-Flow detention time= 29.0 min calculated for 0.482 af (99% of inflow)
 Center-of-Mass det. time= 20.7 min (809.0 - 788.3)

Volume	Invert	Avail.Storage	Storage Description
#1	188.99'	9,710 cf	Custom Stage Data (Irregular) Listed below (Recalc)

14163.6 - PROPOSED 100 year swale

Type III 24-hr 100YR Rainfall=8.39"

Prepared by Jones and Beach Engineers, Inc.

Printed 12/8/2021

HydroCAD® 10.10-5a s/n 10589 © 2020 HydroCAD Software Solutions LLC

Page 4

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
188.99	1,727	230.8	0.0	0	0	1,727
189.00	1,727	230.8	40.0	7	7	1,729
189.99	1,727	230.8	40.0	684	691	1,958
190.00	1,727	230.8	5.0	1	692	1,960
191.49	1,727	230.8	5.0	129	820	2,304
191.50	1,727	230.8	100.0	17	838	2,306
191.99	2,080	240.3	100.0	931	1,769	2,681
192.00	2,601	268.8	100.0	23	1,792	3,835
193.00	3,524	291.8	100.0	3,051	4,843	4,899
194.00	6,348	373.6	100.0	4,867	9,710	9,243

Device	Routing	Invert	Outlet Devices
#1	Primary	189.25'	15.0" Round Culvert L= 15.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 189.25' / 189.00' S= 0.0167 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	189.25'	6.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	192.75'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Primary	193.50'	5.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

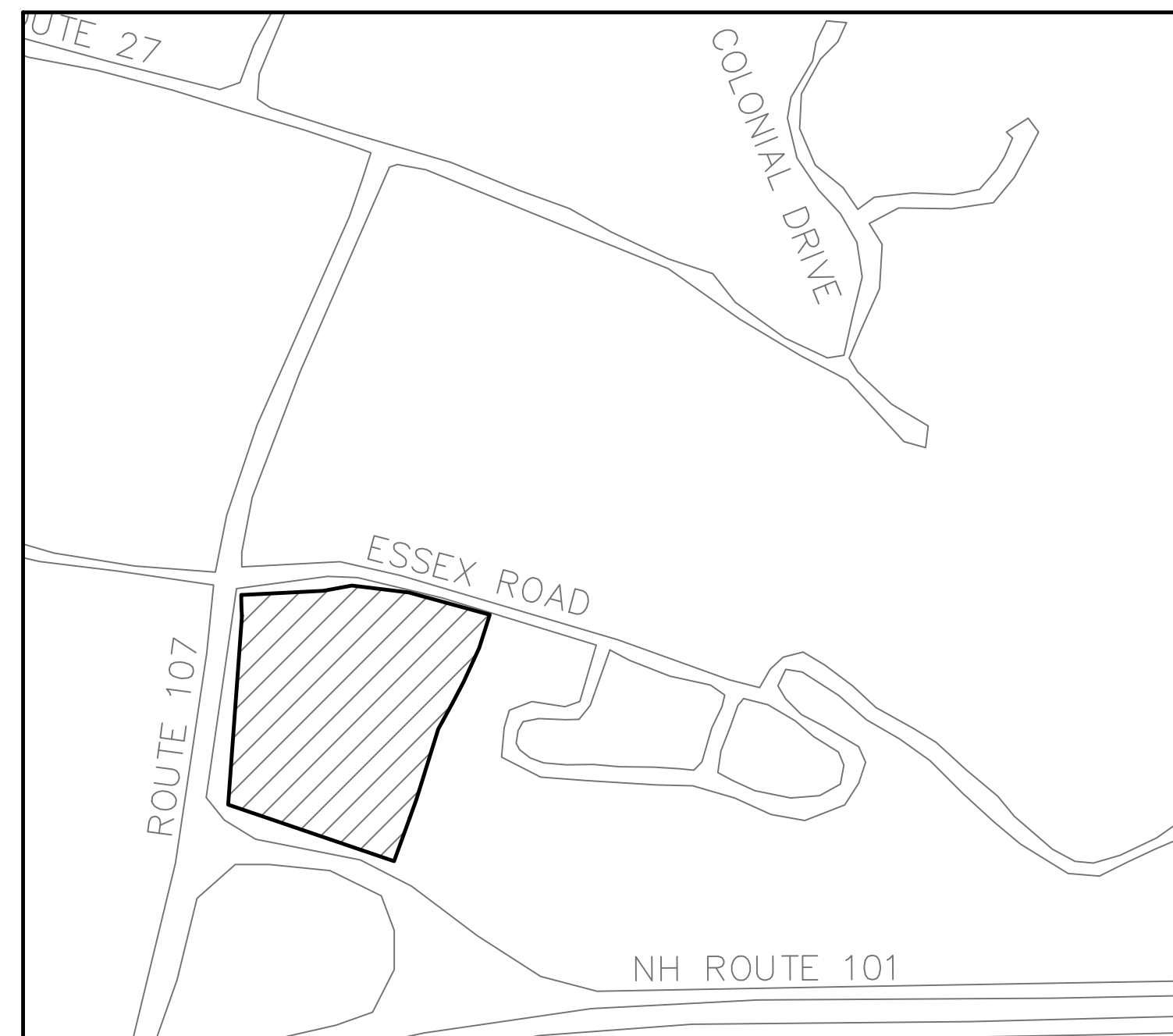
Primary OutFlow Max=3.29 cfs @ 12.23 hrs HW=192.86' TW=186.48' (Dynamic Tailwater)

- 1=Culvert (Passes 3.29 cfs of 8.06 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 1.73 cfs @ 8.83 fps)
- 3=Orifice/Grate (Weir Controls 1.56 cfs @ 1.10 fps)
- 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

PROPOSED SITE PLAN "DOMINO'S" TAX MAP 29-3, LOT 42-5 SILVER FOX LANE, RAYMOND, NH

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	BARBED WIRE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	SOIL BOUNDARY
---	---	AQUIFER PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	POURED CONCRETE CURB
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	SEWER FORCE MAIN
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	GUARDRAIL
---	---	UNDERDRAIN
---	---	FIRE PROTECTION LINE
---	---	THRUST BLOCK
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	FAILED TEST PIT
---	---	MONITORING WELL
---	---	PERC TEST
---	---	PHOTO LOCATION
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	DOUBLE GRATE CATCH BASIN
---	---	TRANSFORMER
---	---	CULVERT W/WINGWALLS
---	---	CULVERT W/FLARED END SECTION
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	STONE CHECK DAM
---	---	DRAINAGE FLOW DIRECTION
---	---	4K SEPTIC AREA
---	---	WETLAND IMPACT
---	---	VEGETATED FILTER STRIP
---	---	RIPRAP
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS
---	---	TIDAL WETLANDS
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE
---	---	RETAINING WALL



LOCUS MAP
SCALE 1" = 500'

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
L1	LANDSCAPE PLAN
L2	LIGHTING PLAN
D1-D3	DETAIL SHEETS
E1	EROSION AND SEDIMENT CONTROL DETAILS
S1	SEPTIC PLAN
T1	TRUCK TURNING PLAN

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

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

TRAFFIC ENGINEER
STEPHEN G. PERNAW & COMPANY, INC.
PO BOX 1721
CONCORD, NH 03302
(603) 228 - 5750
CONTACT: STEPHEN PERNAW
SGP@PERNAW.COM

LANDSCAPE DESIGNER
LM LAND DESIGN
11 SOUTH ROAD
BRENTWOOD, NH 03833
CONTACT: LISE MCNAUGHTON
(603) 770-7728

WATER
RAYMOND WATER DEPARTMENT
4 EPPING STREET
RAYMOND, NH 03077
(603) 895-4657

ELECTRIC
NH ELECTRIC COOPERATIVE
272-284 NH 107
RAYMOND, NH 03077

CABLE/TELEPHONE
FAIRPOINT COMMUNICATIONS
5 FLORAL AVE
RAYMOND, NH 03077

PROJECT PARCEL
TOWN OF RAYMOND
TAX MAP 29-3, LOT 42-5

TOTAL LOT AREA
50,720 SQ. FT.
1.16 ACRES

APPROVED - TOWN, STATE
PLANNING BOARD

DATE:

Design: JAC	Draft: ERE	Date: 12/08/21
Checked: JAC	Scale: AS NOTED	Project No.: 14163.6
Drawing Name: 14163-PLAN-DOMINOES.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	12/08/21	REVISED PER TOWN COMMENTS	ERE
	10/28/21	REVISED PER TOWN COMMENTS	ERE
0	9/16/21	ISSUED FOR REVIEW	ERE
REV.	DATE	REVISION	BY

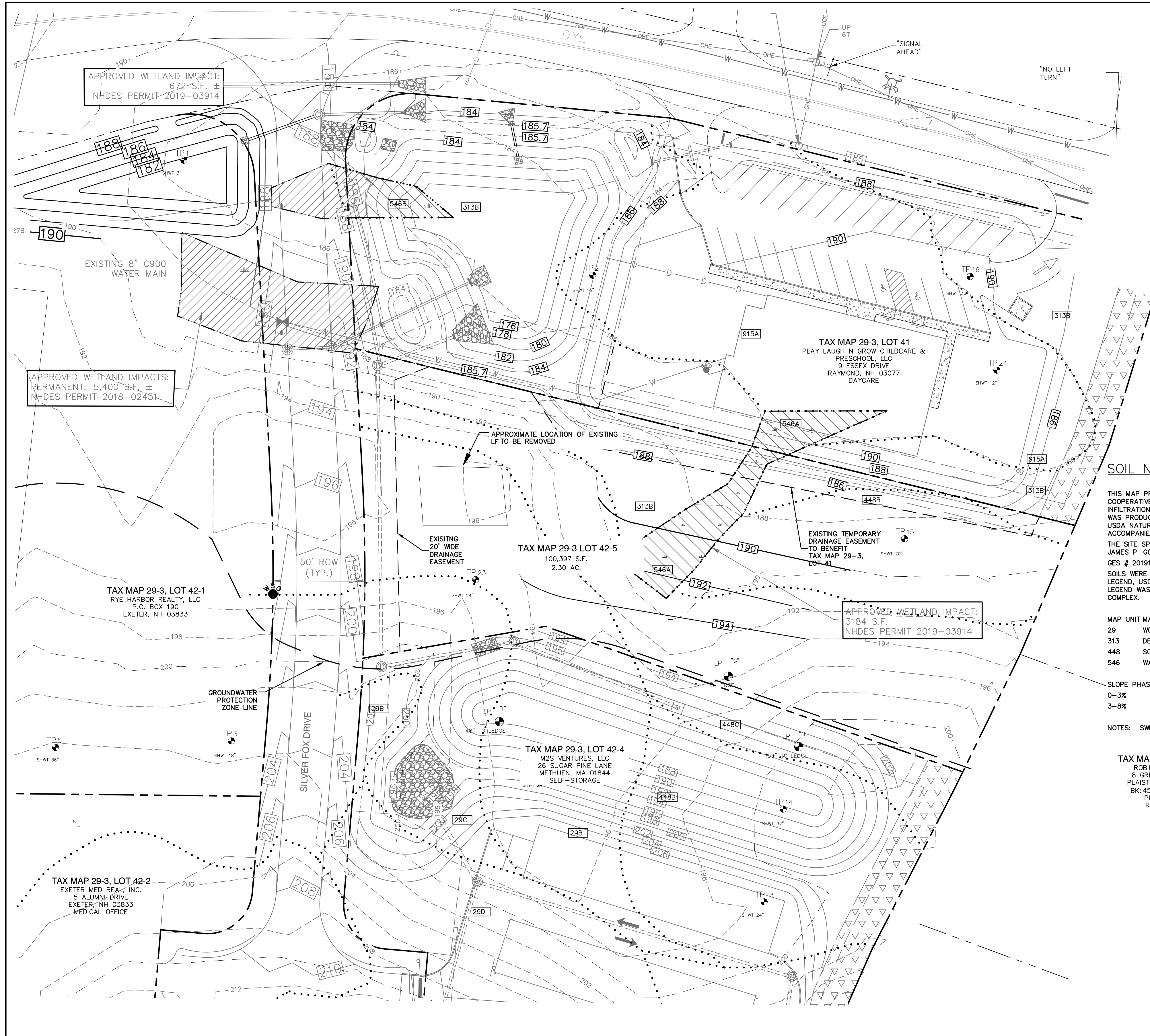
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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

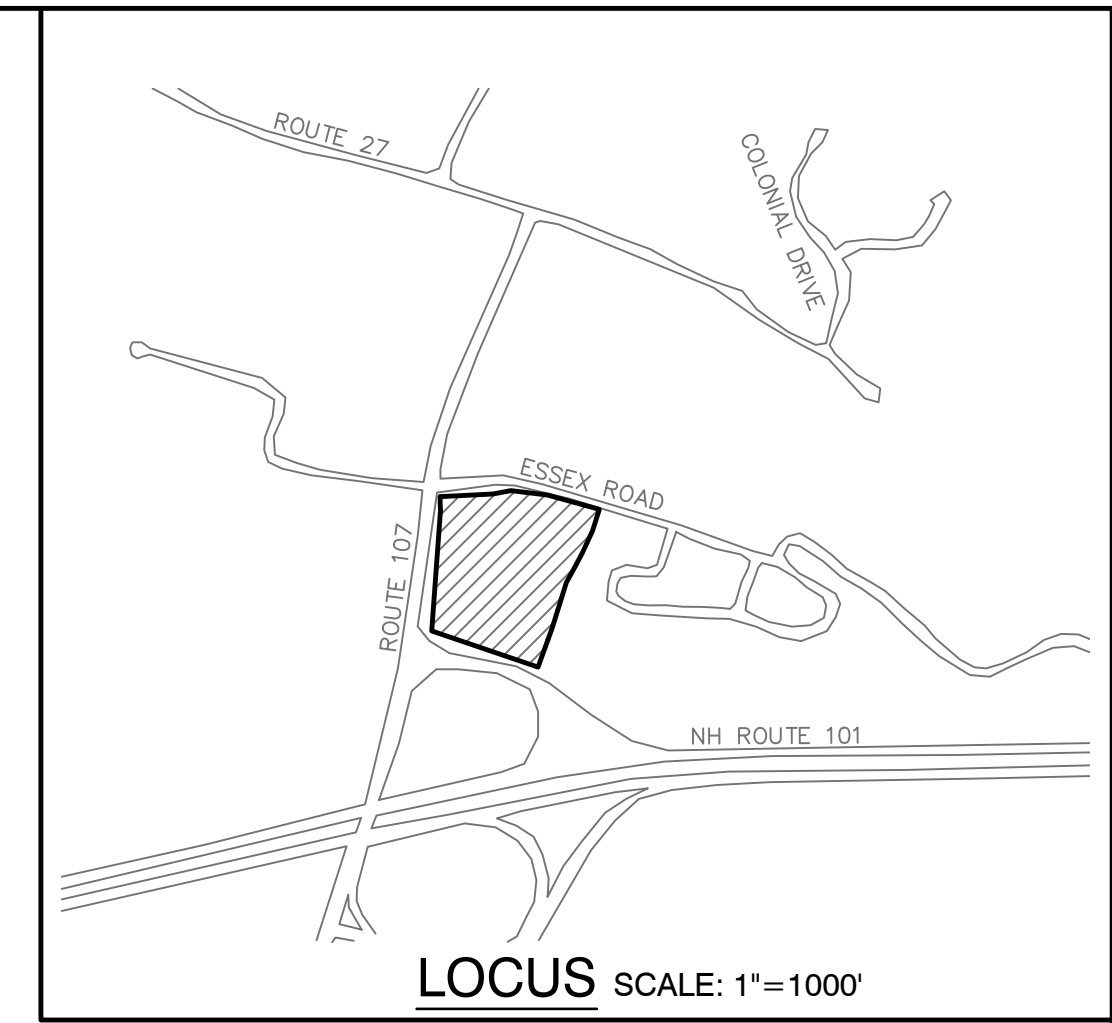
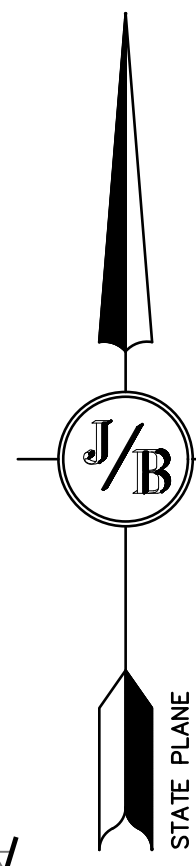
Plan Name:	COVER SHEET	
Project:	DOMINO'S SILVER FOX DRIVE, RAYMOND, NH	
Owner of Record:	RYE HARBOR REALTY, LLC 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833	BK 6000 PG 1019

DRAWING No.	CS
SHEET 1 OF 13	JBE PROJECT NO. 14163.6



GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	CENTERLINE
---	FRESHWATER WETLANDS LINE
---	TREE LINE
---	STONEWALL
---	FENCE
---	SOIL BOUNDARY
---	EASEMENT
---	EDGE OF PAVEMENT
---	IRON PIPE/IRON ROD
---	DRILL HOLE
---	IRON ROD/DRILL HOLE
---	STONE/GRANITE BOUND
---	BENCHMARK (TBM)
---	OPEN WATER
---	FRESHWATER WETLANDS
---	DRAINAGE LINE
---	WATER LINE
---	OVERHEAD ELECTRIC
---	TEST PIT
---	UTILITY POLE
---	HYDRANT
---	SINGLE GRATE CATCH BASIN
---	DOUBLE POST SIGN
---	SINGLE POST SIGN



EXISTING CONDITIONS NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF MAP 29-3 LOT 42 NEWLY CREATED SUB LOT 5, AND LOT 41.
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).
- VERTICAL DATUM: ADJUSTED BY GPS TO NGVD29. HORIZONTAL DATUM: STATE PLANE COORDINATES PER OPUS SOLUTION BY LOCATION OF MULTIPLE FIELD LOCATIONS USING GPS EQUIPMENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0191E, DATED MAY 17, 2005.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY JAMES GOVE OF GOVE ENVIRONMENTAL SERVICES, INC., DURING WINTER, 2016, IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- TEST PITS 1-16 PERFORMED BY CHRISTOPHER ALBERT, JONES & BEACH ENGINEERS, INC. ON 6/29/18. TEST PITS 17-24 PERFORMED BY CHRISTOPHER ALBERT, JONES & BEACH ENGINEERS, INC. ON 8/27/19.
- WETLAND BOUNDARIES AND CONSTRUCTION LIMITS ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.

SOIL NOTES:

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

THE SITE SPECIFIC SOIL SURVEY WAS PRODUCED 9-27-2019, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. GES # 2019185

SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.

MAP UNIT	MAP NAME	HISS CONVERSION	HYDROLOGIC SOIL GROUP
29	WOODBIDGE FINE LOAMY	323	C
313	DEERFIELD LOAMY SAND	311	B
448	SITUATE FINE SANDY LOAM	323	C
546	WALPOLE FINE SANDY LOAM	511	C

SLOPE PHASE:

0-3%	A	8-15%	C
3-8%	B		

NOTES: SWPD = SOMEWHAT POORLY DRAINED

TAX MAP 29-3, LOT 25
 ROBIN J MURPHY
 8 GREYSTONE AVE
 PLAINSTOW, NH 03665
 BK: 4562 / PG: 2517
 PLAN 2268
 RESIDENCE

CERTIFICATION:

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

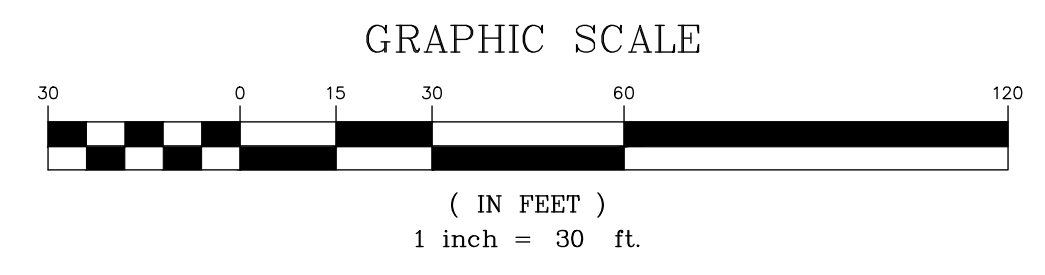
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

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

LAND SURVEYOR
 DAVID M. COLLIER
 SIGNATURE

DAVID M. COLLIER, LLS 892
 ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE:



PROJECT PARCEL TOWN OF RAYMOND TAX MAP 29-3, LOT 42-5
TOTAL LOT AREA 50,720 SQ. FT. 1.16 ACRES

Design: JAC	Draft: ERE	Date: 12/08/21
Checked: JAC	Scale: AS SHOWN	Project No.: 14163.6
Drawing Name: 14163-PLAN-DOMINOES.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	12/08/21	REVISED PER TOWN COMMENTS	ERE
	10/28/21	REVISED PER TOWN COMMENTS	ERE
0	9/16/21	ISSUED FOR REVIEW	ERE
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

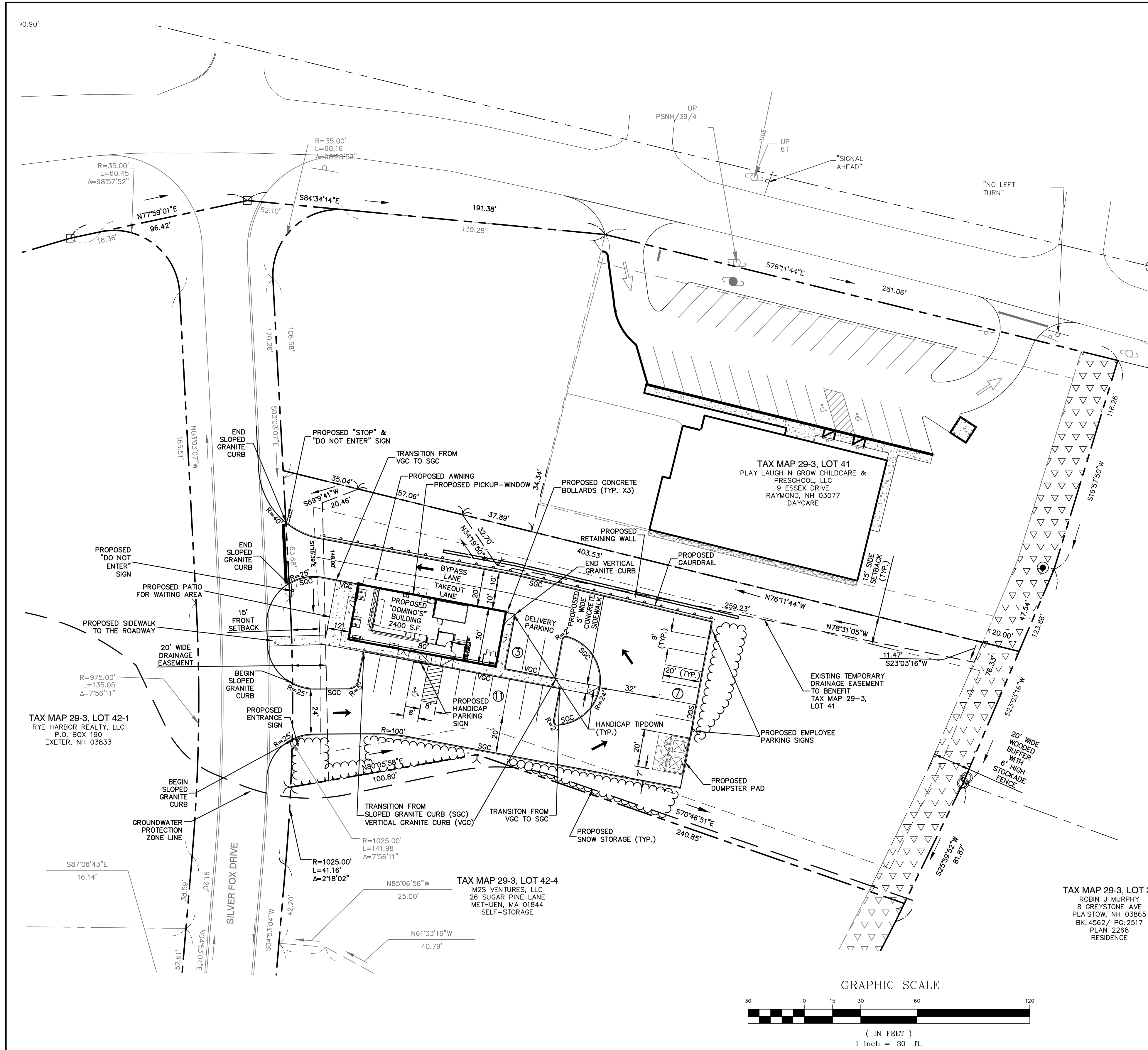
85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

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

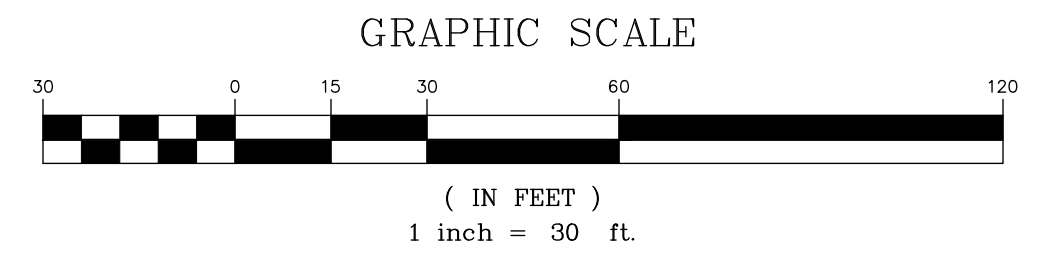
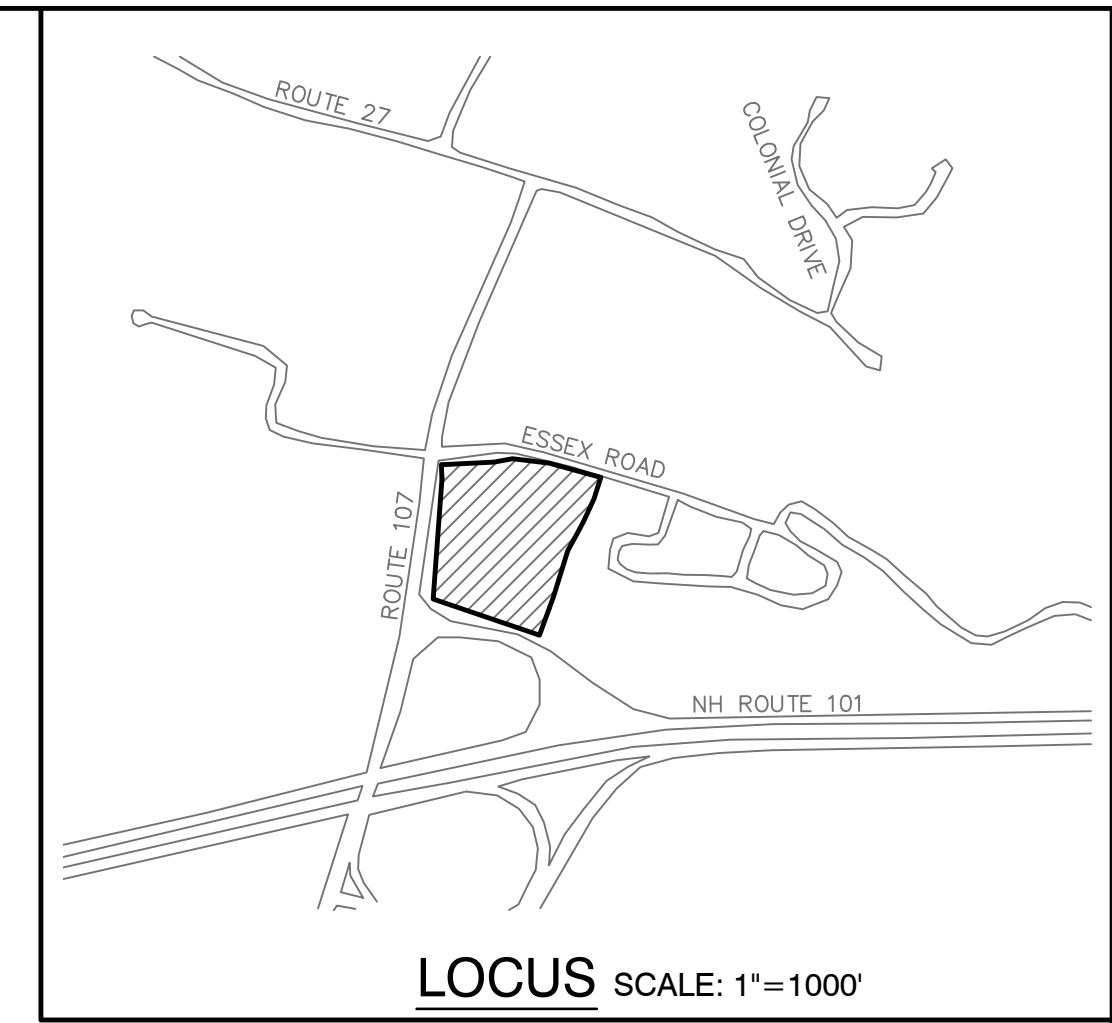
Plan Name:	EXISTING CONDITIONS PLAN
Project:	DOMINO'S SILVER FOX DRIVE, RAYMOND, NH
Owner of Record:	RYE HARBOR REALTY, LLC 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833
	BK 6000 PG 1019

DRAWING No.	C1
SHEET 2 OF 13	JBE PROJECT NO. 14163.6



SITE NOTES:

- THE INTENT OF THIS PLAN IS SHOW THE DEVELOPMENT OF A DRIVE-THRU DOMINO'S WITH ASSOCIATED PARKING AND UTILITIES.
- ZONING DISTRICT: COMMERCIAL C1
 LOT AREA MINIMUM = 21,780 SF
 LOT FRONTAGE MINIMUM = 50'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 15'
 SIDE SETBACK = 15'
 REAR SETBACK = 15'
 WETLAND SETBACK = 25' (PER RAYMOND ZONE "G")
 MAX BUILDING HEIGHT = 35'
 PROPOSED BUILDING TO BE LESS THAN 30'.
- VERTICAL DATUM: ADJUSTED BY GPS TO NGVD29. HORIZONTAL DATUM: STATE PLANE COORDINATES PER OPUS SOLUTION BY LOCATION OF MULTIPLE FIELD LOCATIONS USING GPS EQUIPMENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0191E, DATED MAY 17, 2005.
- PARKING CALCULATIONS:
 1 SPACE PER 2 SEATS PLUS 1 SPACE PER 200 S.F. OF GROSS AREA
 1 SPACE / 2 SEATS (18 SEATS / 2) = 9 SPACES REQUIRED
 1 SPACE / 200 S.F. (2,400 / 200) = 12 SPACES REQUIRED
 TOTAL SPACES REQUIRED = 21 SPACES
 TOTAL SPACES PROVIDED = 21 SPACES
 TOTAL HANDICAP SPACES PROVIDED = 1
- NHDES ALTERATION OF TERRAIN PERMIT NO. DATE NHDES SEPTIC APPROVAL NO. DATED
- A CONDITIONAL USE PERMIT HAS BEEN REQUESTED FOR EXCEEDING THE 15% IMPERVIOUS AREA LIMIT UNDER ARTICLE 5, SECTION 5.2.11.2 WITHIN THE GROUNDWATER CONSERVATION OVERLAY DISTRICT.
- WITH APPROVAL OF THE RAYMOND, NH PLANNING BOARD, THE FOLLOWING WAIVERS FROM THE TOWN OF RAYMOND, NH SITE PLAN REVIEW REGULATIONS ARE REQUESTED:
 A) SECTION 3.03.03 - STAMPED LANDSCAPE PLAN
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ALL ARCHITECTURAL BLOCK RETAINING WALLS ARE TO BE DESIGNED AND STAMPED BY THE MANUFACTURER'S STRUCTURAL ENGINEER. CONTRACTOR TO COORDINATE WITH APPROVED MANUFACTURER PRIOR TO INSTALLATION.



PROJECT PARCEL
 TOWN OF RAYMOND
 TAX MAP 29-3, LOT 42-5

TOTAL LOT AREA
 50,720 SQ. FT.
 1.16 ACRES

APPROVED - TOWN, STATE
 PLANNING BOARD

DATE: _____

Design: JAC	Draft: ERE	Date: 12/08/21
Checked: JAC	Scale: AS SHOWN	Project No.: 14163.6
Drawing Name: 14163-PLAN-DOMINOES.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	12/08/21	REVISED PER TOWN COMMENTS	ERE
	10/28/21	REVISED PER TOWN COMMENTS	ERE
0	9/16/21	ISSUED FOR REVIEW	ERE
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

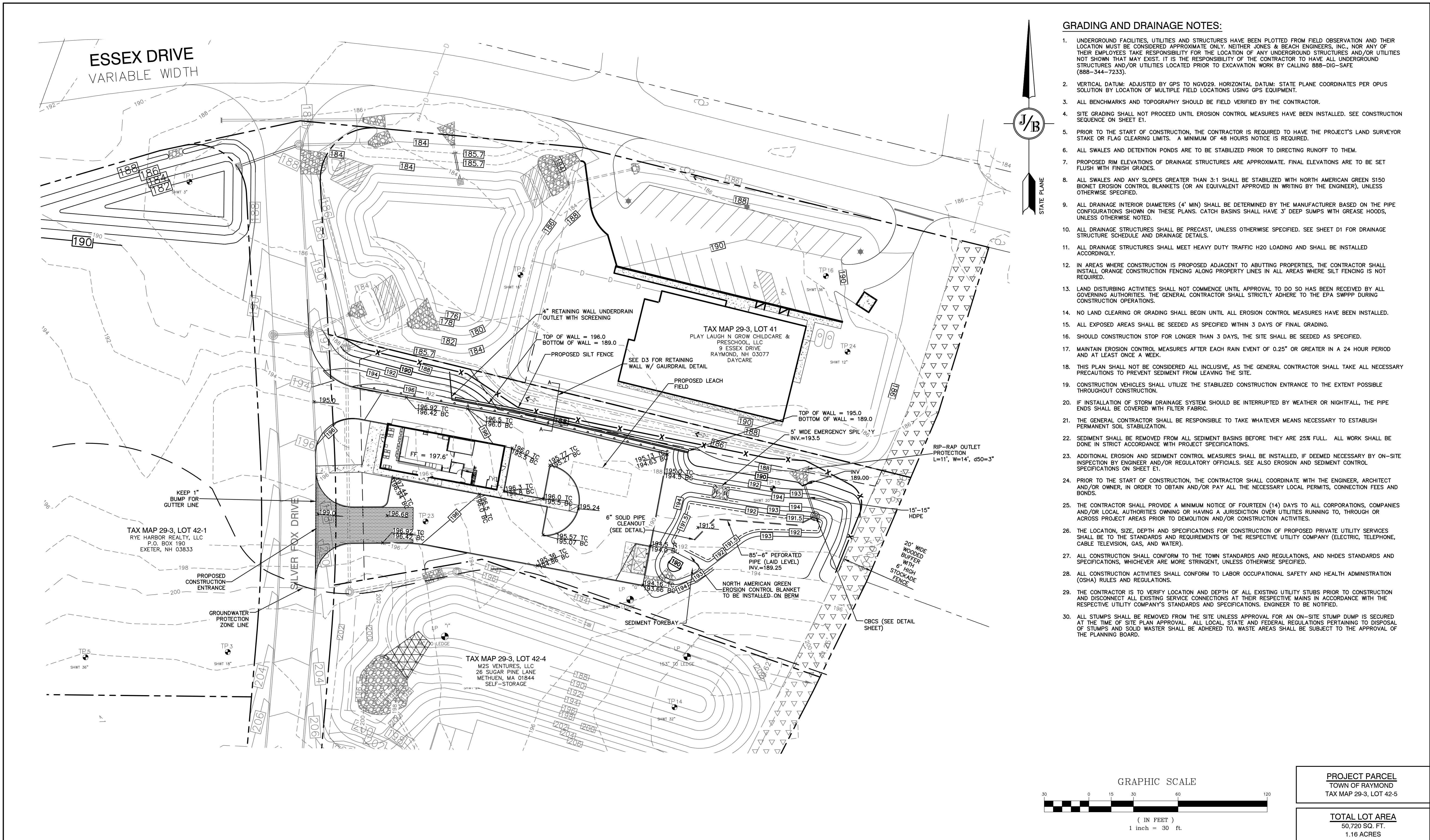
85 Portsmouth Ave. Stratham, NH 03885
 PO Box 219
 Civil Engineering Services
 603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN MAP 29-3, LOT 42-5
Project:	DOMINO'S SILVER FOX DRIVE, RAYMOND, NH
Owner of Record:	RYE HARBOR REALTY, LLC 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833
	BK 6000 PG 1019

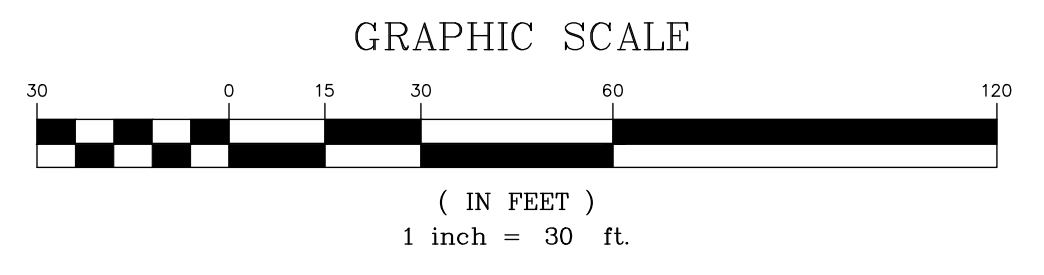
DRAWING No.

C2

SHEET 3 OF 13
 JBE PROJECT NO. 14163.6



- GRADING AND DRAINAGE NOTES:**
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
 - VERTICAL DATUM: ADJUSTED BY GPS TO NAVD29. HORIZONTAL DATUM: STATE PLANE COORDINATES PER OPUS SOLUTION BY LOCATION OF MULTIPLE FIELD LOCATIONS USING GPS EQUIPMENT.
 - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
 - SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
 - ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
 - PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
 - ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S150 BIONET EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
 - ALL DRAINAGE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
 - ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET D1 FOR DRAINAGE STRUCTURE SCHEDULE AND DRAINAGE DETAILS.
 - ALL DRAINAGE STRUCTURES SHALL MEET HEAVY DUTY TRAFFIC H2O LOADING AND SHALL BE INSTALLED ACCORDINGLY.
 - IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
 - LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
 - NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
 - ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
 - SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
 - MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
 - THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
 - CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
 - IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
 - SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
 - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
 - THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, GAS, AND WATER).
 - ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
 - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
 - THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
 - ALL STUMPS SHALL BE REMOVED FROM THE SITE UNLESS APPROVAL FOR AN ON-SITE STUMP DUMP IS SECURED AT THE TIME OF SITE PLAN APPROVAL. ALL LOCAL, STATE AND FEDERAL REGULATIONS PERTAINING TO DISPOSAL OF STUMPS AND SOLID WASTE SHALL BE ADHERED TO. WASTE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING BOARD.



PROJECT PARCEL
TOWN OF RAYMOND
TAX MAP 29-3, LOT 42-5

TOTAL LOT AREA
50,720 SQ. FT.
1.16 ACRES

Design: JAC Draft: ERE Date: 12/08/21
 Checked: JAC Scale: AS SHOWN Project No.: 14163.6
 Drawing Name: 14163-PLAN-DOMINOES.dwg

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

REV.	DATE	REVISION	BY
2	12/08/21	REVISED PER TOWN COMMENTS	ERE
	10/28/21	REVISED PER TOWN COMMENTS	ERE
0	9/16/21	ISSUED FOR REVIEW	ERE
		REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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

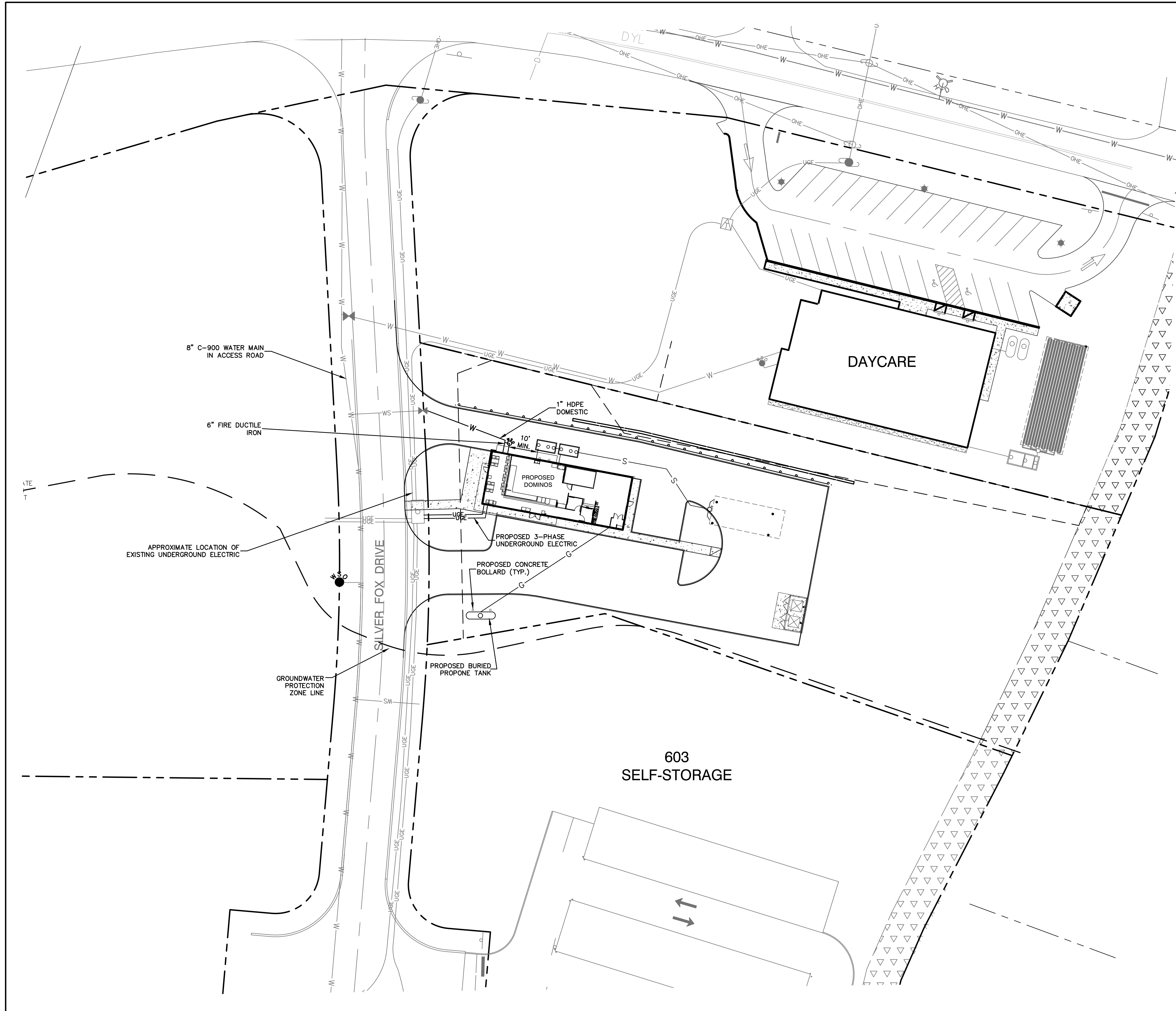
Plan Name:	GRADING AND DRAINAGE PLAN
Project:	DOMINO'S SILVER FOX DRIVE, RAYMOND, NH
Owner of Record:	RYE HARBOR REALTY, LLC 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833

BK 6000
PG 1019

DRAWING No.

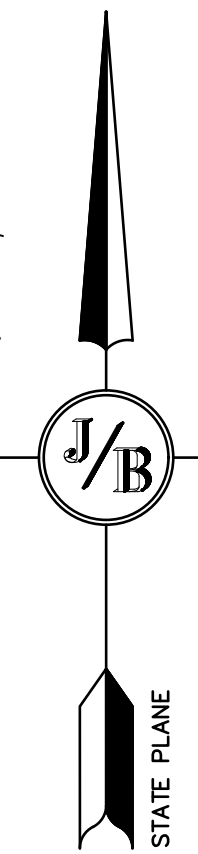
C3

SHEET 4 OF 13
JBE PROJECT NO. 14163.6

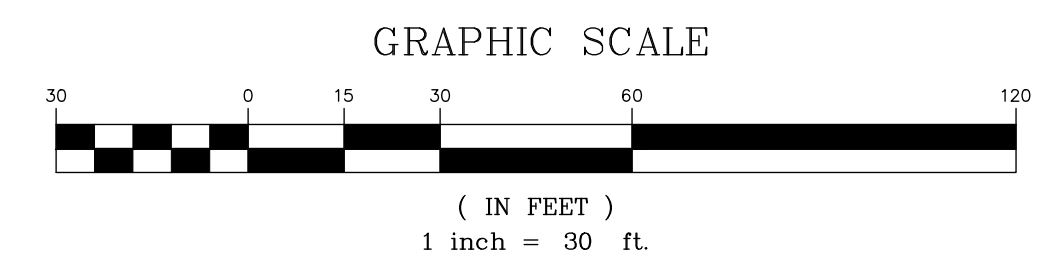


UTILITY NOTES:

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, GAS, AND WATER).
4. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND NHDES STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
5. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
6. LOTS TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
8. AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
9. ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL BOARD INSULATION FOR FREEZING PROTECTION.
10. WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE. WATERMANS SHALL BE TESTED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICH EVER IS GREATER. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600. WATERMANS SHALL BE DISINFECTED AFTER THE ACCEPTANCE OF THE PRESSURE AND LEAKAGE TESTS ACCORDING TO AWWA STANDARD C 651.
11. ALL WATER LEADS TO BUILDING(S) SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
12. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES AND MECHANICAL JOINTS.
13. CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPLICATE TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. EXISTING UTILITIES SHALL BE DIGSAFED BEFORE CONSTRUCTION.
15. WATER LINE SHALL HAVE TESTABLE BACKFLOW PREVENTERS AT THE ENTRANCE TO THE BUILDING.
16. WATER LEADS TO LOTS SHALL END AT RIGHT OF WAY AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
17. LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRIC CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
18. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
19. A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, ARCHITECT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE INSTALLATION OF THE SPRINKLER SYSTEM.
20. FIRE LINE SHALL BE STUBBED UP 1' ABOVE FINISHED FLOOR ELEVATION IN SPRINKLER ROOM.
21. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 101 LIFE SAFETY CODE/NFPA 1 AND LOCAL REGULATIONS. FIRE DEPARTMENT CONNECTION SHALL BE FIELD VERIFIED BY LOCAL FIRE DEPARTMENT TO ENSURE OPTIMUM PLACEMENT.



STATE PLANE



PROJECT PARCEL
TOWN OF RAYMOND
TAX MAP 29-3, LOT 42-5

TOTAL LOT AREA
50,720 SQ. FT.
1.16 ACRES

Design: JAC Draft: ERE Date: 12/08/21
 Checked: JAC Scale: AS SHOWN Project No.: 14163.6
 Drawing Name: 14163-PLAN-DOMINOES.dwg

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

REV.	DATE	REVISION	BY
2	12/08/21	REVISED PER TOWN COMMENTS	ERE
	10/28/21	REVISED PER TOWN COMMENTS	ERE
0	9/16/21	ISSUED FOR REVIEW	ERE
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

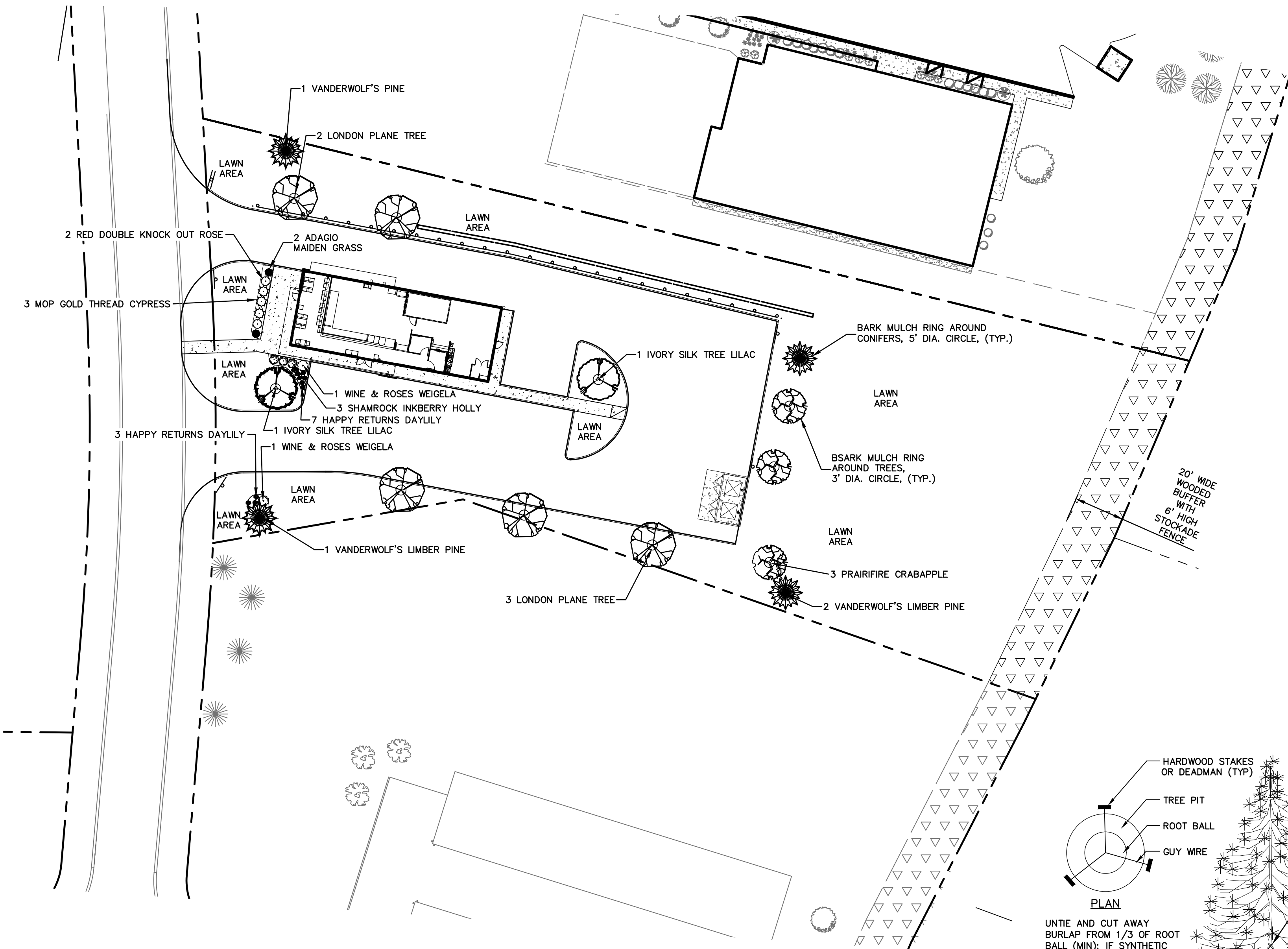
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	UTILITY PLAN	
Project:	DOMINO'S SILVER FOX DRIVE, RAYMOND, NH	
Owner of Record:	RYE HARBOR REALTY, LLC 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833	BK 6000 PG 1019

DRAWING No.

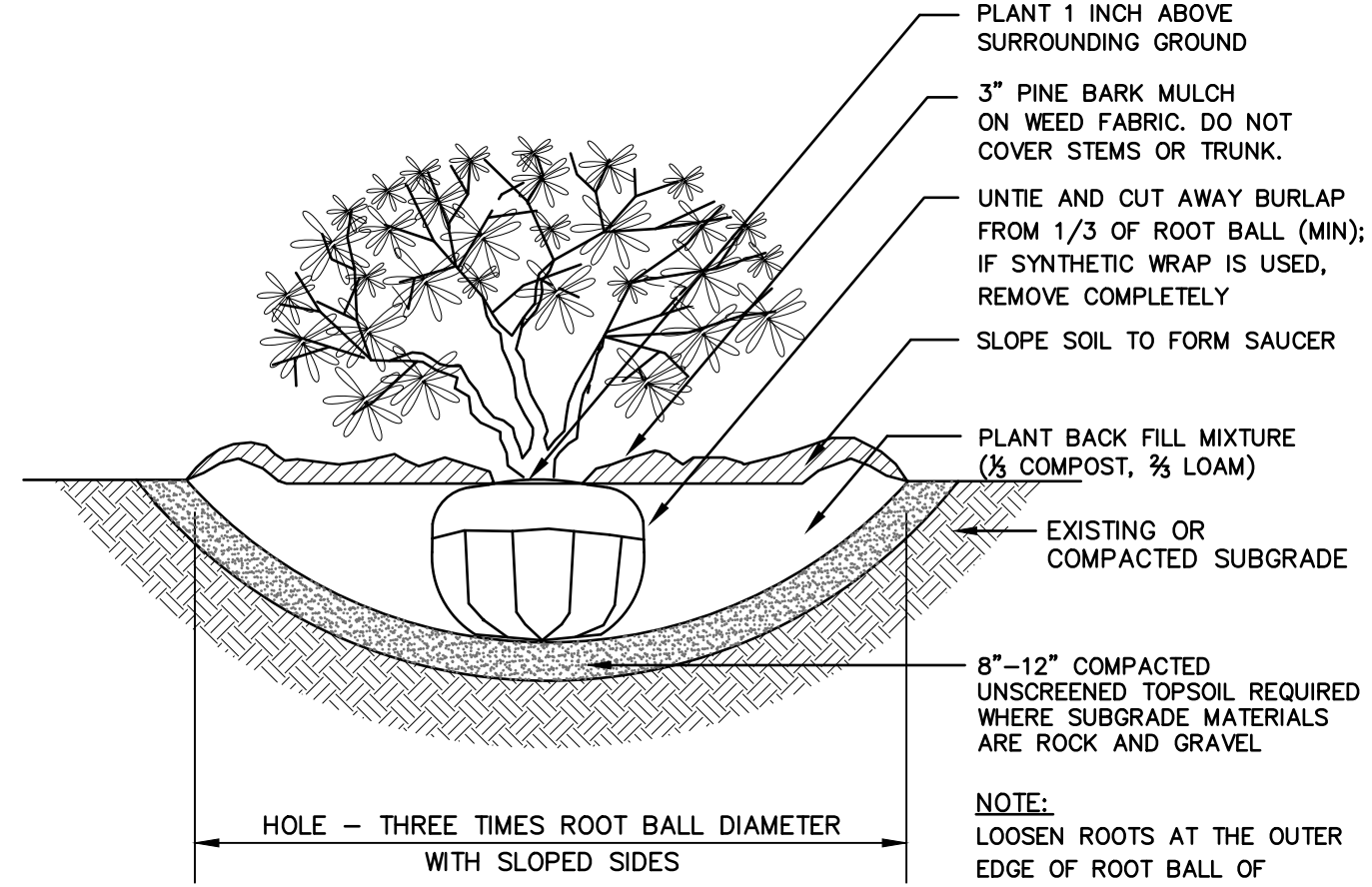
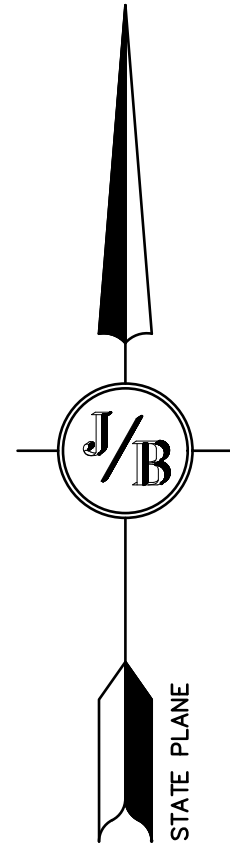
C4

SHEET 5 OF 13
JBE PROJECT NO. 14163.6

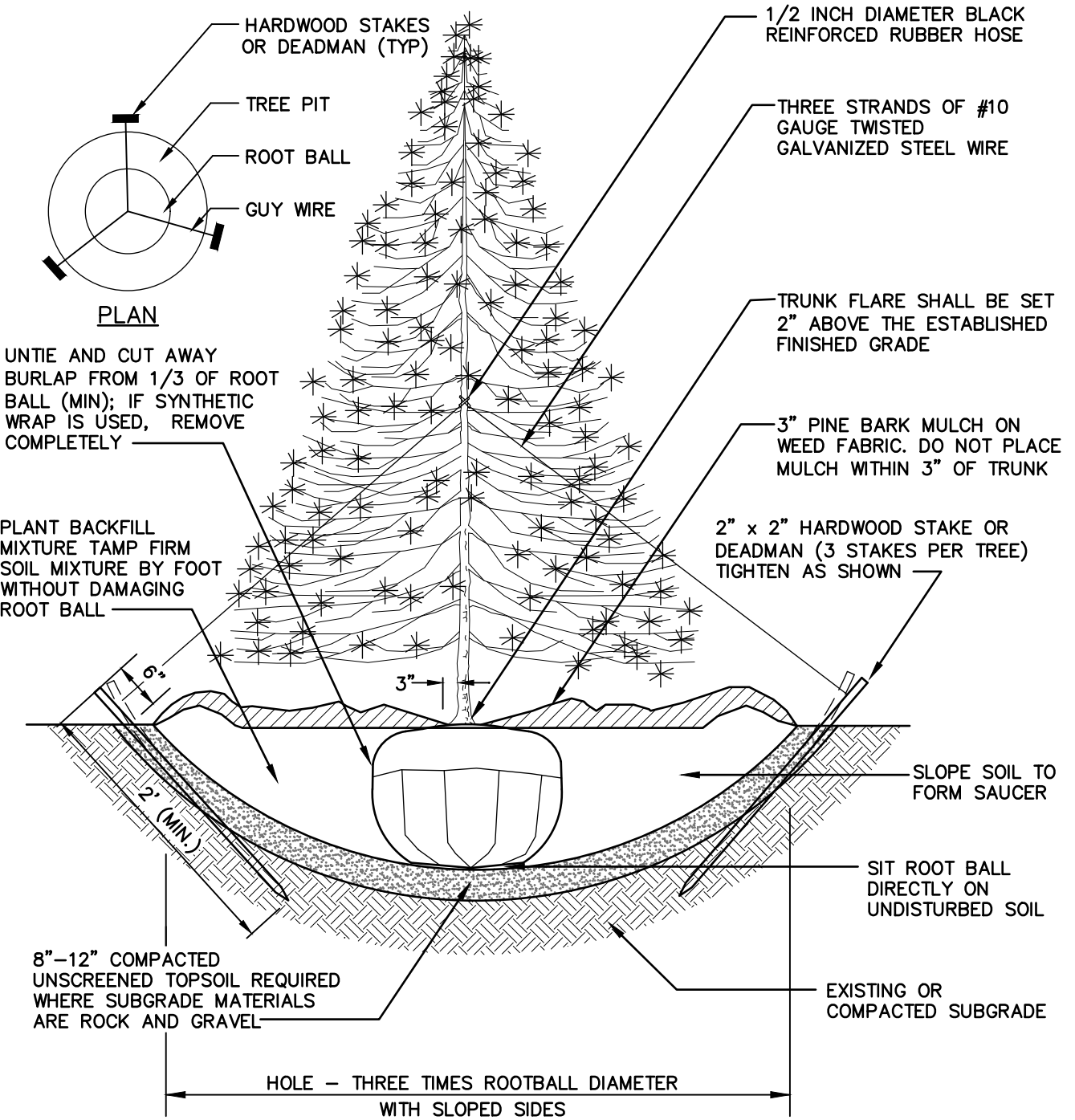


LANDSCAPE NOTES:

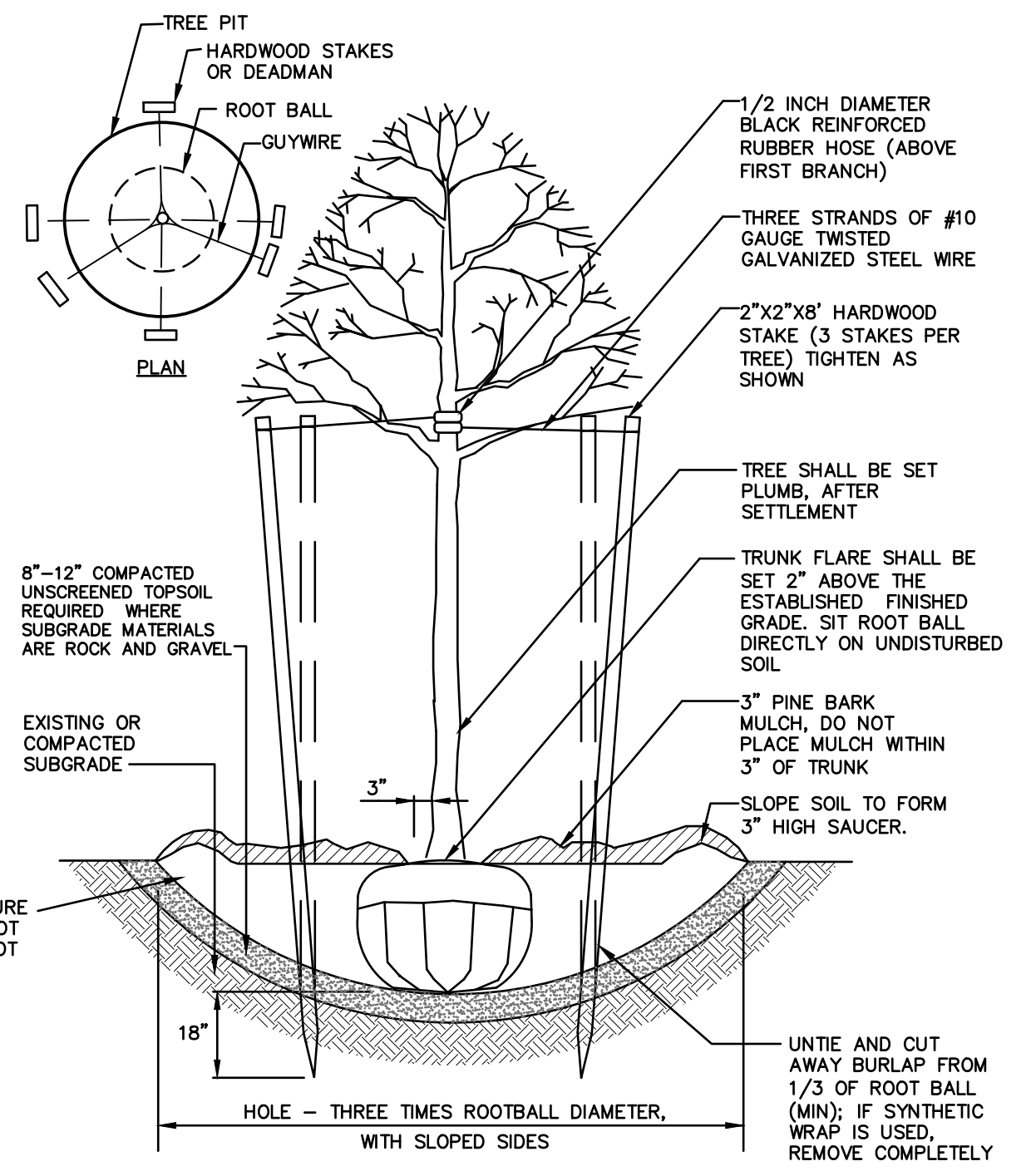
1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED. ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.
4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
5. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING FOR CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
6. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
7. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS EXCEPT WHERE SPECIFIED ON THE PLAN.
8. FINISHED GRADES IN LANDSCAPED ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" HIGHER THAN THE TOP OF THE SURROUNDING CURB.
9. ALL MULCH AREAS AROUND BUILDINGS SHALL RECEIVE A 3" LAYER OF NATURAL SHREDDED WOOD MULCH OVER CONSTRUCTION GRADE WEED MAT BARRIER.
10. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE FULL YEAR FROM THE TIME OF OWNER ACCEPTANCE.
11. BY THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAS DIED, LOST NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE.
12. THE CONTRACTOR SHALL REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC. FROM ANY LANDSCAPE AREA UNLESS DESIGNATED TO REMAIN.
13. ALL LANDSCAPING SHALL MEET THE TOWN STANDARDS AND REGULATIONS.
14. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL/SITE DRAWINGS FOR OTHER SITE CONSTRUCTION INFORMATION.
15. LANDSCAPE DESIGNER: LISE McNAUGHTON, LM LAND DESIGN, LLC, 11 SOUTH ROAD, BRENTWOOD, NH 03833. CONTACT: 603-770-7728, LMLANDDESIGN@GMAIL.COM



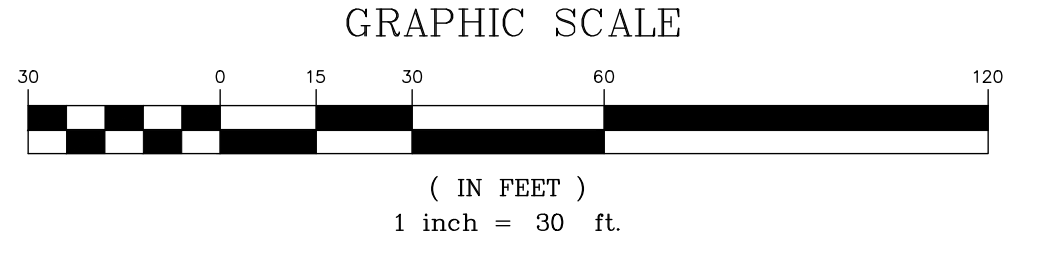
SHRUB PLANTING
NOT TO SCALE



EVERGREEN PLANTING
NOT TO SCALE



TREE PLANTING (FOR TREES UNDER 4" CALIPER)
NOT TO SCALE



PROJECT PARCEL TOWN OF RAYMOND TAX MAP 29-3, LOT 42-5
TOTAL LOT AREA 50,720 SQ. FT. 1.16 ACRES

Design: JAC	Draft: ERE	Date: 12/08/21
Checked: JAC	Scale: AS SHOWN	Project No.: 14163.6
Drawing Name: 14163-PLAN-DOMINOES.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	12/08/21	REVISED PER TOWN COMMENTS	ERE
	10/28/21	REVISED PER TOWN COMMENTS	ERE
0	9/16/21	ISSUED FOR REVIEW	ERE
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

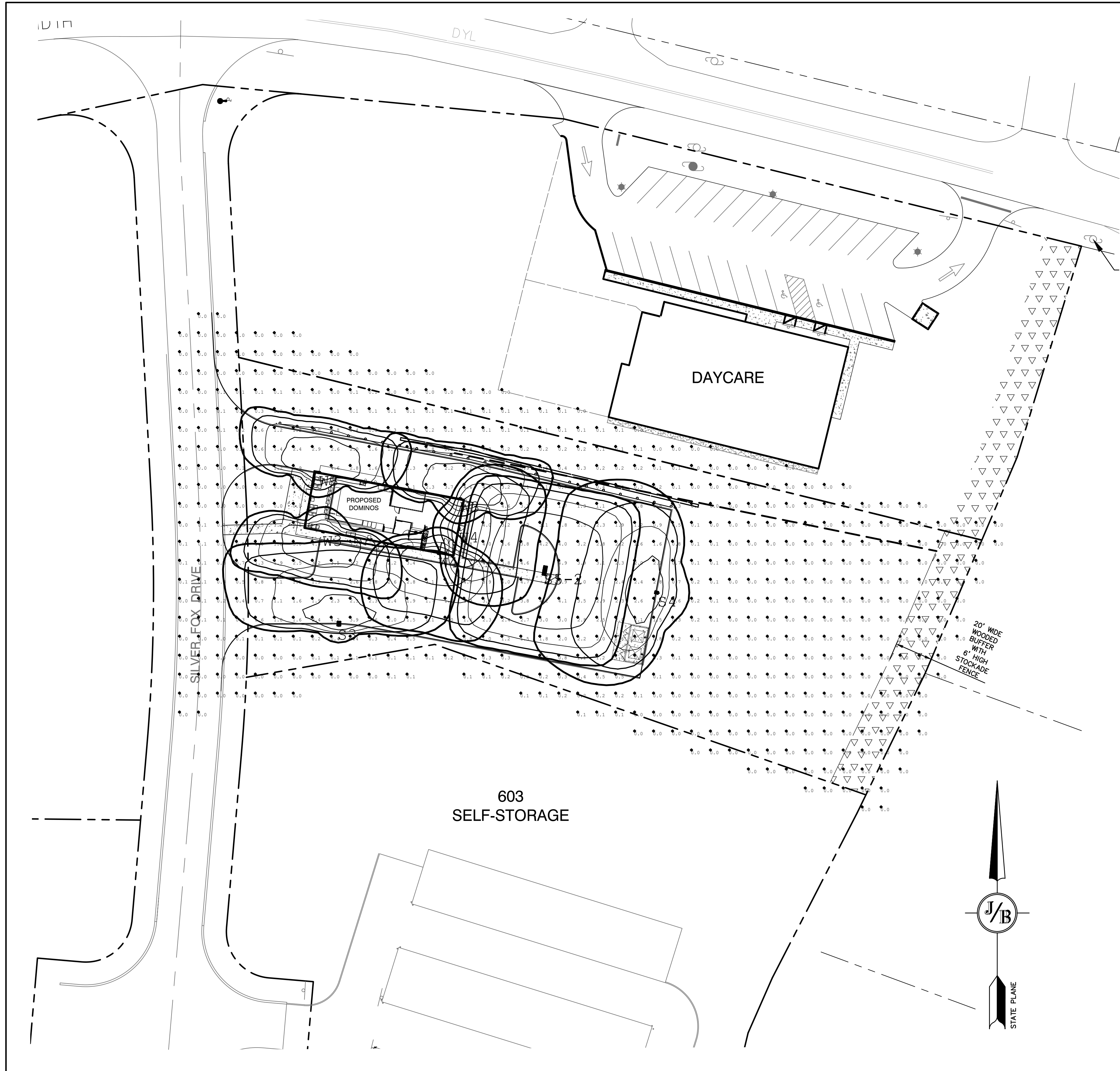
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	LANDSCAPE PLAN
Project:	DOMINO'S SILVER FOX DRIVE, RAYMOND, NH
Owner of Record:	RYE HARBOR REALTY, LLC 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833
	BK 6000 PG 1019

DRAWING No.

L1

SHEET 6 OF 13
JBE PROJECT NO. 14163.6



McGraw-Edison
GLEON Galleon
Area / Site Luminaire

Typical Applications
Outdoor Parking Lots • Walkways • Sidewalks • Building Entrances

Product Certifications
UL, ENEC, IEC, CE, FCC, PSE, RoHS, REACH

Product Features
• WaveLine
• Enlighted

Quick Facts
• Lumen packages range from 4,200 - 80,800 (34W - 640W)
• Efficiency up to 156 lumens per watt

Dimensional Details

Height of Light Fixture	Width	Depth	Mounting Arm Length	Mounting Arm Height	Mounting Arm Angle
14	18 1/2"	7"	18"	18 1/2"	18 1/2"
16	21 1/2"	7"	18"	18 1/2"	18 1/2"
18	24 1/2"	7"	18"	18 1/2"	18 1/2"
20	27 1/2"	7"	18"	18 1/2"	18 1/2"

COOPER Lighting Solutions

McGraw-Edison
GWC Galleon Wall
Wall Mount Luminaire

Typical Applications
Outdoor Walkways

Product Certifications
UL, ENEC, IEC, CE, FCC, PSE, RoHS, REACH

Product Features
• WaveLine
• Enlighted

Quick Facts
• Choice of thirteen high-efficiency, patented AcuityLED Options™
• Downward and inverted wall mounting configurations
• Eight lumen packages from 3,215 up to 17,056
• Efficiencies up to 154 lumens per watt

Dimensional Details

COOPER Lighting Solutions

Steel Poles

SSS SQUARE STRAIGHT STEEL

DESIGN CONSIDERATIONS
Minimum Wind Speed: 100 mph (160 km/h) and other wind speed criteria as per local code and jurisdiction.
Minimum Snow Load: 20 psf (0.96 kN/m²) and other snow load criteria as per local code and jurisdiction.
Minimum Seismic Design Category: C and other seismic design criteria as per local code and jurisdiction.

ORDERING INFORMATION

Product Name	Height	Width	Depth	Material	Quantity	Notes
SSS-Square	40'	12"	12"	Galvalume	1	See Notes
SSS-Square	40'	12"	12"	Galvalume	1	See Notes

NOTES
1. All steel poles shall be 12" x 12" x 12" galvalume steel poles with 1/2" x 1/2" x 1/2" galvalume steel bases.
2. All steel poles shall be 12" x 12" x 12" galvalume steel poles with 1/2" x 1/2" x 1/2" galvalume steel bases.
3. All steel poles shall be 12" x 12" x 12" galvalume steel poles with 1/2" x 1/2" x 1/2" galvalume steel bases.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

- LIGHTING AND ELECTRICAL NOTES:**
- SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
 - CONTRACTOR SHALL INSTALL PROPOSED LIGHT POLES ACCORDING TO TOWN REGULATIONS.
 - ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS TO REDUCE ILLUMINATION LEVELS TO NON-OPERATIONAL VALUES PER TOWN REGULATIONS.
 - LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
 - LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
 - ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
 - LIGHTING CONSULTANT: KEN SWEENEY, CHARRON INC. P.O. BOX 4550, MANCHESTER, NH 03108. CONTACT: (603) 624-4827 EXT. 102 OR (603) 945-3500, KSWEENEY@CHARRONINC.COM

PROJECT PARCEL
TOWN OF RAYMOND
TAX MAP 29-3, LOT 42-5

TOTAL LOT AREA
50,720 SQ. FT.
1.16 ACRES

Design: JAC Draft: ERE Date: 12/08/21
Checked: JAC Scale: AS SHOWN Project No.: 14163.6
Drawing Name: 14163-PLAN-DOMINOES.dwg

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

REV.	DATE	REVISION	BY
2	12/08/21	REVISED PER TOWN COMMENTS	ERE
	10/28/21	REVISED PER TOWN COMMENTS	ERE
0	9/16/21	ISSUED FOR REVIEW	ERE
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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

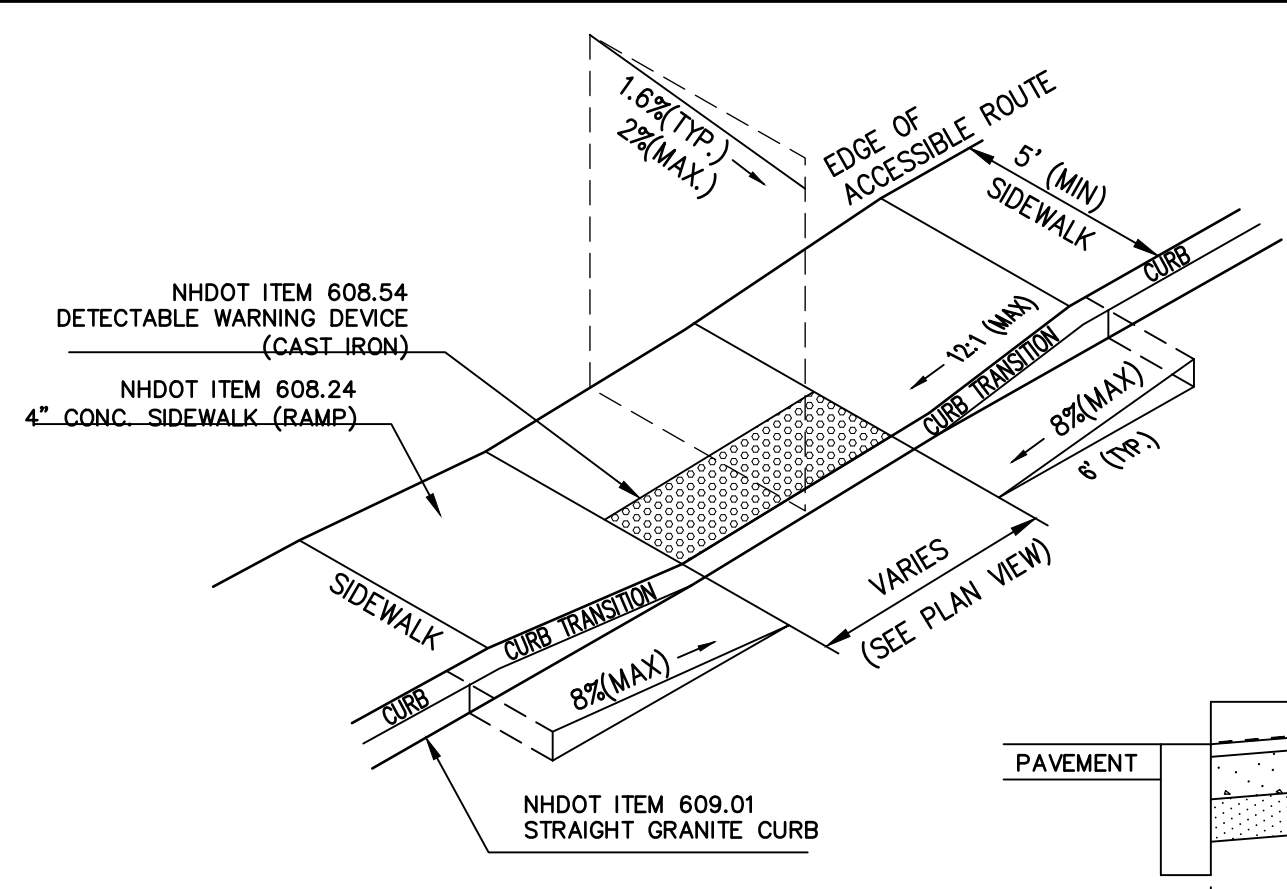
Plan Name: **LIGHTING PLAN**

Project: **DOMINO'S SILVER FOX DRIVE, RAYMOND, NH**

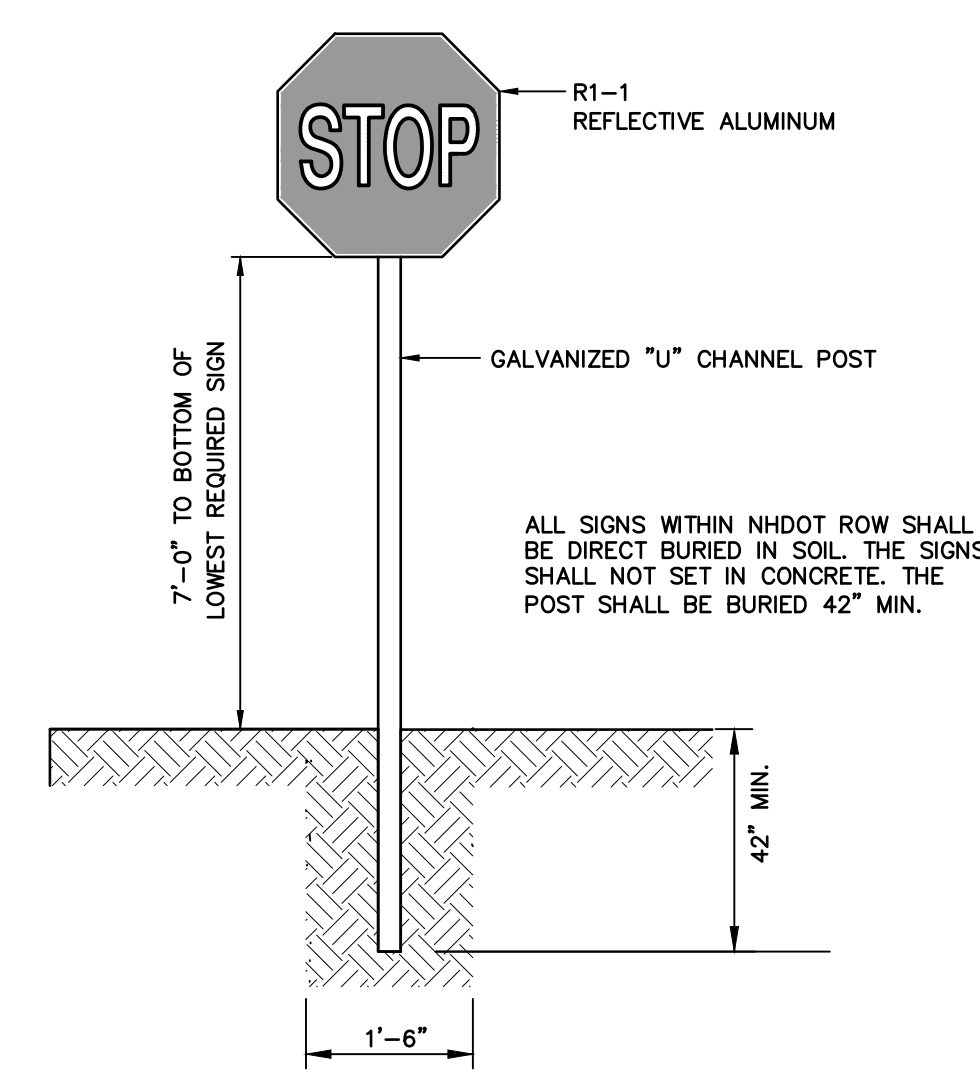
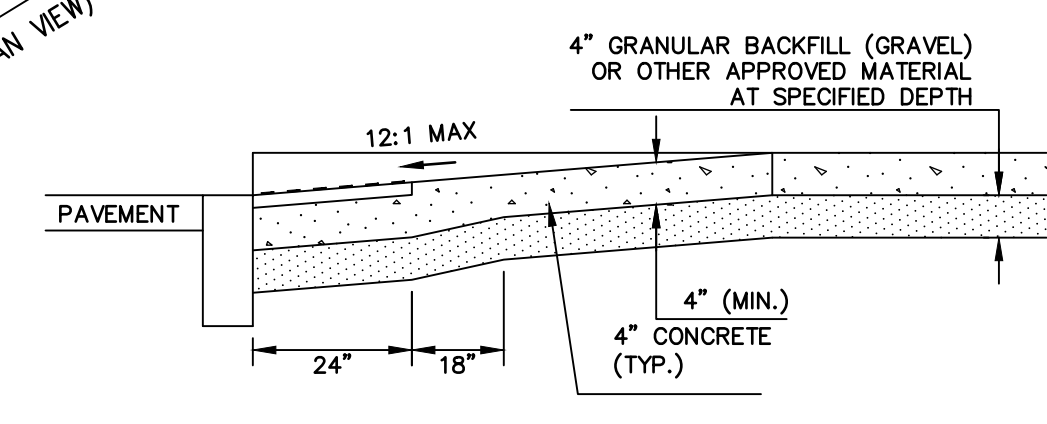
Owner of Record: **RYE HARBOR REALTY, LLC** BK 6000 PG 1019
149 EPPING ROAD, SUITE 2A, EXETER, NH 03833

DRAWING No. **L2**

SHEET 7 OF 13
JBE PROJECT NO. 14163.6

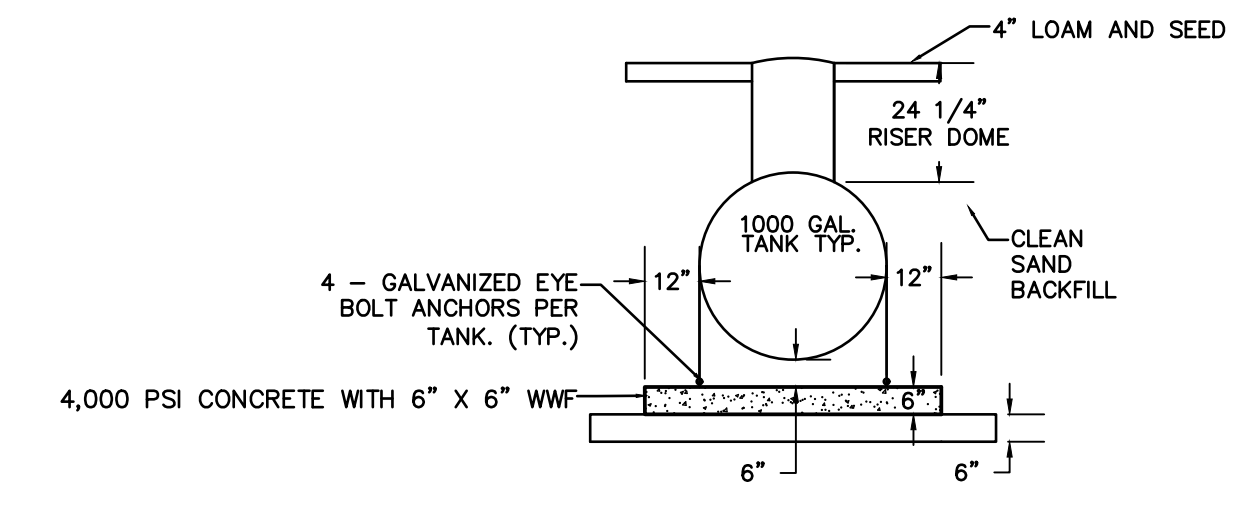


- NOTES:**
1. THE MAXIMUM ALLOWABLE CROSS SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMPS SHALL BE 8%.
 4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (i.e., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.). CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 5. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
 6. SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.



STOP SIGN (R1-1)

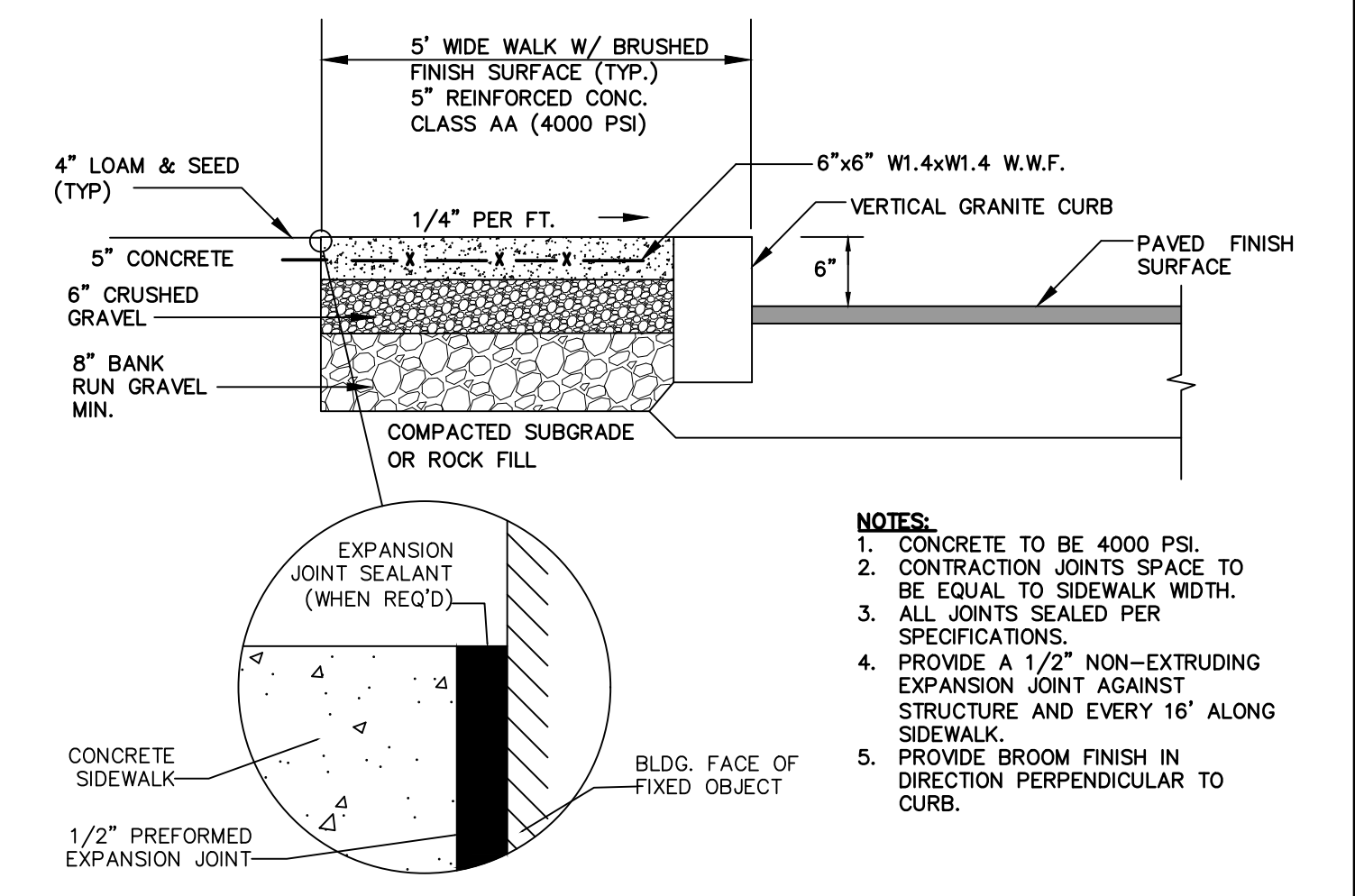
NOT TO SCALE



- NOTES:**
1. GROUND SHOULD BE SLOPED AWAY FROM TANKS IN ALL DIRECTIONS TO AVOID ICE BUILDUP AND SNOW STORAGE SHOULD NOT BE PLACED ON TOP OF PROPANE FIELD.
 2. PROPANE TANK SUPPLIER SHALL SUPPLY TANK ANCHORS, ANCHOR STRAPS AND ANODE BAGS. SITE CONTRACTOR WILL BE RESPONSIBLE FOR EXCAVATION, CONCRETE PAD, ANCHOR SET AND BACKFILL.
 3. PROPANE TANK SUPPLIER'S INSTALLATION GUIDELINES TO OVERRIDE TYPICAL DETAIL.

UNDER GROUND PROPANE TANK PAD DETAIL

NOT TO SCALE



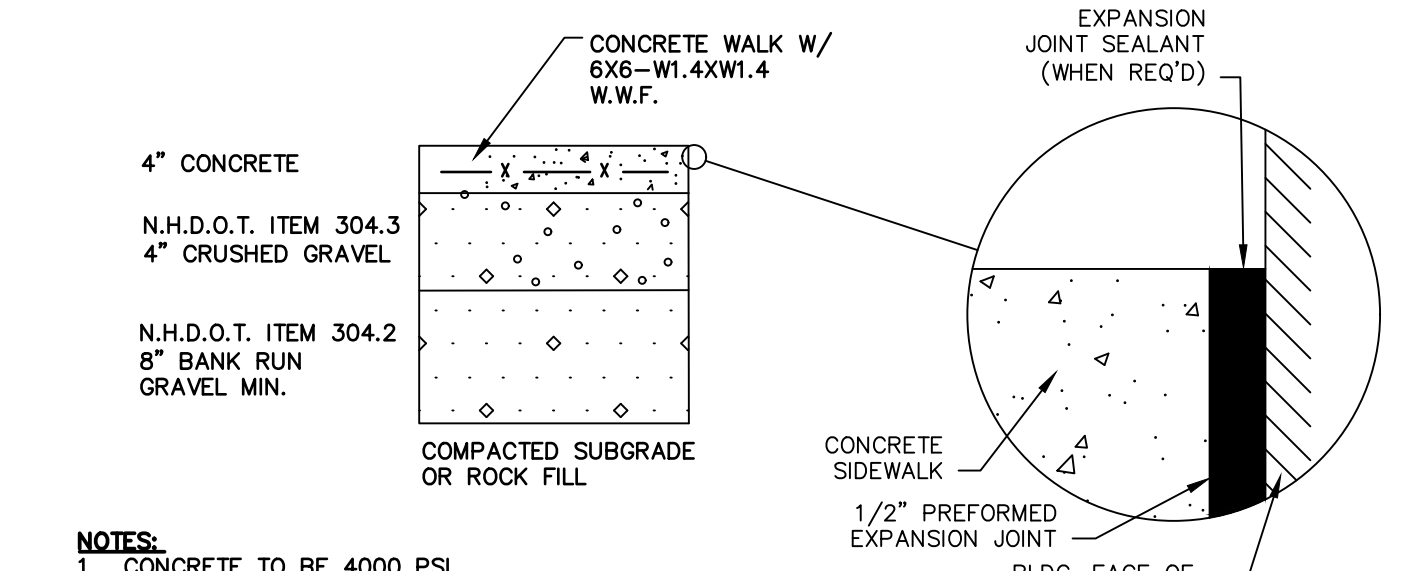
CONCRETE SIDEWALK W/ VERTICAL GRANITE CURB

NOT TO SCALE

ACCESSIBLE CURB RAMP (TYPE 'A')

NOT TO SCALE

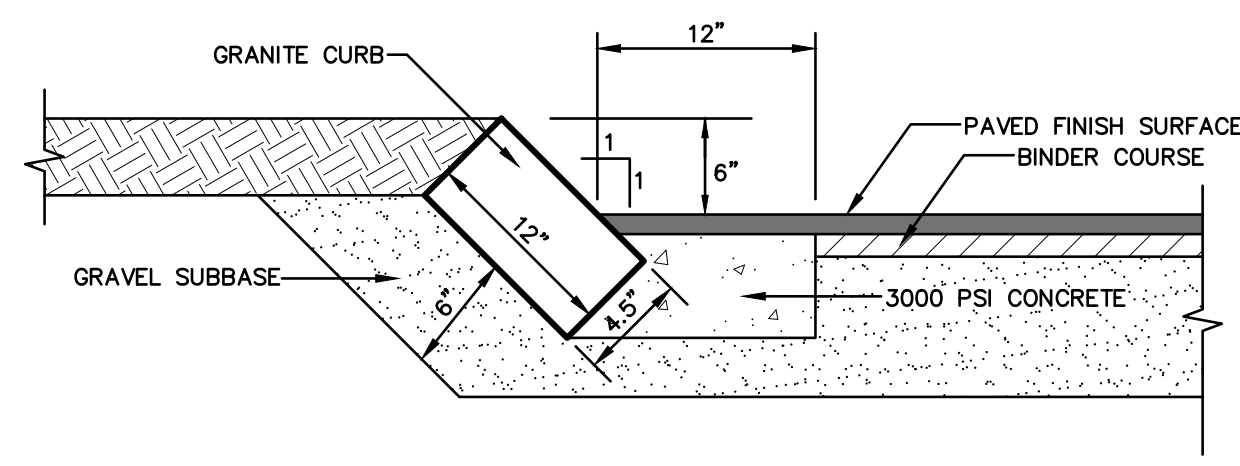
TRAFFIC CONTROL SCHEDULE							
SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH	HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1		30"	30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R5-1		30"	30"	RED / SILVER	CHANNEL	7'-0"	REFLECTORIZED SIGN
EMPLOYEE PARKING		12"	12"	BLACK ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN



- NOTES:**
1. CONCRETE TO BE 4000 PSI.
 2. CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
 3. ALL JOINTS SEALED PER SPECIFICATIONS.
 4. PROVIDE A 1/2" NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURE AND EVERY 16' ALONG SIDEWALK.

CONCRETE SIDEWALK

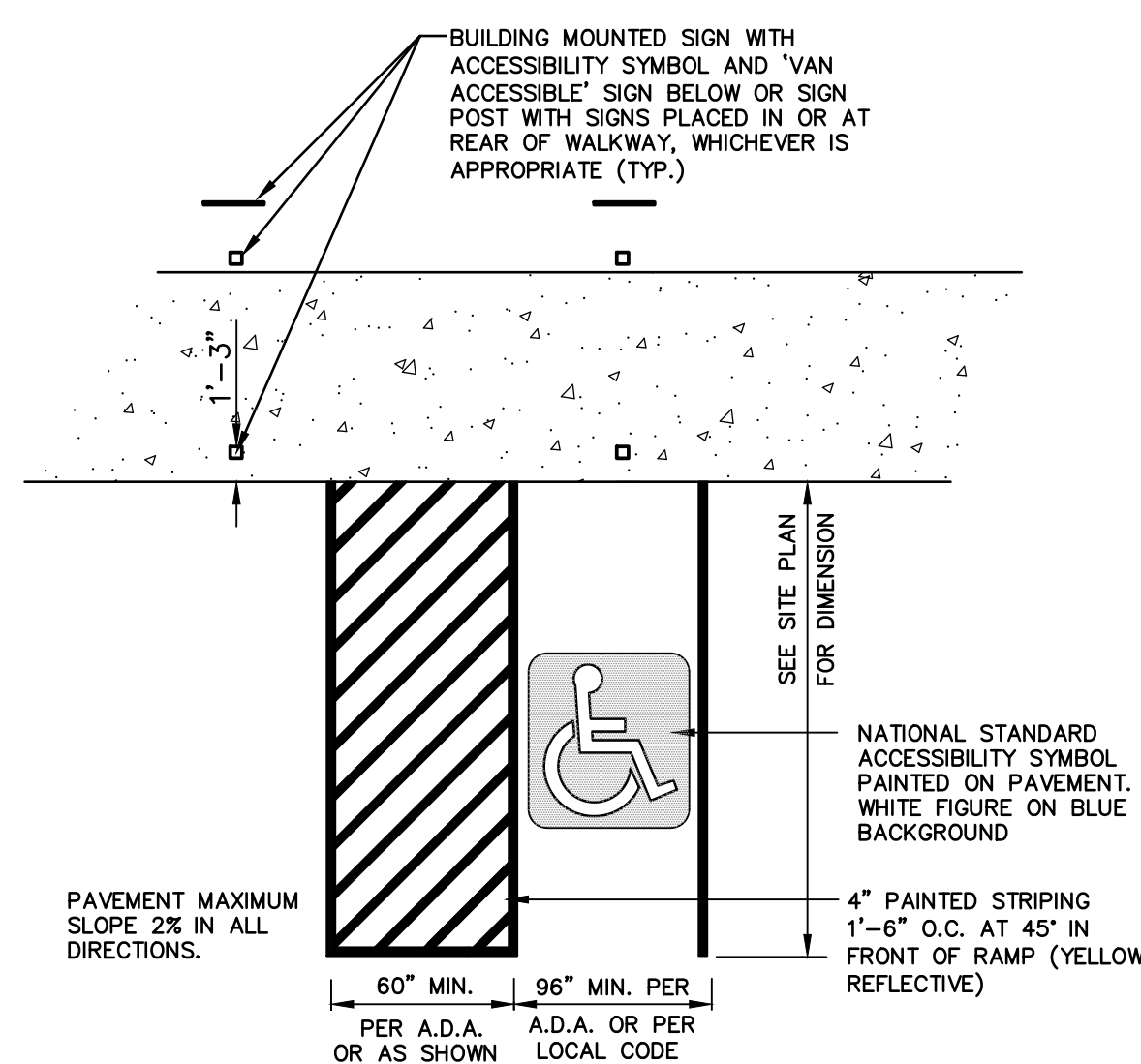
NOT TO SCALE



- NOTES:**
1. CURB TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
 2. JOINTS BETWEEN STONES SHALL BE MORTARED.

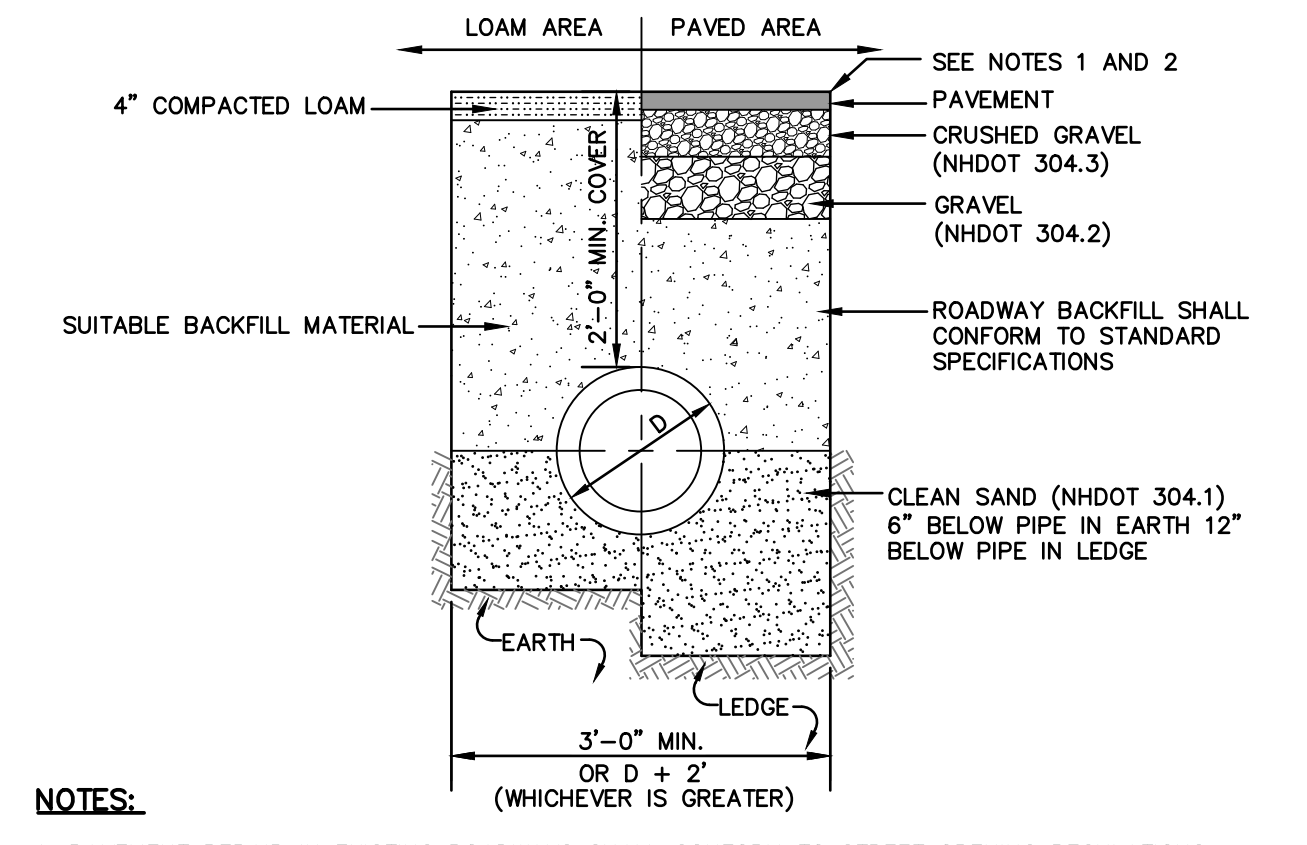
SLOPED GRANITE CURB

NOT TO SCALE



HANDICAP PARKING LAYOUT

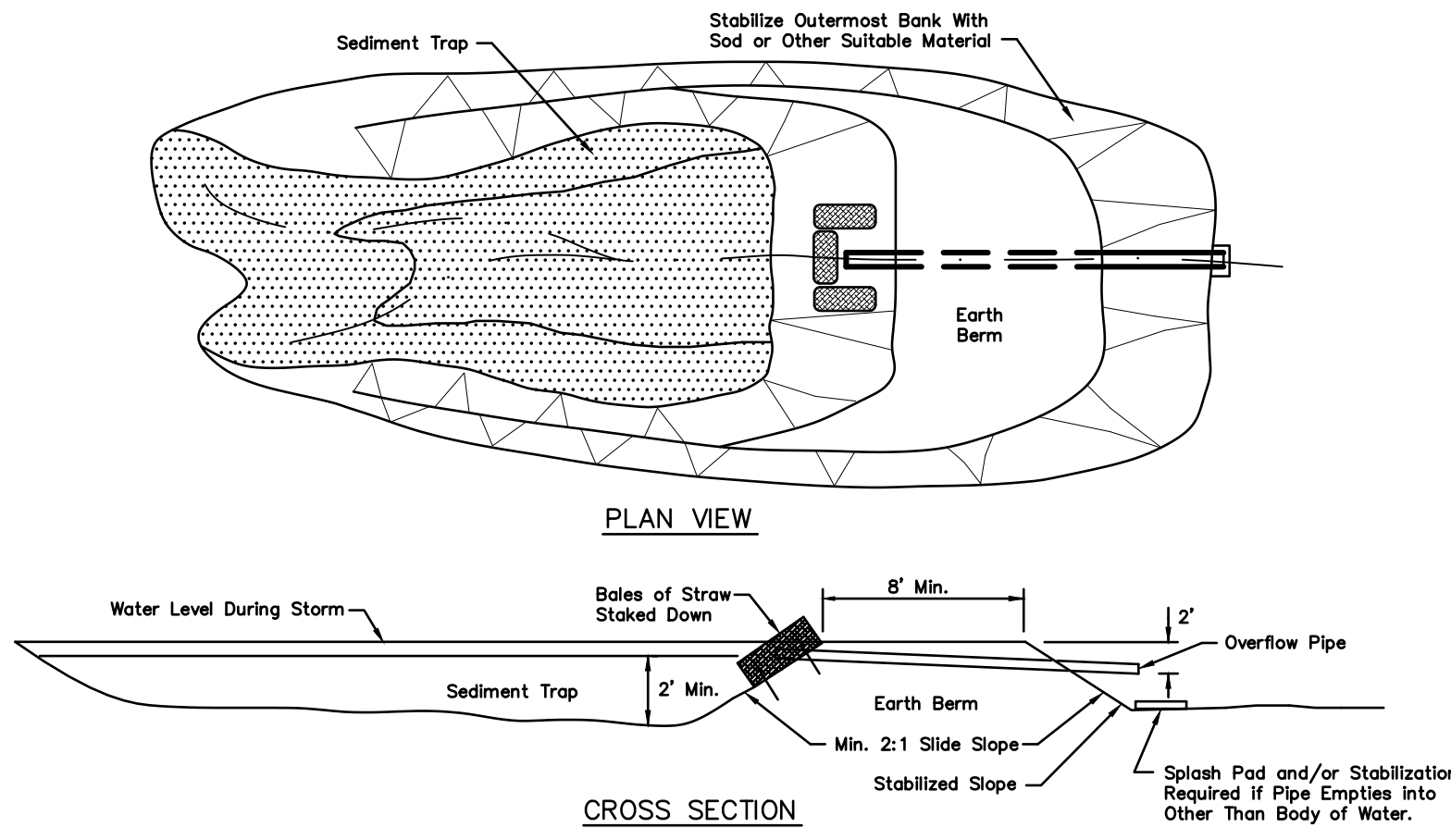
NOT TO SCALE



- NOTES:**
1. PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 2. NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
 3. ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

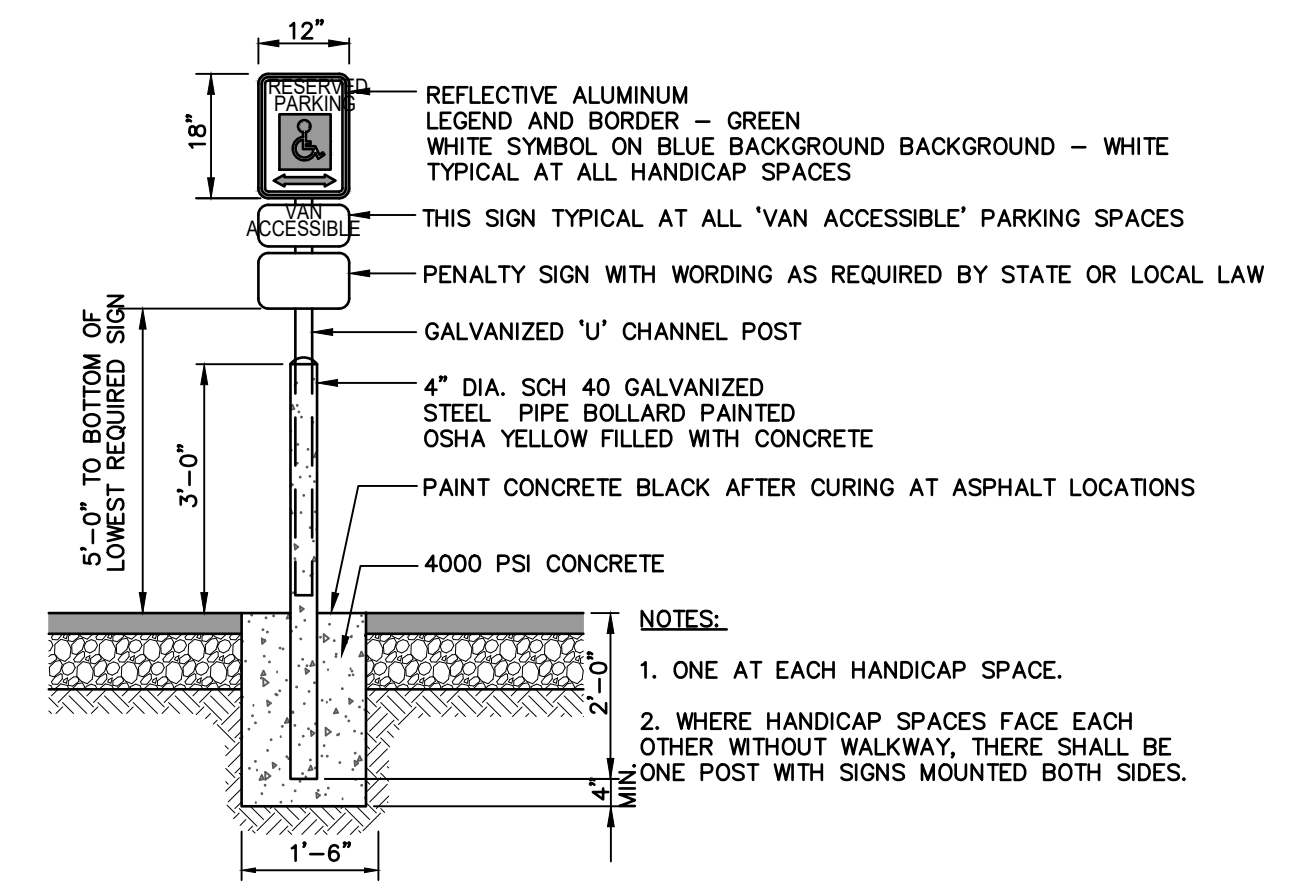
DRAINAGE TRENCH

NOT TO SCALE



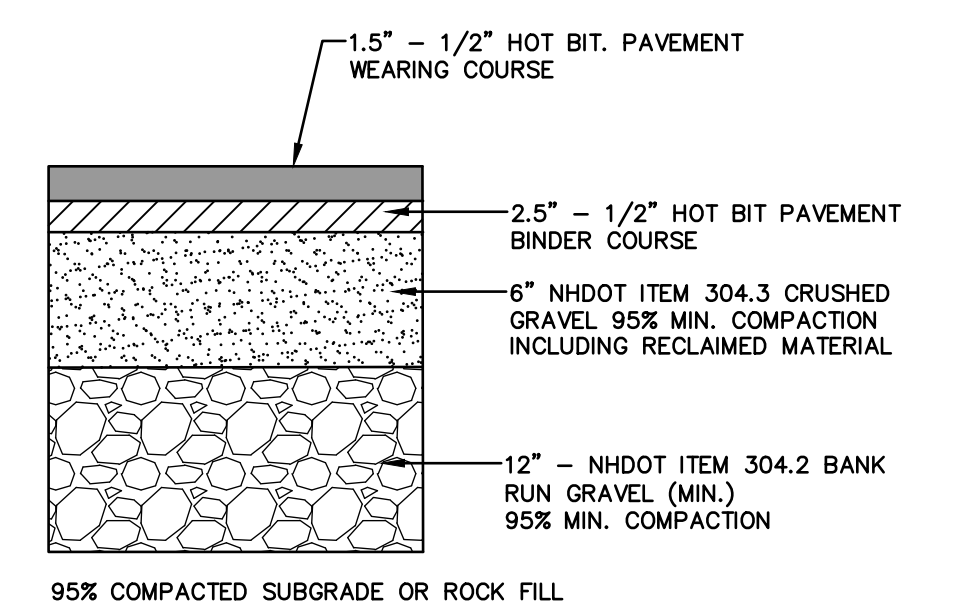
TEMPORARY SEDIMENT BASIN

NOT TO SCALE



HANDICAP PARKING SIGN (R7-8)

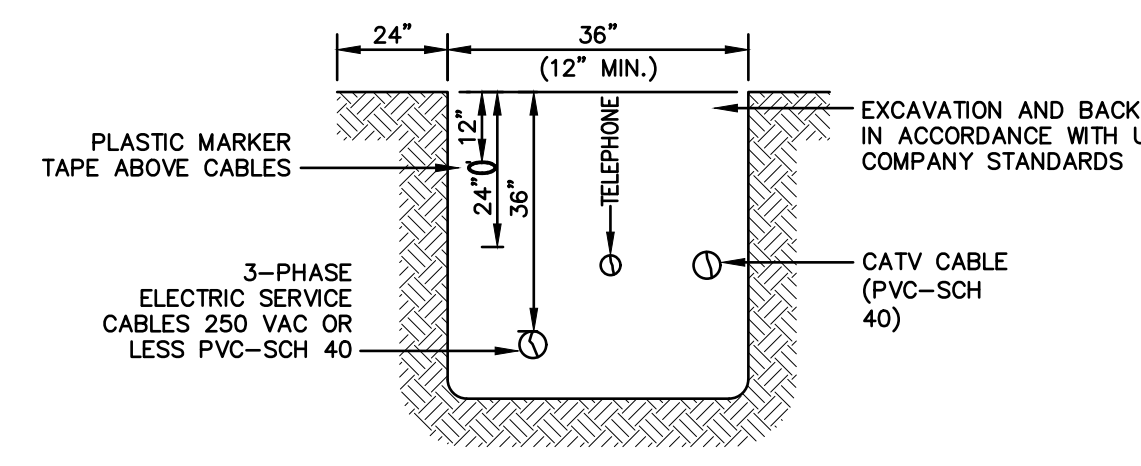
NOT TO SCALE



- NOTES:**
1. LOAM AND/OR UNSTABLE MATERIAL SHALL BE REMOVED TO A SOLID BASE MATERIAL.
 2. COMPACTION SHALL BE PERFORMED TO 95% OF THE MATERIAL' MODIFIED PROCTOR VALUE.

TYPICAL BITUMINOUS PAVEMENT

NOT TO SCALE



NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

UTILITY TRENCH

NOT TO SCALE

F:\CADD\MASTER STANDARD.dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: JAC	Draft: ERE	Date: 12/08/21
Checked: JAC	Scale: AS NOTED	Project No.: 14163.6
Drawing Name: 14163-PLAN-DOMINOES.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	12/08/21	REVISED PER TOWN COMMENTS	ERE
	10/28/21	REVISED PER TOWN COMMENTS	ERE
0	9/16/21	ISSUED FOR REVIEW	ERE
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

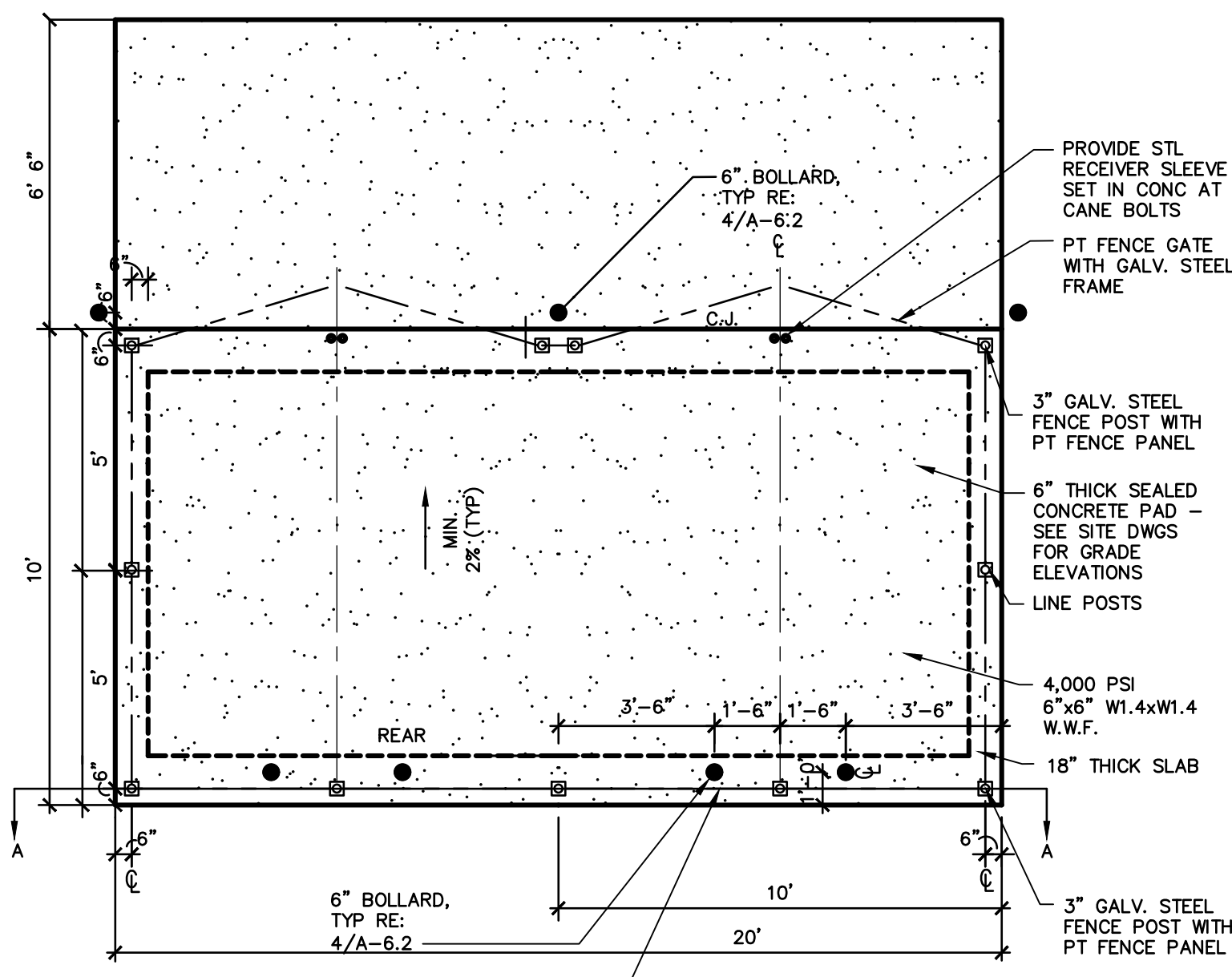
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	DOMINO'S SILVER FOX DRIVE, RAYMOND, NH
Owner of Record:	RYE HARBOR REALTY, LLC 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833
	BK 6000 PG 1019

DRAWING No.

D1

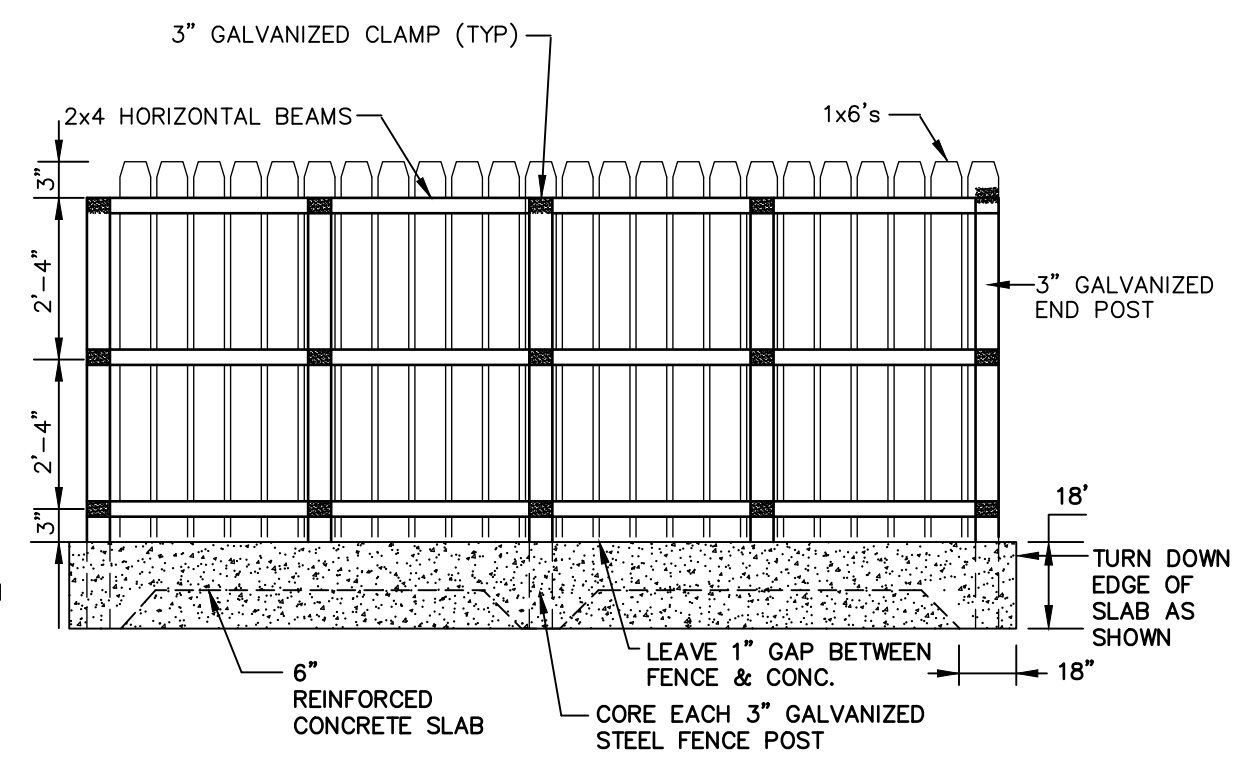
SHEET 8 OF 13
JBE PROJECT NO. 14163.6



- NOTES:**
1. ALL LUMBER TO BE PRESSURE TREATED.
 2. WOOD FENCE TO BE PAINTED OR STAINED TO MATCH BUILDING FOUNDATION.
 3. DUMPSTER SIZE VARIES, SEE SITE PLANS FOR SCREENING SIZE.

DUMPSTER ENCLOSURE PLAN

NOT TO SCALE



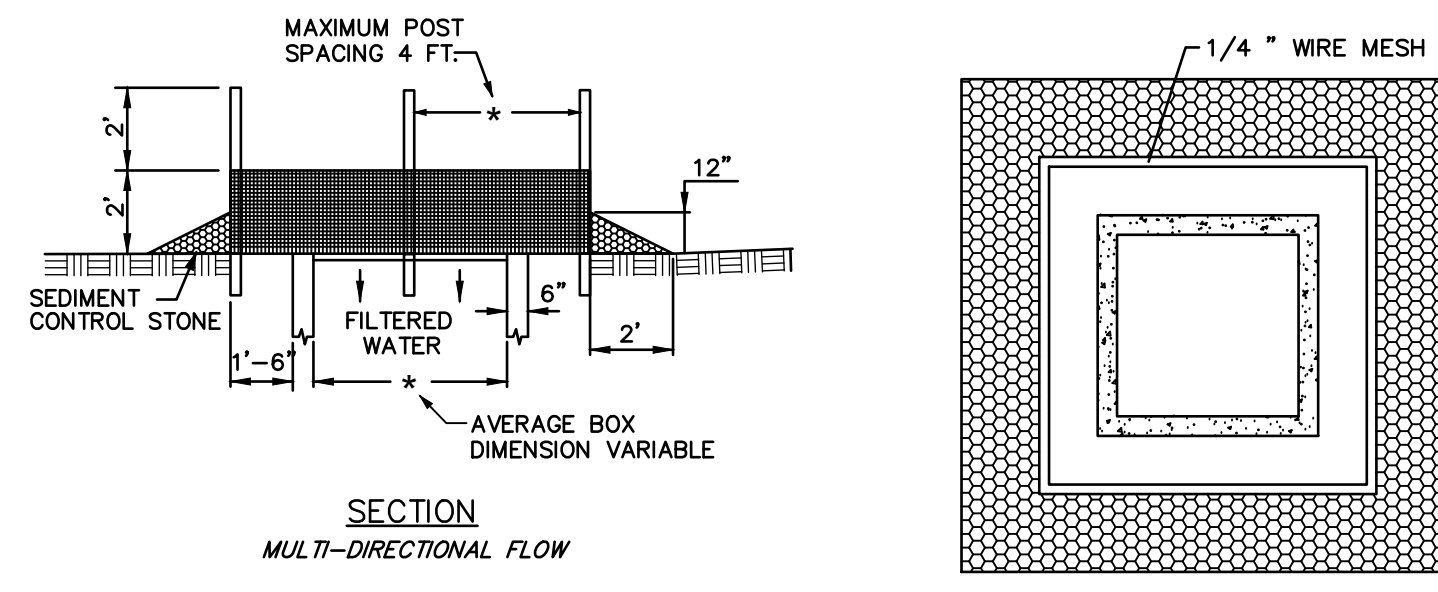
SECTION A-A

NOTES:

1. SEDIMENT CONTROL STONE SHALL BE 3/4" WASHED STONE.
2. WIRE MESH SHALL BE HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/4 INCH MESH OPENINGS.
3. TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DIVERSION POINT.
4. STEEL POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
5. WOOD POST SHALL BE 6 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 3 INCHES IN DIAMETER.
6. POST SPACING SHALL BE A MAXIMUM OF 4 FT.

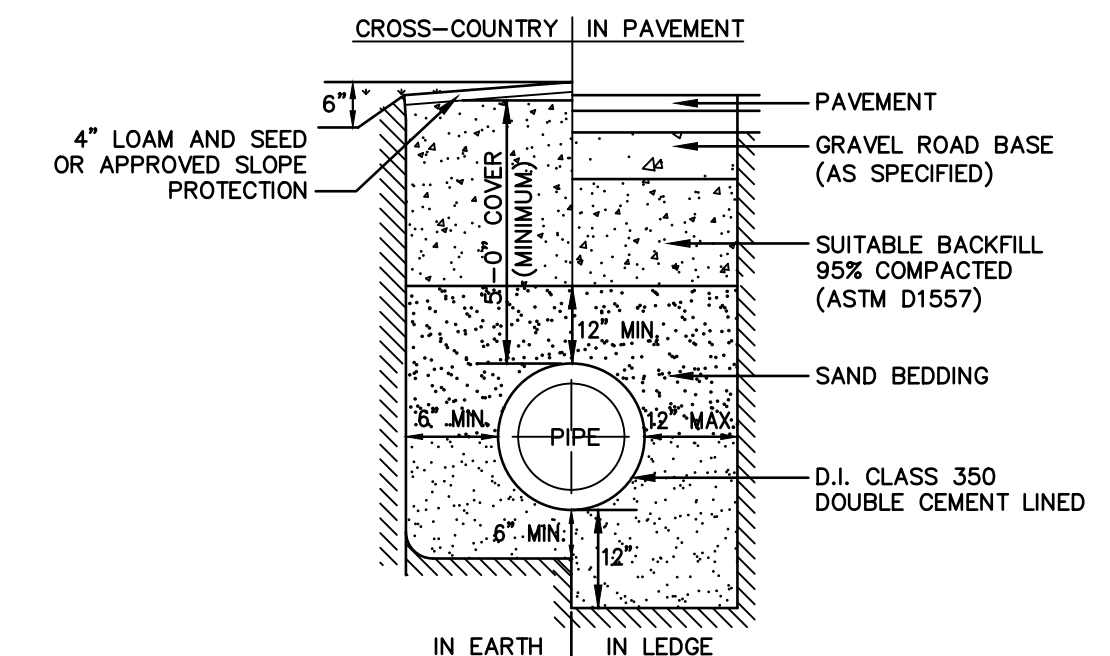
INLET PROTECTION

NOT TO SCALE



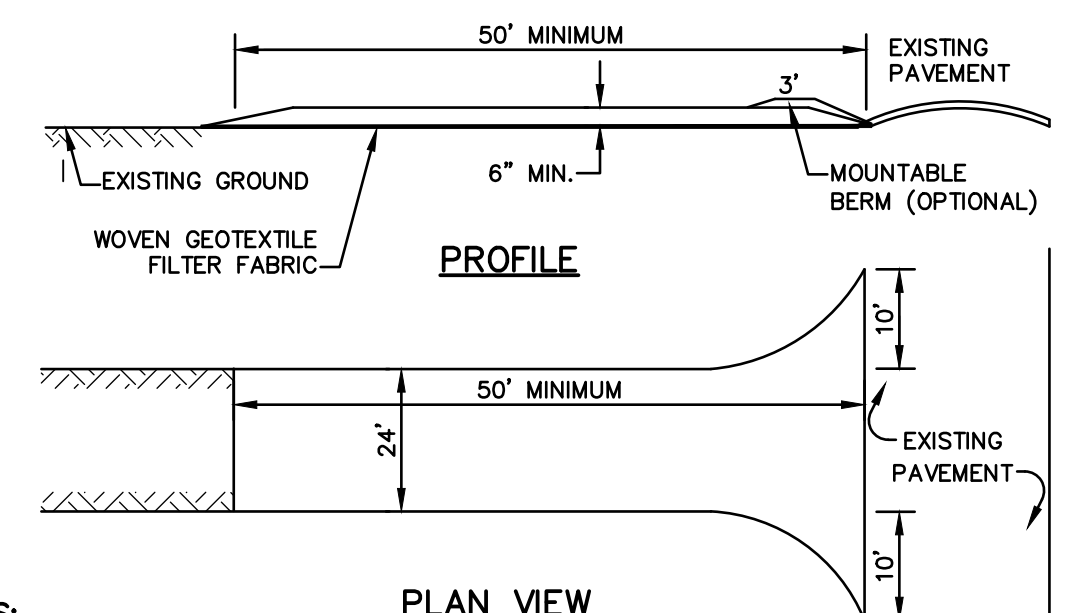
SECTION MULTI-DIRECTIONAL FLOW

PLAN MULTI-DIRECTIONAL FLOW



WATER SYSTEM TRENCH

NOT TO SCALE



PROFILE

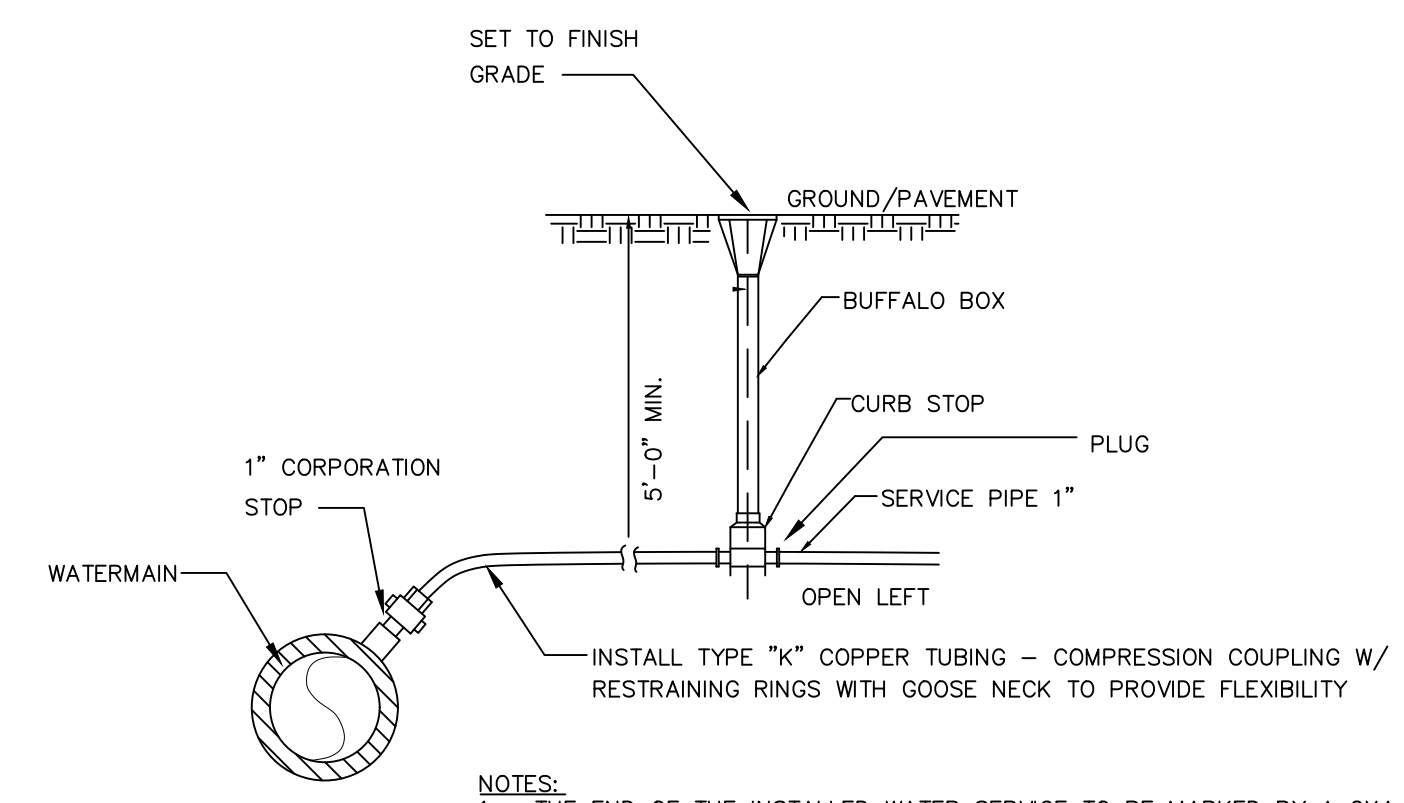
PLAN VIEW

NOTES:

1. STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

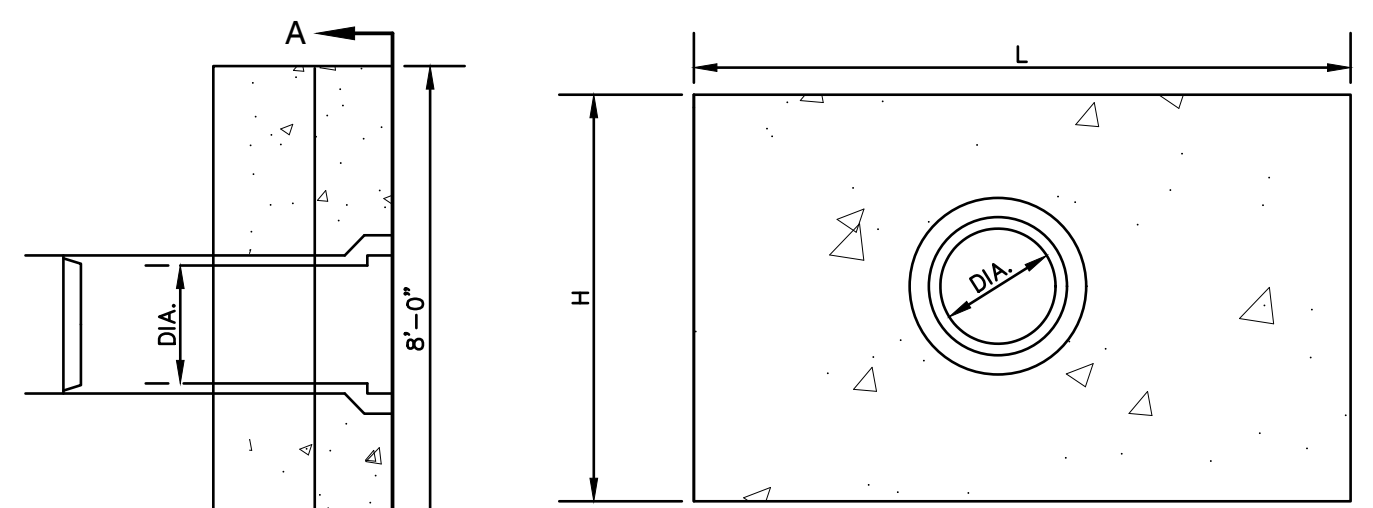
NOT TO SCALE



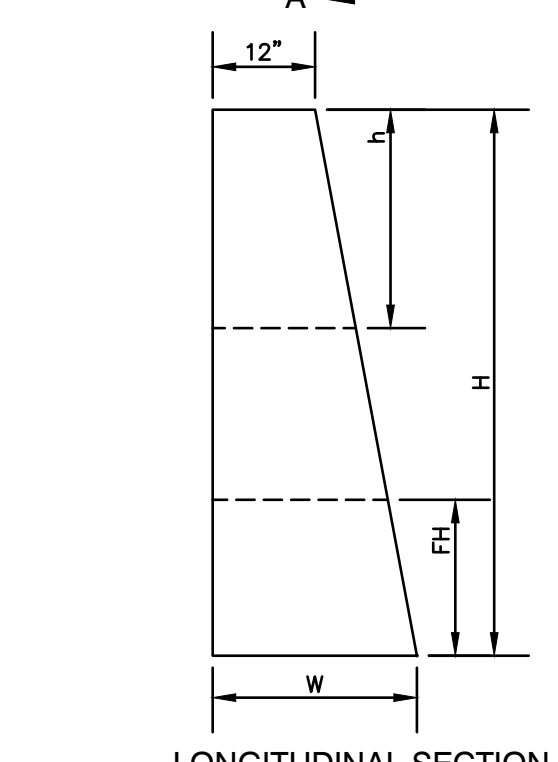
- NOTES:**
1. THE END OF THE INSTALLED WATER SERVICE TO BE MARKED BY A 2X4.
 2. ALL WORK TO BE IN ACCORDANCE WITH RAYMOND WATER DEPARTMENT INSTALLATION PROCEDURES AND SPECIFICATIONS.

TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



SECTION A-A



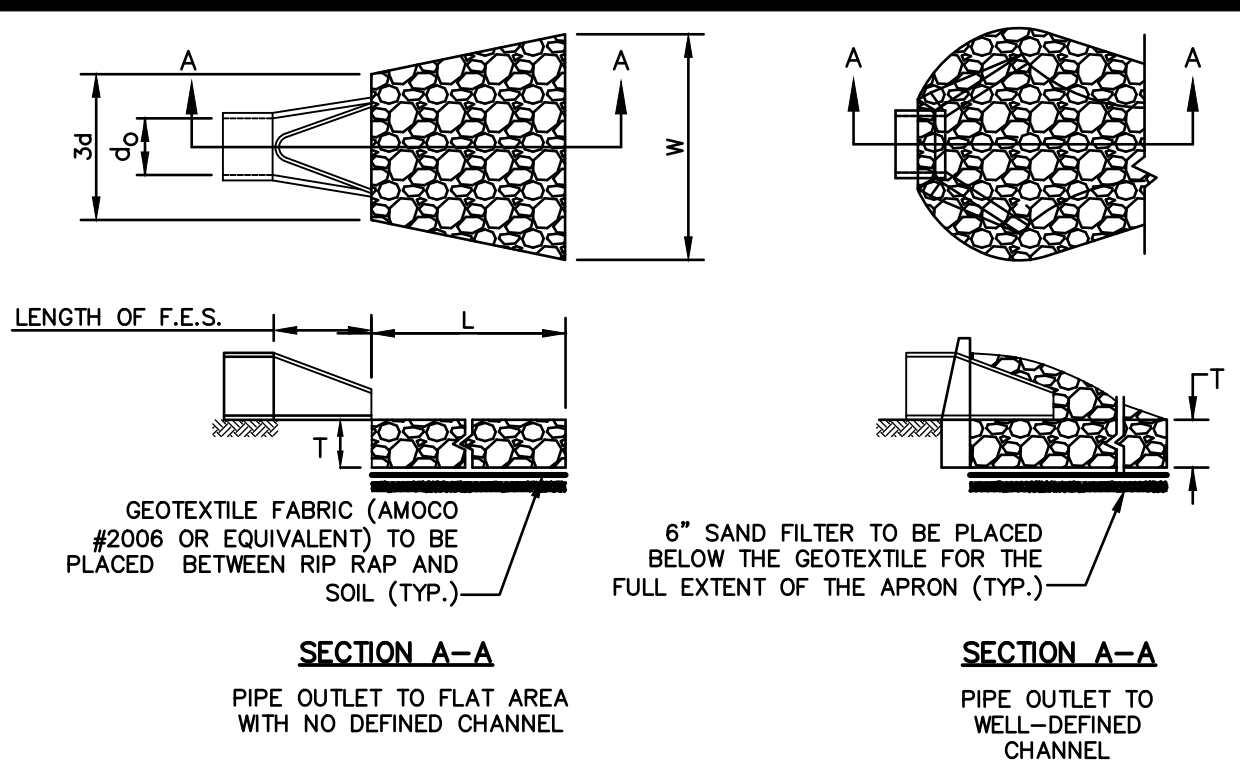
LONGITUDINAL SECTION

DIA.	HEADWALL LENGTH	HEADWALL HEIGHT	FILL HEIGHT	PIPE COVER	HEADWALL BOTTOM WIDTH
D	L	H	FH	h	W
12"	4'-2"	3'-9"	1'-6"	1'-3"	1'-11"
15"	5'-11"	4'-2"	1'-6"	1'-5"	2'-0"
18"	6'-11"	4'-5"	1'-6"	1'-5"	2'-1"
24"	8'-10"	4'-11"	1'-6"	1'-5"	2'-3"

- NOTES:**
1. ALL DIMENSIONS GIVEN IN FEET & INCHES.
 2. PROVIDE BELL END AT INLET HEADWALL, AND SPIGOT END AT OUTLET END HEADWALL.
 3. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS. CEMENT TO BE TYPE III PER ASTM C-150. REINFORCING TO MEET OR EXCEED ASTM A-615 GRADE 60 DEFORMED BARS.
 4. 1" THREADED INSERTS PROVIDED FOR FINAL ATTACHMENT IN FIELD BY OTHERS.

PRECAST CONCRETE HEADWALL

NOT TO SCALE



SECTION A-A

SECTION A-A

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES

THICKNESS OF RIP RAP = 1.5 FEET

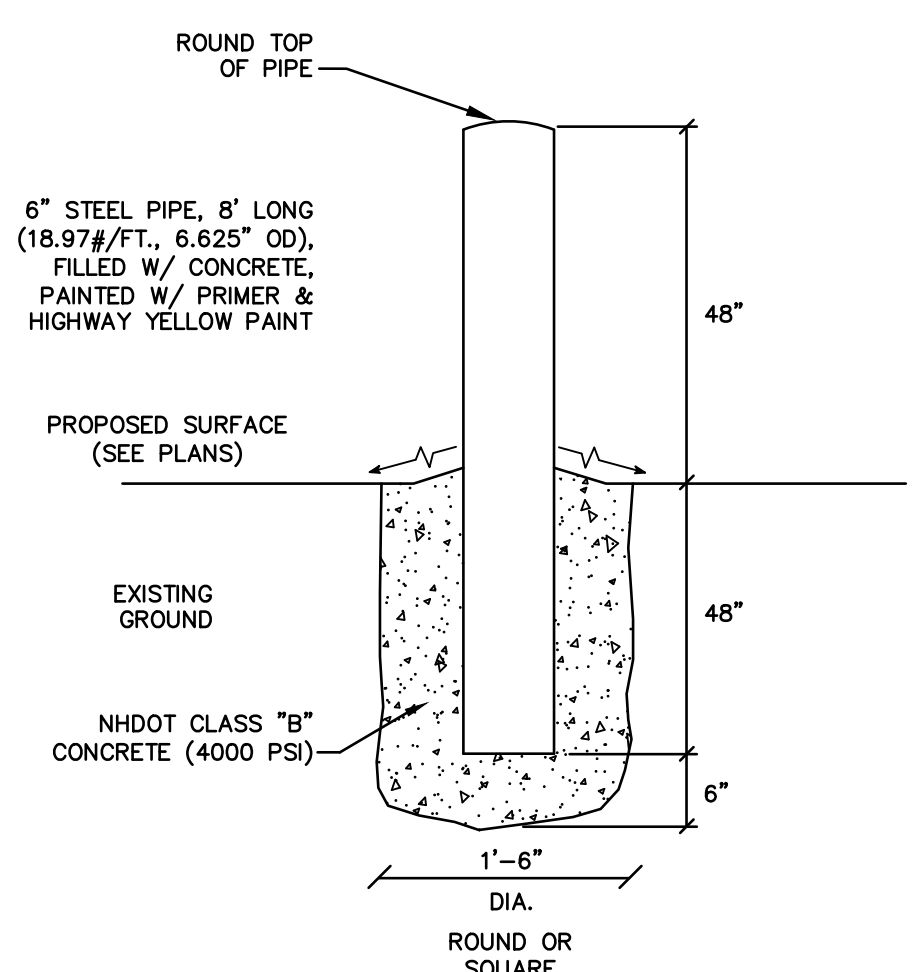
d50 SIZE=	0.50 FEET	6 INCHES
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO
100%	9	12
85%	8	11
50%	6	9
15%	2	3

NOTES:

1. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. OUTLETS TO A DEFINED CHANNEL SHALL HAVE 2:1 OR FLATTER SIDE SLOPES AND SHOULD BEGIN AT THE TOP OF THE CULVERT AND TAPER DOWN TO THE CHANNEL BOTTOM THROUGH THE LENGTH OF THE APRON.
6. MAINTENANCE: THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

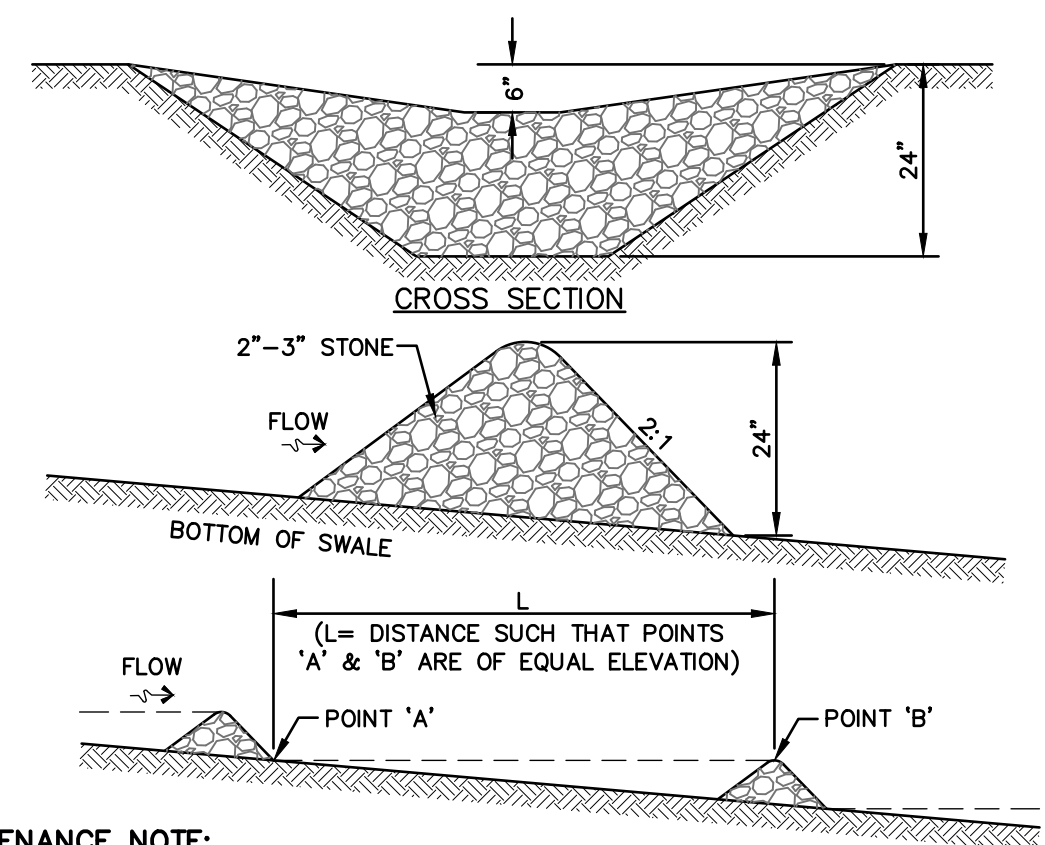
RIP RAP OUTLET PROTECTION APRON

NOT TO SCALE



BOLLARD DETAIL

NOT TO SCALE



CROSS SECTION

MAINTENANCE NOTE:

1. STONE CHECK DAMS SHOULD BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY NECESSARY REPAIRS SHOULD BE MADE IMMEDIATELY. PARTICULAR ATTENTION SHOULD BE GIVEN TO END RUN AND EROSION AT THE DOWNSTREAM TOE OF THE STRUCTURE. WHEN THE STRUCTURES ARE REMOVED, THE DISTURBED PORTION SHOULD BE BROUGHT TO THE EXISTING CHANNEL GRADE AND THE AREAS PREPARED, SEEDED AND MULCHED. WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND THE STRUCTURES. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT HAS ACCUMULATED TO ONE HALF OF THE ORIGINAL HEIGHT OF THE STRUCTURE.

STONE CHECK DAM

NOT TO SCALE

F:\CADD\MASTER STANDARD\dwg\lib-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: JAC	Draft: ERE	Date: 12/08/21
Checked: JAC	Scale: AS NOTED	Project No.: 14163.6
Drawing Name: 14163-PLAN-DOMINOES.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	12/08/21	REVISED PER TOWN COMMENTS	ERE
	10/28/21	REVISED PER TOWN COMMENTS	ERE
0	9/16/21	ISSUED FOR REVIEW	ERE
		REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

603-772-4746

FAX: 603-772-0227

E-MAIL: JBE@JONESANDBEACH.COM

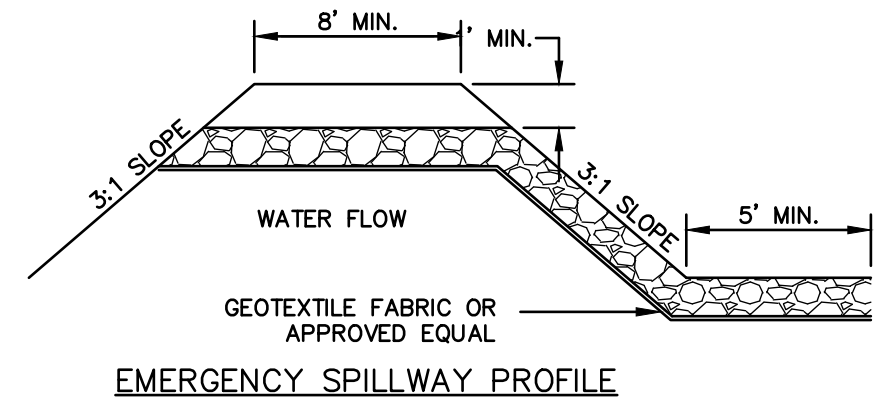
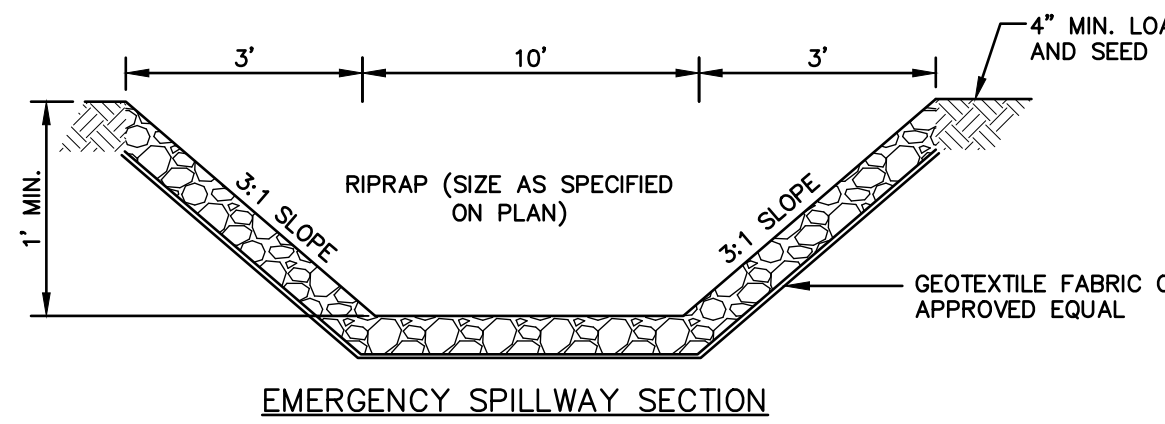
Plan Name:	DETAIL SHEET
Project:	DOMINO'S SILVER FOX DRIVE, RAYMOND, NH
Owner of Record:	RYE HARBOR REALTY, LLC 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833
	BK 6000 PG 1019

DRAWING No.

D2

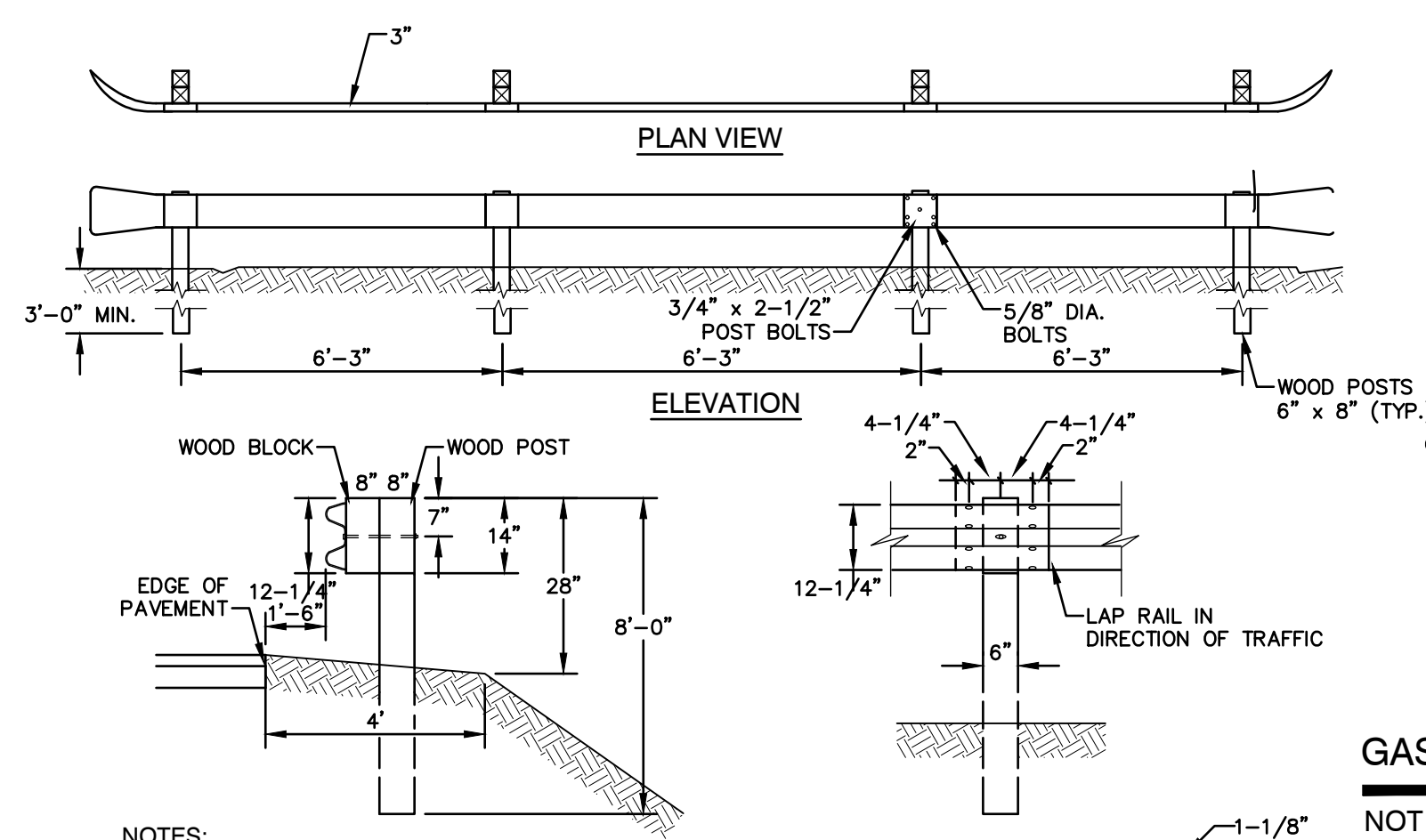
SHEET 9 OF 13

JBE PROJECT NO. 14163.6



EMERGENCY SPILLWAY

NOT TO SCALE



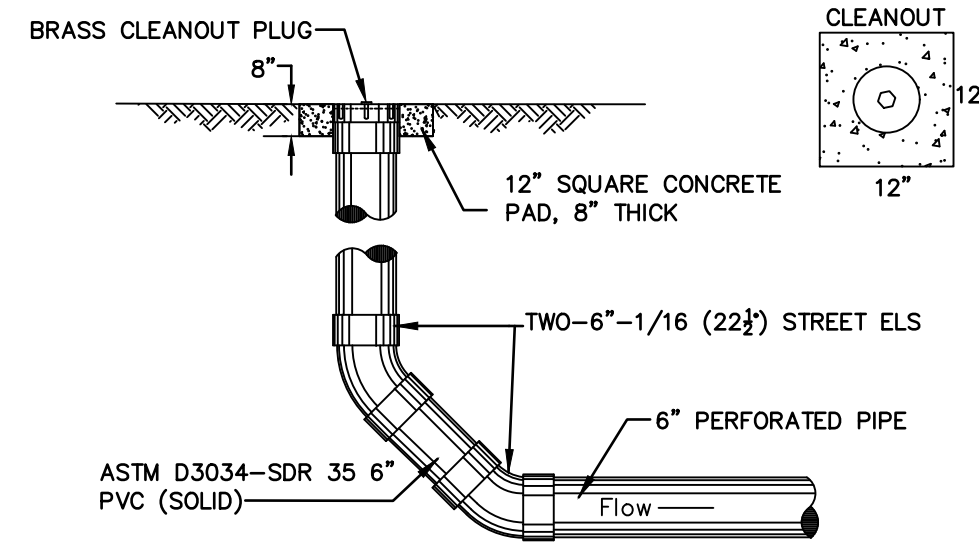
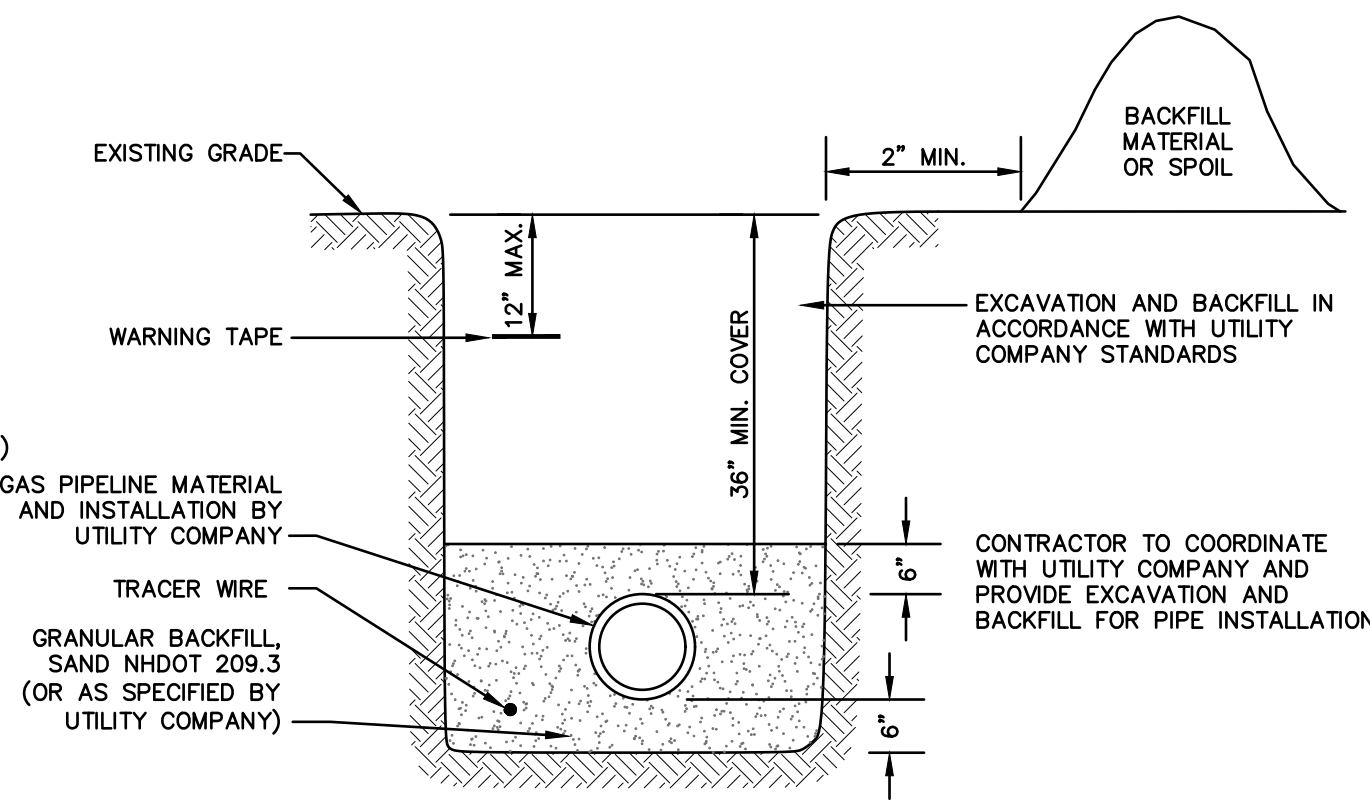
- NOTES:**
1. USE IN HEAVY TRAFFIC AREAS.
 2. GUARD RAIL TO BE "CORE-TEN" TYPE (OR EQUIVALENT APPROVED BY THE ENGINEER).
 3. USE 6'-0" POSTS WHEN FILL SLOPE IS 4:1 OR FLATTER.
 4. ALL TIMBER POSTS TO BE TREATED WITH PRESERVATIVE MATERIAL CONFORMING TO WAASHTO M133.
 5. POST BOLTS TO BE 18" W/MIN. 2 1/2" THREAD LENGTH.

GUARD RAIL (CORE-TEN)

NOT TO SCALE

GAS TRENCH

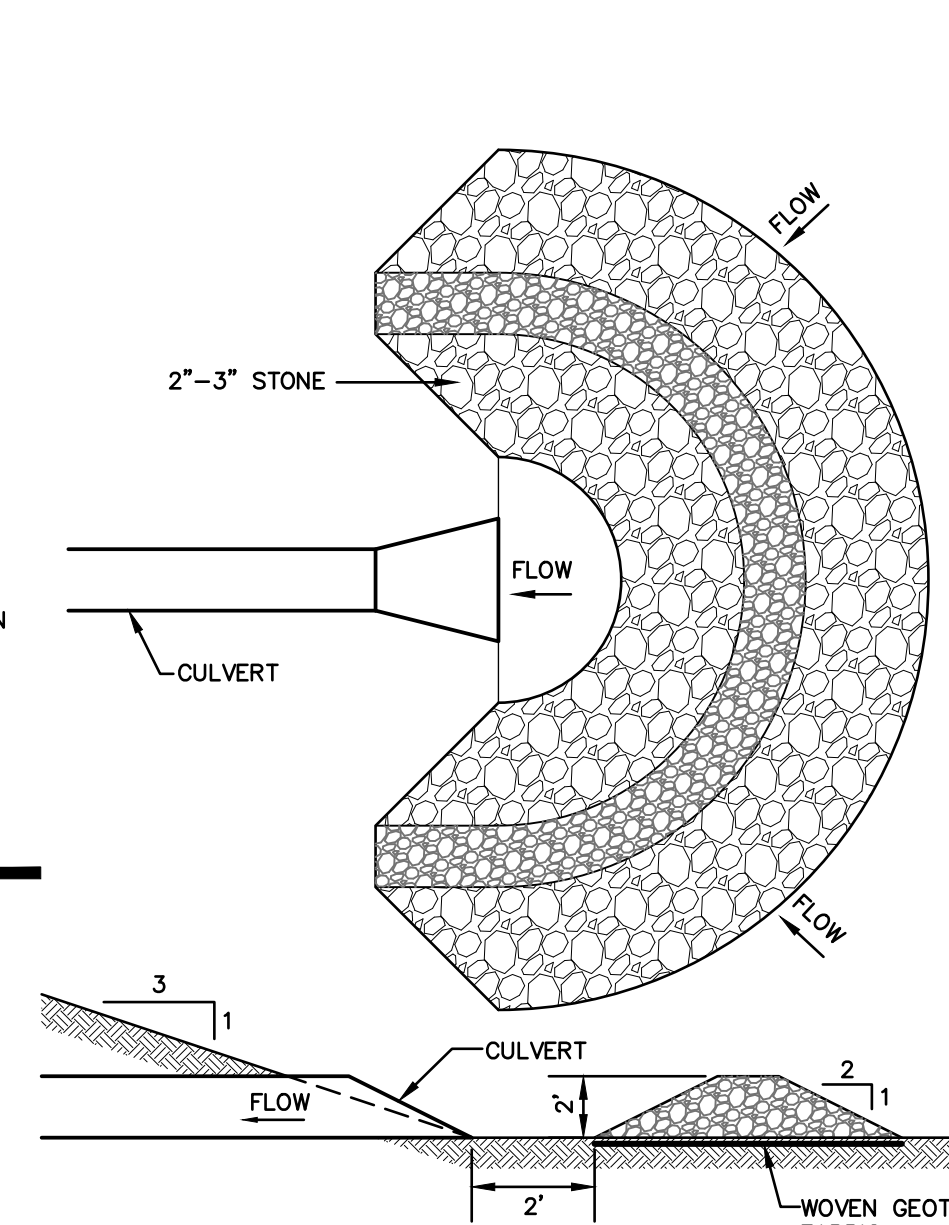
NOT TO SCALE



- NOTE:**
1. PLACE CLEANOUT AS SHOWN ON PLAN.
 2. ALL CLEANOUTS ARE 6" SOLID PIPE.

BIORETENTION POND CLEANOUT

NOT TO SCALE

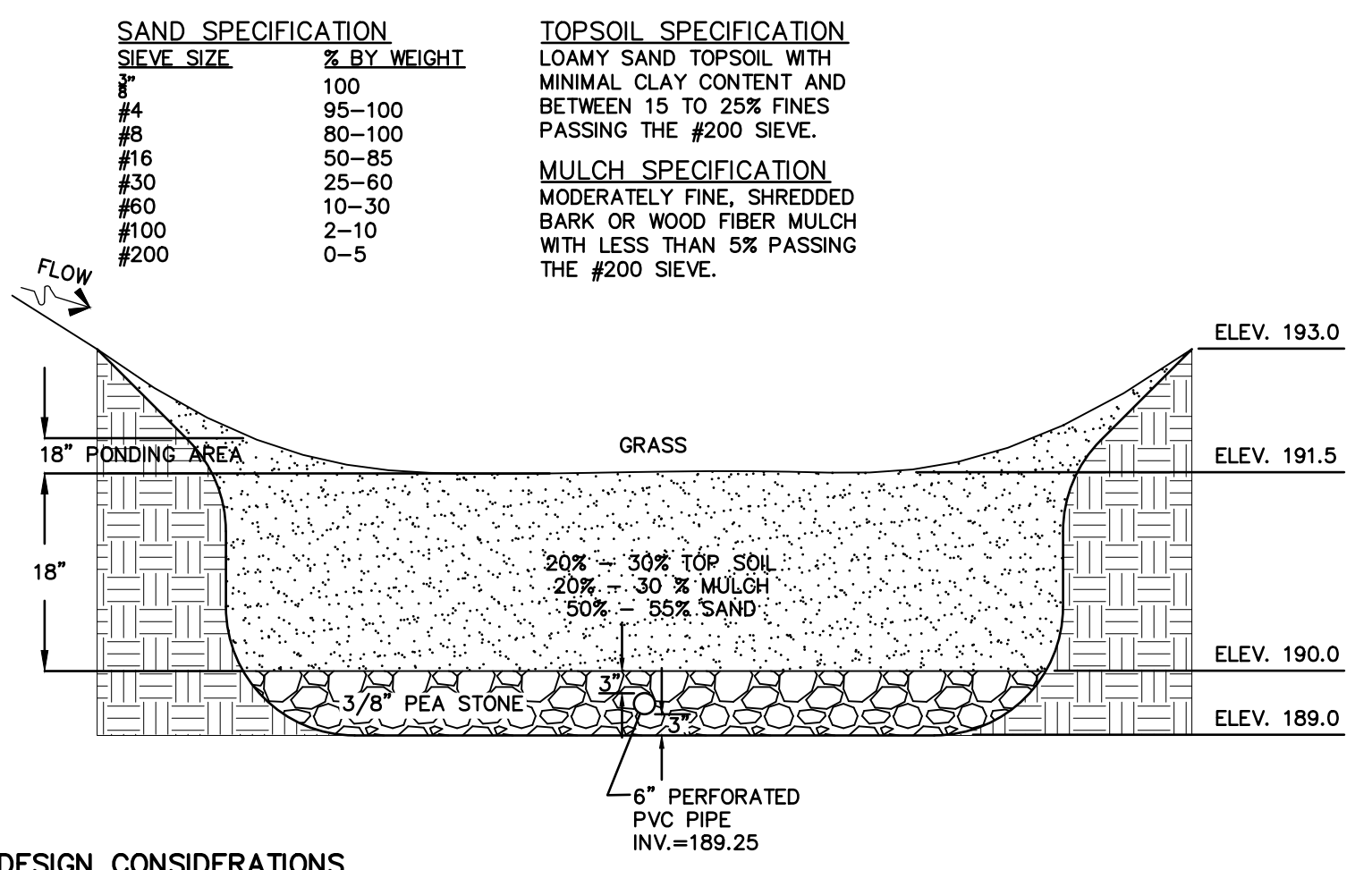


NOTES:

1. TEMPORARY CULVERT INLET PROTECTION CHECK DAMS SHALL BE CONSTRUCTED OF 2-3" STONE OVER WOVEN GEOTEXTILE FABRIC.
2. INLET PROTECTION MEASURES SHALL BE INSTALLED AT THE OPENINGS OF ALL EXISTING AND PROPOSED CULVERTS LOCATED BELOW (DOWNSTREAM) FROM AND WITHIN 100' OF THE PROJECT SITE.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURE WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE STRUCTURE.
4. STRUCTURES SHALL BE REMOVED WHEN THE SITE IS STABILIZED WITH VEGETATION AND THE CHANNEL SHALL BE SMOOTHED AND REVEGETATED.

TEMPORARY CULVERT INLET PROTECTION CHECK DAM

NOT TO SCALE



DESIGN CONSIDERATIONS

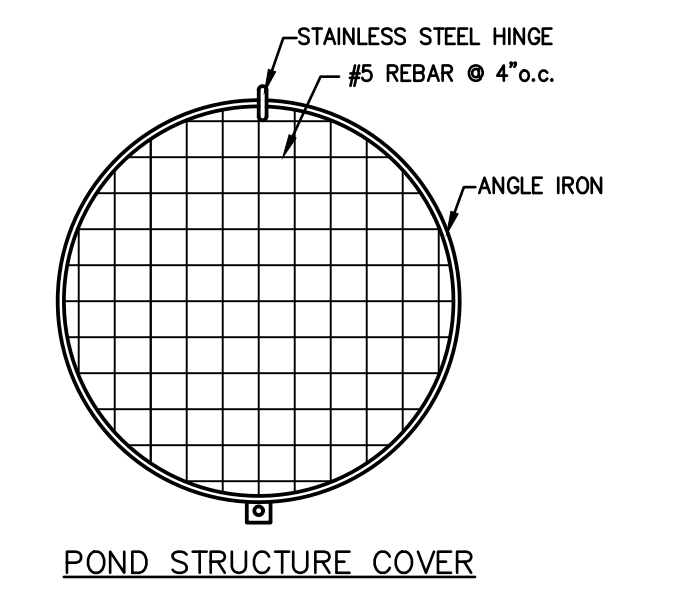
1. DO NOT PLACE BIORETENTION SYSTEMS INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
2. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUN-OFF, WATER FROM EXCAVATIONS) TO THE BIORETENTION AREA DURING ANY STAGE OF CONSTRUCTION.
3. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

MAINTENANCE REQUIREMENTS:

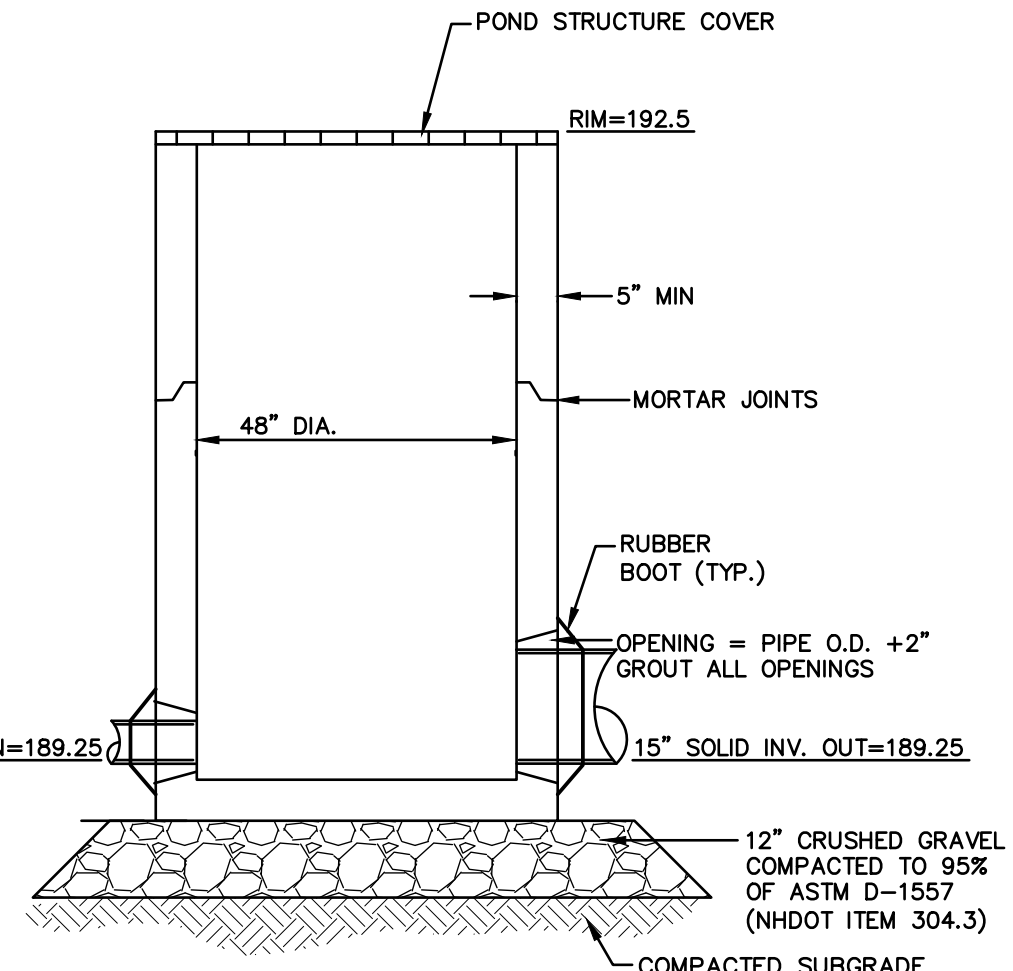
1. SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EVENT EXCEEDING 2.5 INCHES IN A 24 HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
2. PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
3. TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.
4. AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72 HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
5. VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

BIORETENTION SYSTEM

NOT TO SCALE

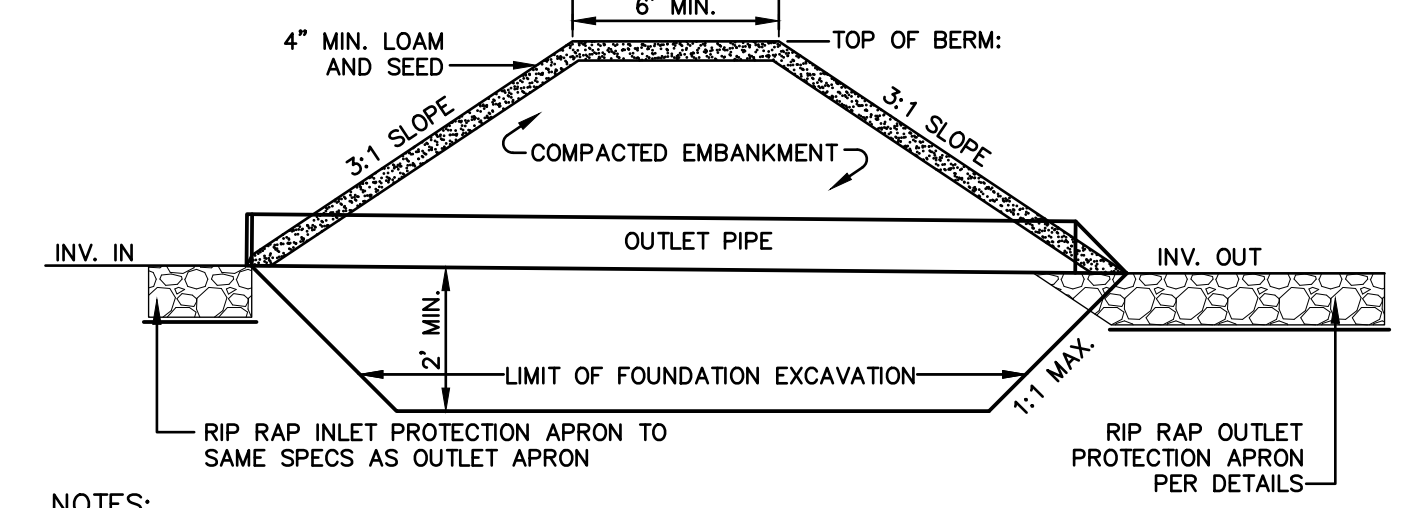


POND STRUCTURE COVER



CATCH BASIN CONTROL STRUCTURE (CBCS)

NOT TO SCALE

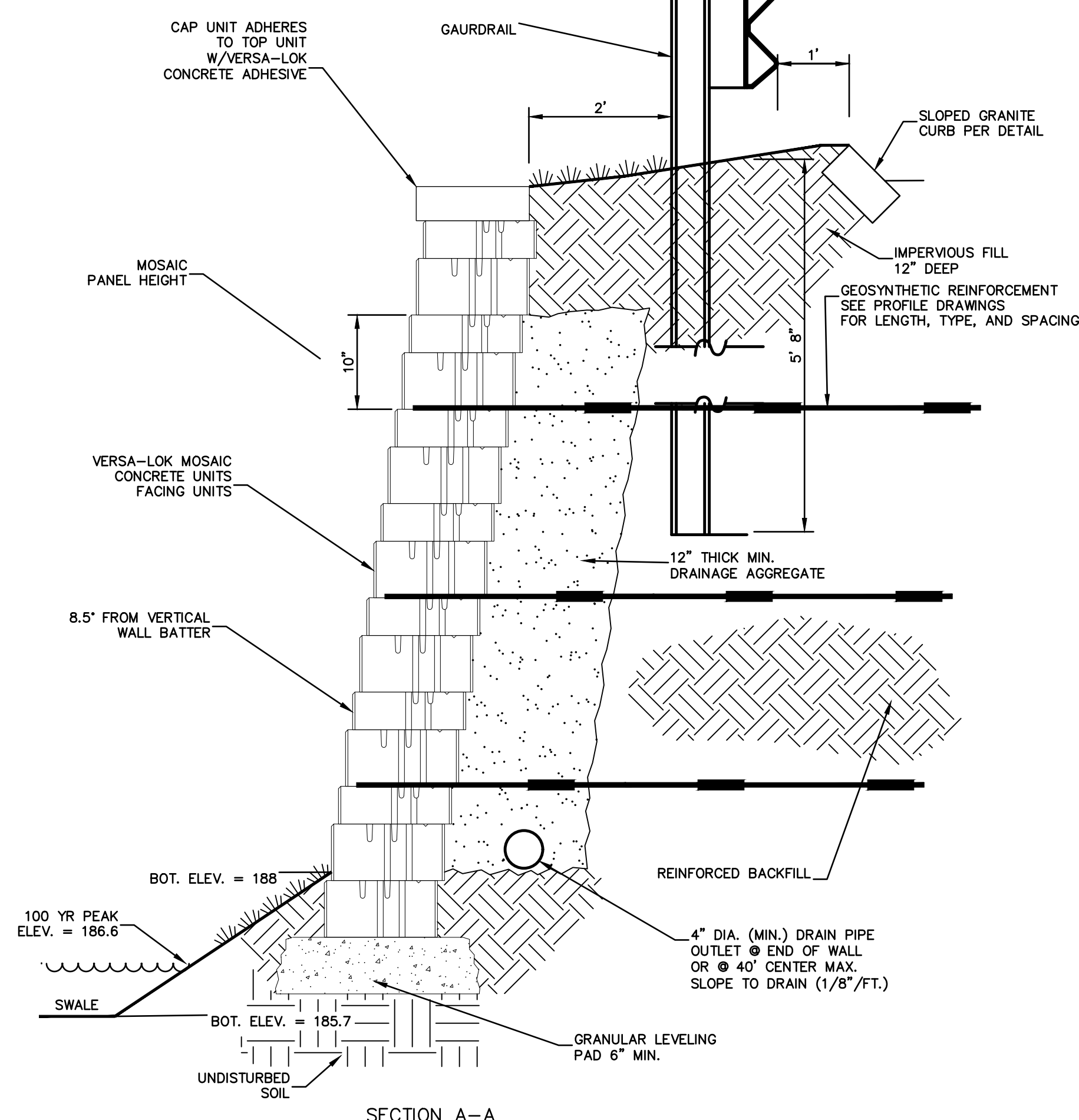


NOTES:

1. THE ENTIRE EMBANKMENT AREA OF THE DETENTION POND SHALL BE EXCAVATED A MINIMUM 2' BELOW BOTTOM INVERTS OF PIPE, STRIPPED OF ALL ORGANIC MATERIALS, COMPACTED TO AT LEAST 92% OF ASTM D-1557, AND SCARIFIED PRIOR TO THE PLACEMENT OF THE EMBANKMENT MATERIAL. PLACEMENT AND COMPACTION SHOULD OCCUR AT A MOISTURE CONTENT OF OPTIMUM PLUS OR MINUS 3%, AND NO FROZEN OR ORGANIC MATERIAL SHOULD BE PLACED FOR ANY REASON.
2. EMBANKMENT MATERIAL FOR THE BERM SHALL BE CLEAN SILTY-CLAY BORROW FREE OF ROOTS, ORGANIC MATTER, AND OTHER DELETERIOUS SUBSTANCES, AND SHALL CONTAIN NO ROCKS OR LUMPS OVER THREE INCHES (3") IN DIAMETER. THIS MATERIAL SHOULD BE INSTALLED IN 6" LIFTS AND COMPACTED TO 92% OF ASTM D-1557, AND SHOULD MEET THE FOLLOWING SPECIFICATIONS: 6" PASSING 100% #4 SIEVE 95-100%, #40 SIEVE 60-80%, #100 SIEVE 40-60%, #200 SIEVE 25-45% (OF THE FRACTION PASSING THE #4 SIEVE). THE CLAY COMPONENT SHALL HAVE A PLASTICITY INDEX OF AT LEAST 10 AND A HYDRAULIC CONDUCTIVITY OF 10 TO THE -6 CM/SEC.
3. EMBANKMENT IS TO BE BROUGHT TO SPECIFIED GRADES PRIOR TO THE ADDITION OF LOAM (4" MINIMUM) SO AS TO ALLOW FOR THE NATURAL COMPACTION OF THE STRUCTURE OVER TIME WHILE MAINTAINING THE PROPER BERM ELEVATION.
4. COMPACTION AND MATERIALS TESTING SERVICES ARE TO BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER RETAINED BY THE OWNER.

DETENTION POND BERM AND PRINCIPAL OUTLET

NOT TO SCALE



SECTION A-A

1. PRE-FABRICATED WALL UNITS SHALL BE VERSA-LOK AS PRODUCED BY A LICENSED MANUFACTURER, OR AN EQUIVALENT APPROVED IN WRITING BY THE CIVIL ENGINEER OF RECORD (JONES & BEACH ENGINEERS, INC.).
2. THE CONTRACTOR IS RESPONSIBLE FOR RETAINING THE SERVICES OF A LICENSED STRUCTURAL ENGINEER TO DESIGN ANY WALL THAT HAS A HEIGHT OVER 4.0'. JONES & BEACH ENGINEERS, INC. DOES NOT ACCEPT ANY LIABILITY FOR THE STRUCTURAL DESIGN AND/OR INSTALLATION OF ANY RETAINING WALL OF ANY TYPE ABOVE THIS HEIGHT. THIS DETAIL IS INTENDED TO PROVIDE AN EXAMPLE OF THE RETAINING WALL FOR PLANNING PURPOSES ONLY AND IS SPECIFICALLY NOT INTENDED FOR USE BY THE CONTRACTOR IN ANY CONSTRUCTION-RELATED ACTIVITY.
3. CONSTRUCTION OF THE RETAINING WALL(S) SHOULD FOLLOW THE SPECIFICATIONS OF VERSA-LOK AND THE STRUCTURAL ENGINEER OF RECORD.
4. RETAINING WALL-RELATED CORRESPONDENCE SHOULD BE DIRECTED TO:

VERSA-LOK® RETAINING WALL SYSTEMS
6348 HWY. 36 BLVD., SUITE 1
OAKDALE, MN 55128
(651) 770-3166 PHONE
(651) 770-4089 FAX

VERSA-LOK REINFORCED RETAINING WALL W/ GAURDRAIL DETAIL

NOT TO SCALE

Design: JAC	Draft: ERE	Date: 12/08/21
Checked: JAC	Scale: AS NOTED	Project No.: 14163.6
Drawing Name: 14163-PLAN-DOMINOES.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	12/08/21	REVISED PER TOWN COMMENTS	ERE
	10/28/21	REVISED PER TOWN COMMENTS	ERE
0	9/16/21	ISSUED FOR REVIEW	ERE
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Stratham, NH 03885

Civil Engineering Services

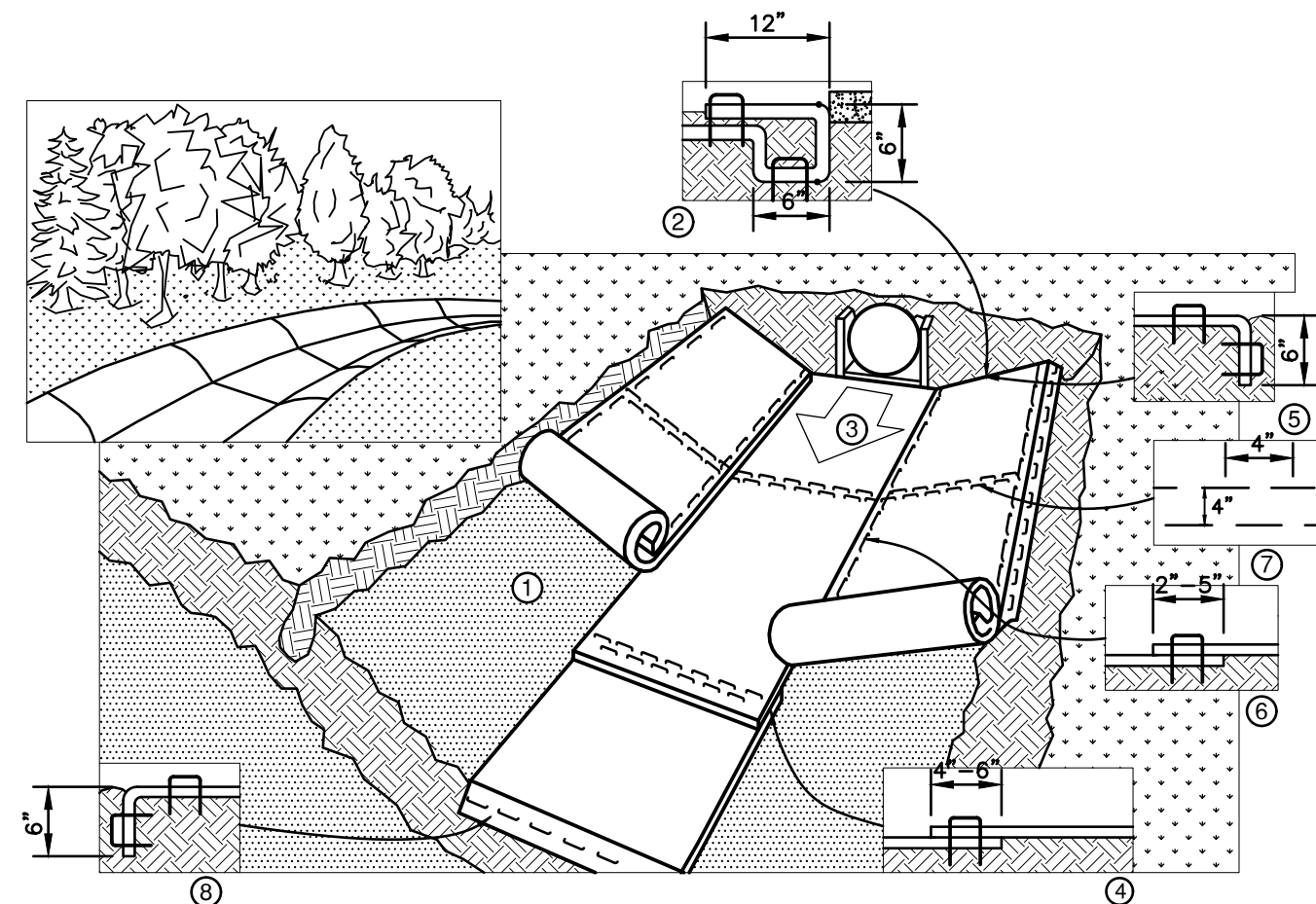
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	DOMINO'S SILVER FOX DRIVE, RAYMOND, NH
Owner of Record:	RYE HARBOR REALTY, LLC 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833
	BK 6000 PG 1019

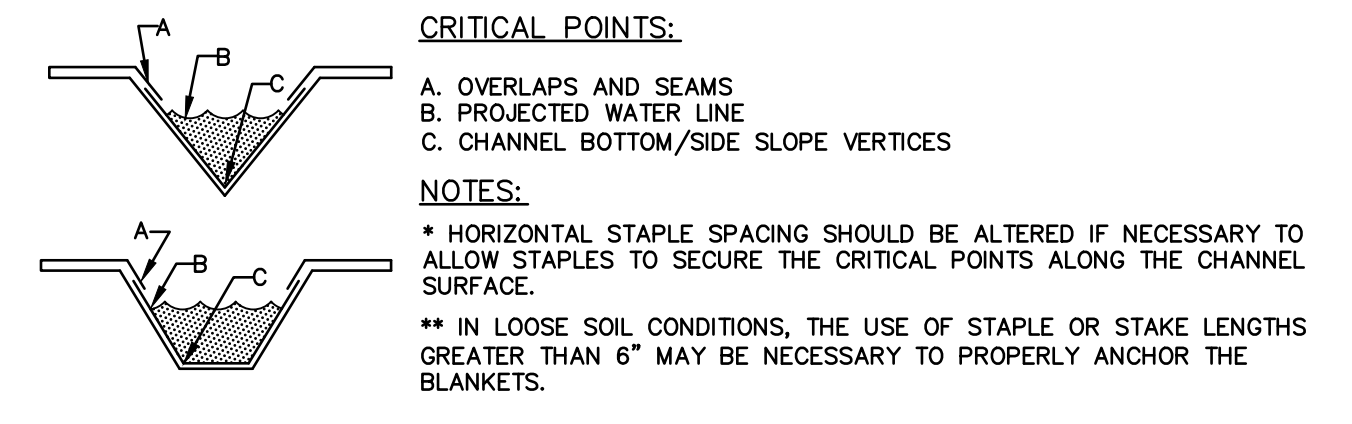
DRAWING No.

D3

SHEET 10 OF 13
JBE PROJECT NO. 14163.6

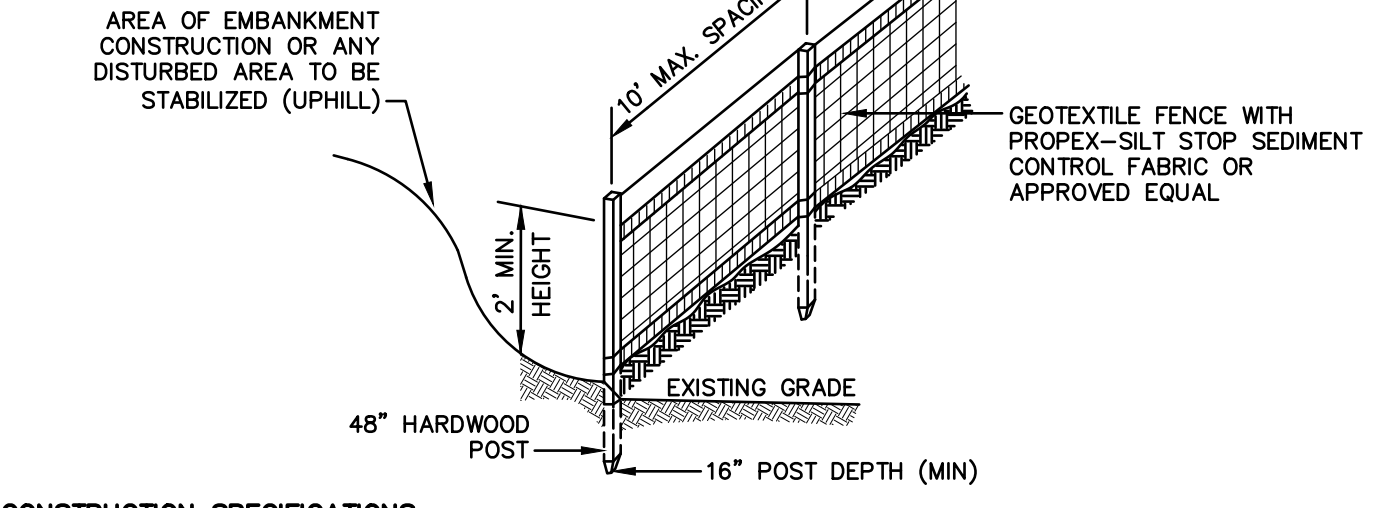


- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
 3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
 5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (DEPENDENT ON BLANKET TYPE) AND STAPLED. TO INSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
 7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
 8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



EROSION CONTROL BLANKET SWALE INSTALLATION
NORTH AMERICAN GREEN - S75BN (800) 772-2040

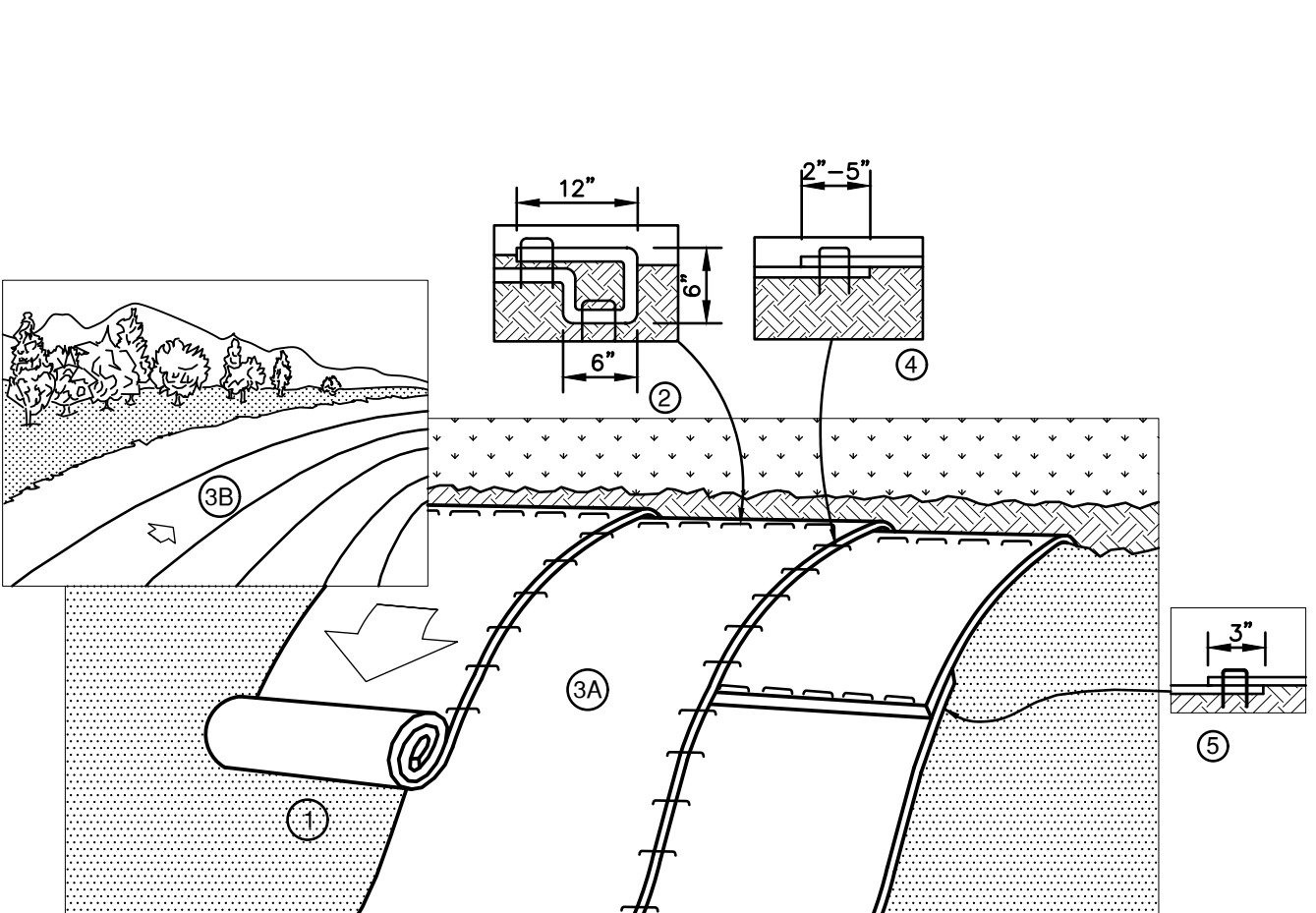
NOT TO SCALE



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

SILT FENCE

NOT TO SCALE

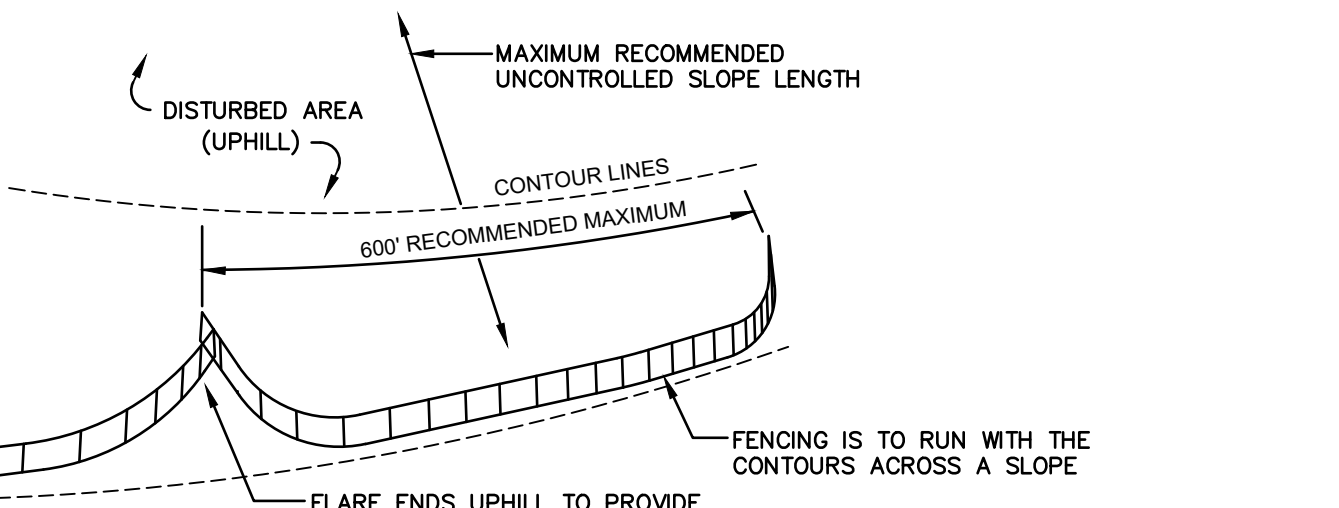


- NOTES:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
 3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
 5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH
EVANSVILLE, INDIANA 47725
1-800-772-2040

EROSION CONTROL BLANKET SLOPE INSTALLATION
NORTH AMERICAN GREEN - S75BN (800) 772-2040

NOT TO SCALE



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

SILT FENCE

NOT TO SCALE

SEEDING SPECIFICATIONS

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

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	EXCELLENT	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	EXCELLENT	EXCELLENT	POOR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/
GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.					

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

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

SEEDING GUIDE

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

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

SEEDING RATES

TEMPORARY EROSION CONTROL NOTES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME, AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
4. SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.25" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
5. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
6. AREAS MUST BE SEEDDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
7. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
8. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
9. AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
10. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - a. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - b. A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - c. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - d. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
11. FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
12. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER SHALL BE SUBMITTED TO DES VIA EMAIL (SEE BELOW).

CONSTRUCTION SEQUENCE

1. PRIOR TO THE START OF ANY ACTIVITY, IT IS THE RESPONSIBILITY OF THE SITE'S DEVELOPER (OR OWNER) TO FILE A NOTICE OF INTENT (NOI) FORM WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) IN ORDER TO GAIN COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES. A PRE CONSTRUCTION MEETING IS TO BE HELD WITH ALL DEPARTMENT HEADS PRIOR TO THE START OF CONSTRUCTION.
2. CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
3. INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
4. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
5. CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
6. STRIP LOAM AND PAVEMENT, IF NECESSARY, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
7. PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS, INCLUDING THE CONSTRUCTION OF ANY RETAINING WALLS.
8. PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
9. INSTALL THE SEWER AND DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
10. INSTALL INLET PROTECTION AT ALL CATCH BASINS AS THEY ARE CONSTRUCTED IN ACCORDANCE WITH DETAILS.
11. ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
12. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS AND/OR PROPERTY.
13. PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF "SELECT" SUBGRADE MATERIALS.
14. PAVE ALL PARKING LOTS AND ROADWAYS WITH INITIAL 'BASE COURSE'.
15. PERFORM ALL REMAINING SITE CONSTRUCTION (I.E. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
16. LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (I.E. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
17. FINISH PAVING ALL ROADWAYS AND PARKING AREAS WITH 'FINISH' COURSE.
18. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
19. ALL CUT AND FILL SLOPES SHALL BE SEEDDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
20. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
21. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
22. CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
23. INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
24. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
25. UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

E:\CADD\MASTER STANDARD\dwg\13-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: JAC	Draft: ERE	Date: 12/08/21
Checked: JAC	Scale: AS NOTED	Project No.: 14163.6
Drawing Name: 14163-PLAN-DOMINOES.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	12/08/21	REVISED PER TOWN COMMENTS	ERE
	10/28/21	REVISED PER TOWN COMMENTS	ERE
0	9/16/21	ISSUED FOR REVIEW	ERE
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

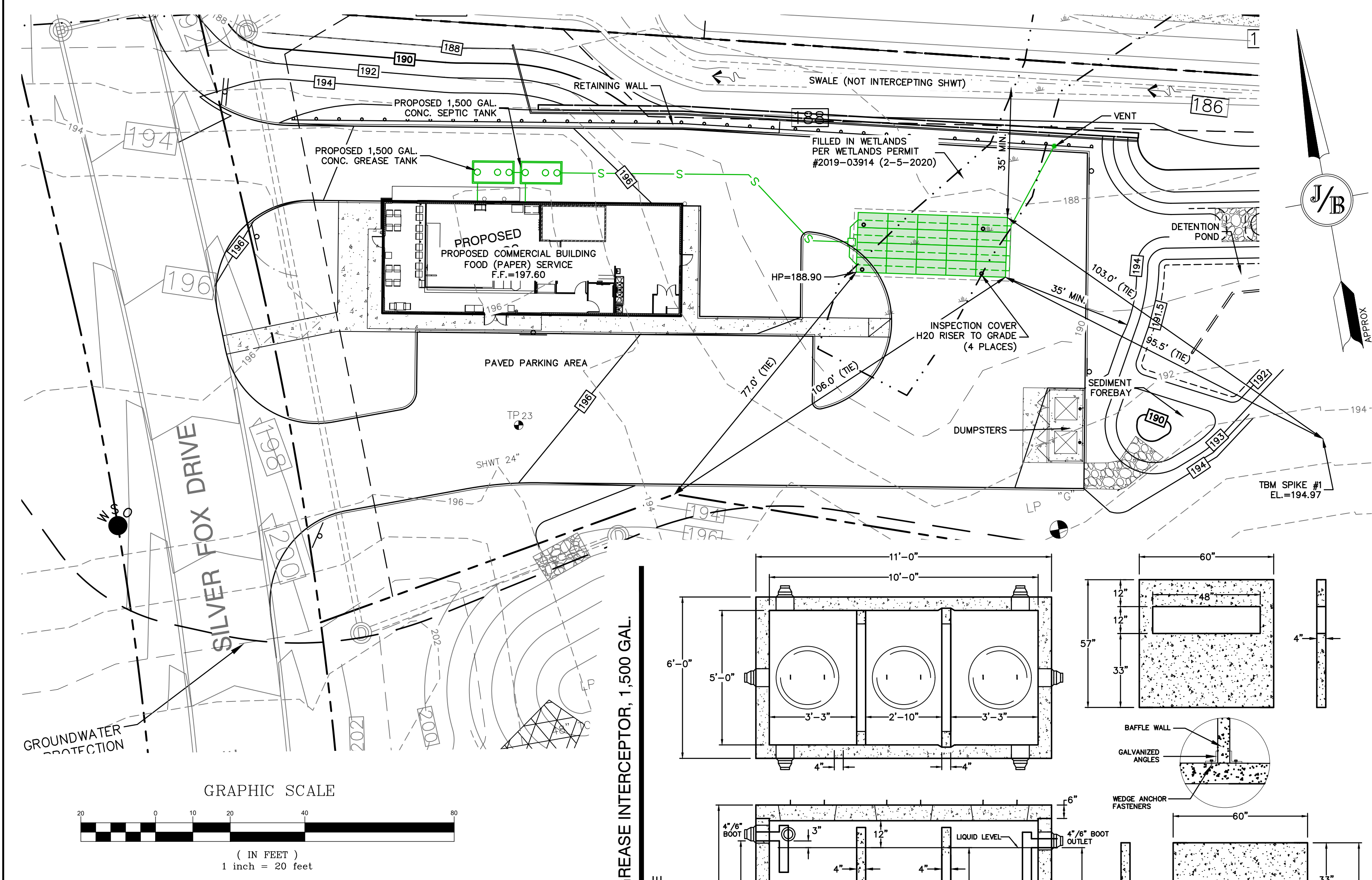
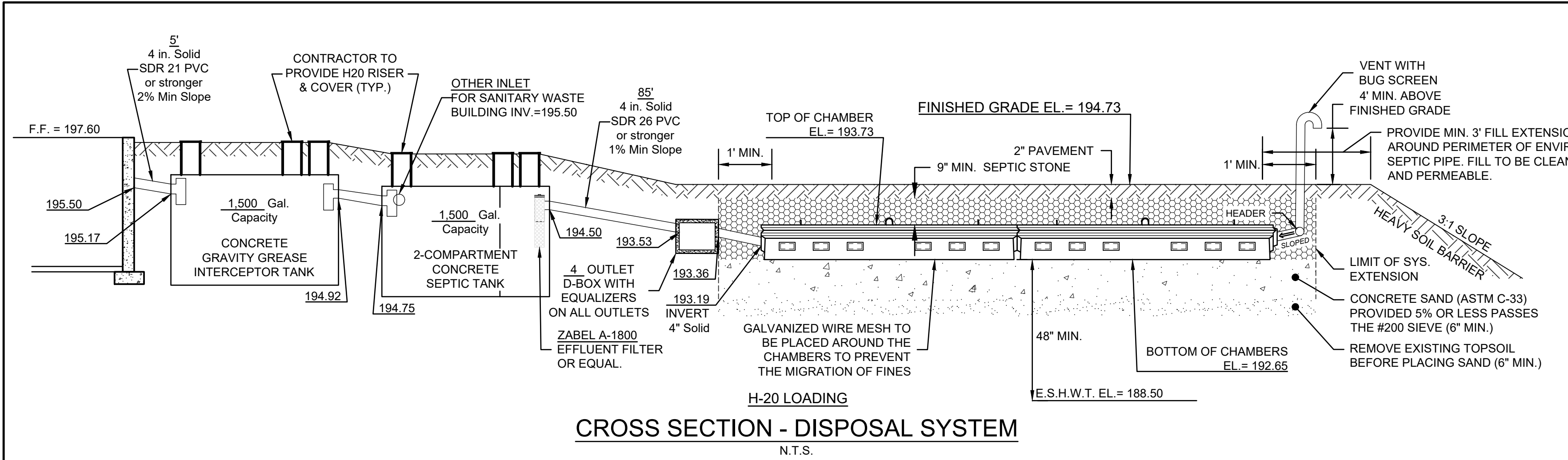
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	DOMINO'S SILVER FOX DRIVE, RAYMOND, NH
Owner of Record:	RYE HARBOR REALTY, LLC 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833

DRAWING No.

E1

SHEET 11 OF 13
JBE PROJECT NO. 14163.6



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

Design: JAC	Draft: ERE	Date: 12/08/21
Checked: JAC	Scale: 1" = 20'	Project No.: 14163.6
Drawing Name: 14163-PLAN-DOMINOES.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	12/08/21	REVISED PER TOWN COMMENTS	ERE
	10/28/21	REVISED PER TOWN COMMENTS	ERE
0	9/16/21	ISSUED FOR REVIEW	ERE

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

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

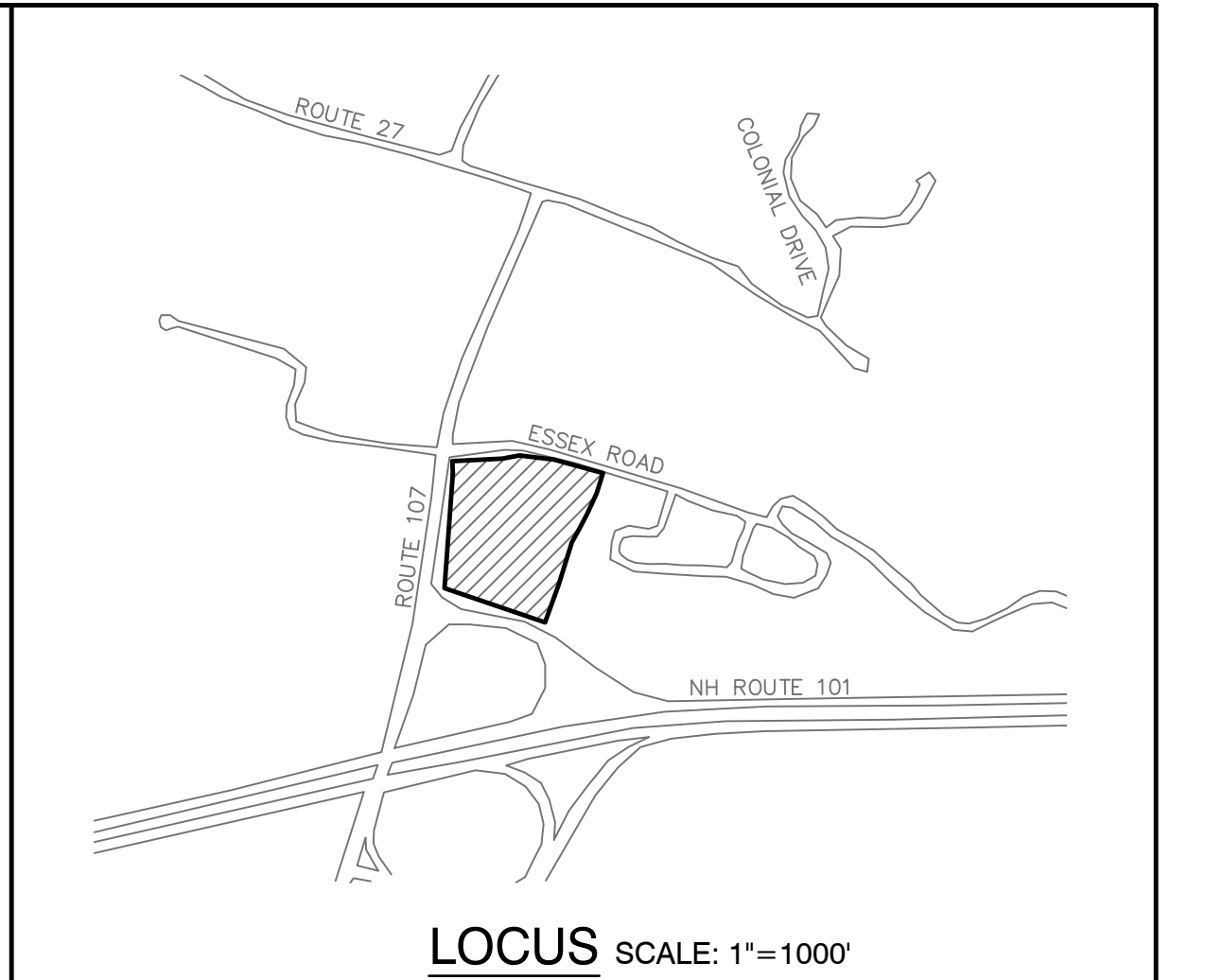
TEST PIT LOGS

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

TEST PIT #	DEPTH	SOIL TYPE
23	0'-8"	GRASS MAT
	10YR 4/4	MEDIUM SAND FILL MATERIAL MANY ROOTS
	8'-24"	10YR 6/8 FINE SANDY LOAM GRANULAR, FRIABLE
	24'-48"	2.5Y 6/2 FINE SANDY LOAM FIRM W/ SMALL STONES

Dig Safe Systems, Inc.
It's Smart. It's Easy. It's Law.

SHWT = 24"
 ROOTS TO 24"
 NO H₂O
 NO REFUSAL
 TEST PIT, DATE: AUG. 27, 2019
 PERC. TEST, DATE: AUG. 27, 2019
 8 MIN./INCH



CONCRETE CHAMBERS DESIGN CALCULATIONS

PROPOSED COMMERCIAL FOOD SERVICE (PAPER) = 620 GPD (22 SEATS, 9 EMP., 20GPD EA.)
 620 GPD @ 8 MIN./INCH (PERC. RATE OF FILL) = 1,054 S.F.
 1,054 S.F. * 0.6 = 632.4 S.F. REQUIRED. (40% REDUCTION PER ENV-WQ 1016.02 (B))
 20' * 32 S.F. (4' X 8') CONCRETE CHAMBERS = 640 S.F. PROVIDED.
 BED DIMENSIONS 16' X 32'

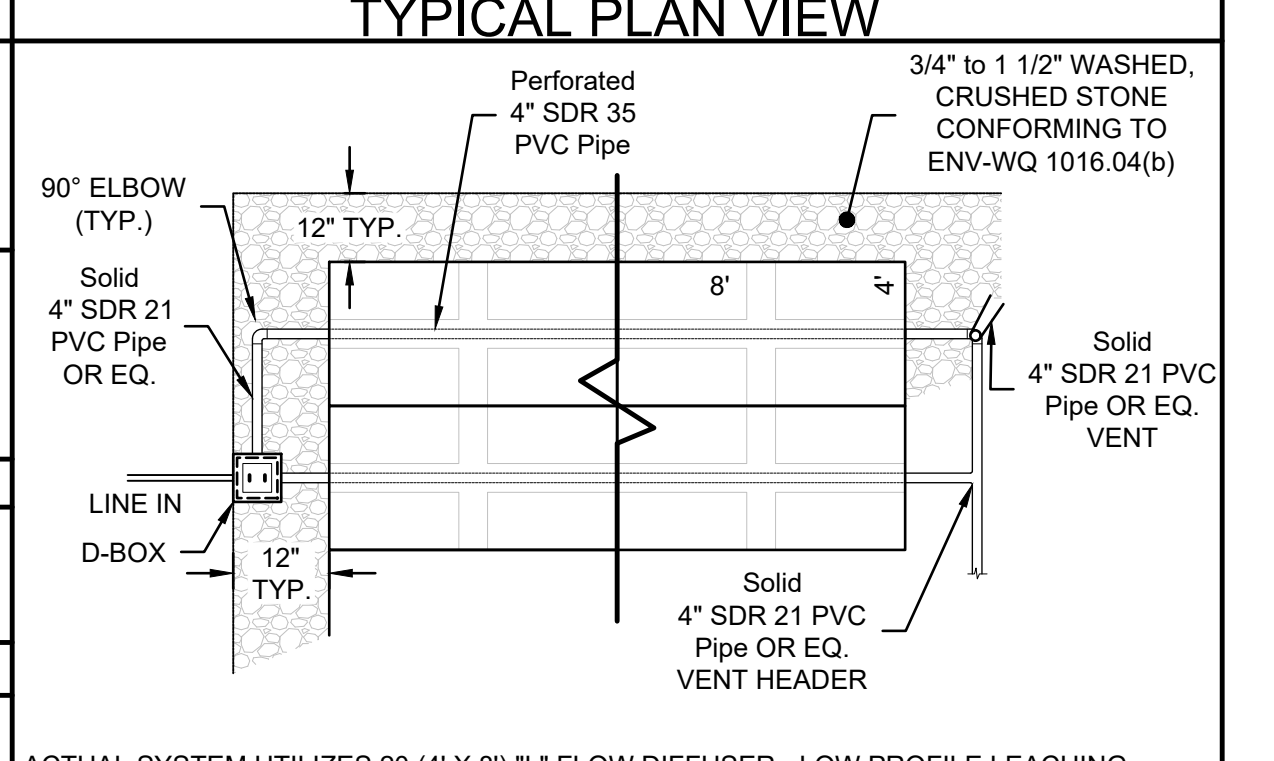
REFERENCES

APPROVAL FOR CONSTRUCTION IS VALID FOR 4 YEARS FROM DATE OF ISSUE

- PARCEL TO BE SERVICED BY MUNICIPAL WATER
- PREV. CONSTRUCTION APPROVAL # N/A
- SUBDIVISION APPROVAL # eSA2018112601 ISSUED: 11/26/2018

SEPTIC & GREASE TANK DESIGN CALCULATIONS

SEPTIC	GREASE
PER ENV-WQ 1010.02 FOR FLOWS < 1,500 GPD, VOLUME = 2X DAILY FLOW 620 GPD X 2 = 1,240 GAL. REQUIRED 1,500 GAL. PROVIDED.	PER ENV-WQ 1012.02 36 HOUR RETENTION TIME (1,000 GAL. MIN) ASSUMING 50% OF FLOW AS GREASE = 310 GPD X 1.5 = 465 GAL. REQUIRED 1,500 GAL. PROVIDED.

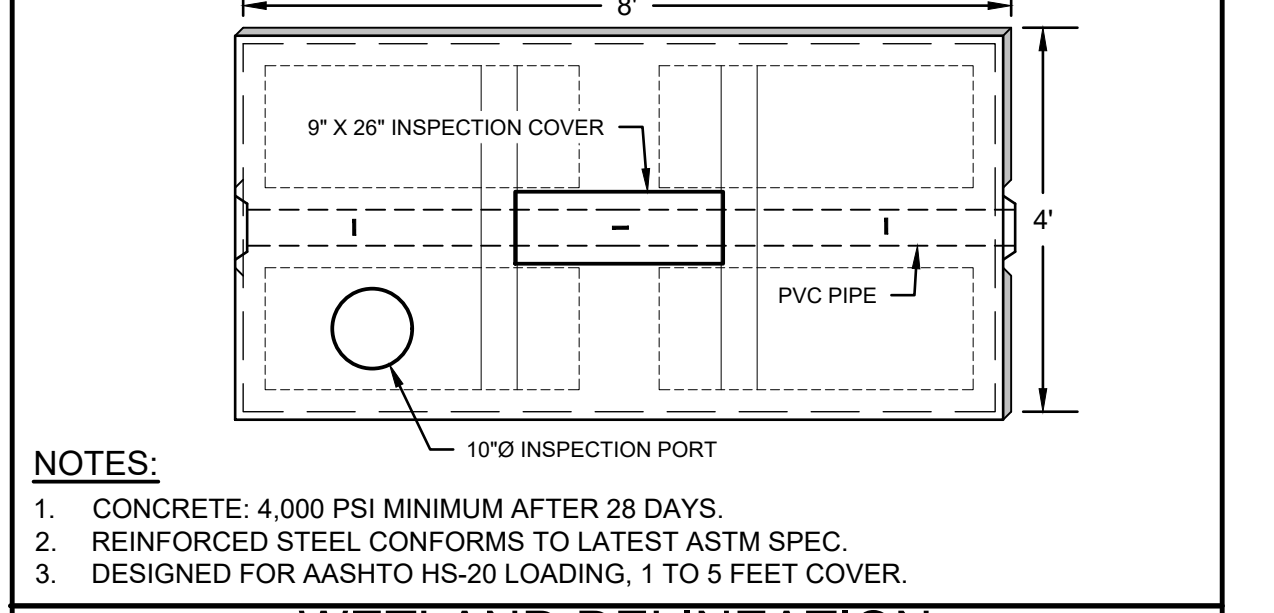


DESIGN INTENT

THE BOTTOM OF THE EFFLUENT DISPOSAL SYSTEM (E.D.S.) SHALL BE CONSTRUCTED AT ELEVATION 192.65 THIS IS APPROXIMATELY 3.75 FEET ABOVE ORIGINAL GROUND ON THE HIGH CONTOUR (188.90) OF THE DESIGNED E.D.S. (ENV-WQ-1014.04)

- ### GENERAL NOTES
- CONTRACTOR TO VERIFY ALL ELEVATIONS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY DESIGNER OF ANY ABNORMAL CONDITIONS (HARDPAN OR SATURATED SOILS, LEDGE, ETC.) FOUND WHEN EXCAVATING PRIOR TO INSTALLATION OF THE SYSTEM.
 - PER ENV-WQ 1016.03, CONTRACTOR IS TO PROTECT THE NATURAL ABSORPTION QUALITIES OF THE SOIL. DO NOT COMPACT OR DRIVE OVER THE AREA WITH EQUIPMENT AND PROTECT OPEN EXCAVATION TO PREVENT THE ENTRANCE OF SILT AND DEBRIS.
 - FILL TO BE MEDIUM TO COURSE-TEXTURED SAND (0.5mm-2.0mm).
 - REMOVE TOPSOIL BEFORE PLACING FILL.
 - 4 INCH THICK LOAM & SEED AROUND PERIMETER OF FILL.
 - CONTRACTOR TO INSTALL A VENT WHEN PROVIDING MORE THAN 18" OF COVER.
 - CROWN SYSTEM TO SHED RAINWATER, SLOPE SYSTEM AWAY FROM HOUSE.
 - SYSTEM WILL BE REPLACED IN SAME LOCATION IN CASE OF FAILURE.
 - JOINTS ARE TO BE BELLED PVC OR STANDARD SLIP COLLARS
 - PER ENV-WQ 1010.11, THE FIRST COMPARTMENT IN MULTI-COMPARTMENT SEPTIC TANKS MUST EQUAL AT LEAST 2/3 OF THE REQUIRED VOLUME.
 - PER ENV-WQ 1010.10, EXCEPTING LEDGE TANKS, THE LIQUID DEPTH OF THE SEPTIC TANK IS TO BE AT LEAST 40".
 - THE OUTLET BAFFLE SHALL BE A VENTED TEE WHICH SHALL EXTEND TO A DISTANCE BELOW THE SURFACE EQUAL TO 40% OF THE LIQUID DEPTH AND SHALL EXTEND ABOVE THE LIQUID LINE TO NOT LESS THAN ONE INCH FROM THE TOP OF THE TANK.
 - ALL CONNECTIONS BETWEEN A SEPTIC TANK AND THE PIPES LEADING TO AND EXITING FROM THE SEPTIC TANK SHALL BE SEALED WITH A WATERTIGHT, FLEXIBLE JOINT CONNECTOR THAT: (1) WILL ACCOMMODATE NORMAL MOVEMENT OF THE SEPTIC TANK WITHOUT LEAKING OR BREAKING; AND (2) HAS BEEN CERTIFIED BY ITS MANUFACTURER OR DISTRIBUTOR AS MEETING OR EXCEEDING THE APPLICABLE STANDARD IN ASTM C 1644-06, SECTION 7.
 - CONTRACTOR TO PROVIDE RISERS FOR TANKS WITH MORE THAN 12" OF COVER.
 - IF GARBAGE GRINDERS ARE DESIRED, SEPTIC TANK SHALL BE 50% LARGER. IF BASEMENT EJECTOR PUMPS ARE DESIRED, SEPTIC TANK CAPACITY SHALL BE INCREASED BY 250 GAL.
 - TOWN OF RAYMOND REQUIRES BED BOTTOM INSPECTION.
 - PVC PIPING TO BE SUPPLIED BY: ELIMINATOR SYSTEMS INC. (603) 868-2242) OR EQUAL.
 - 1,500 GALLON SEPTIC TANK, GREASE TRAP & D-BOX TO BE SUPPLIED BY: SHEA CONCRETE, (800-696-7432) OR EQUAL. GREASE TRAP TO MEET SPECS. IN DETAIL.
 - ROCKINGHAM COUNTY SOIL CONSERVATION SERVICE SOIL TYPE: HOOSIC
 - ANY CHANGES TO SEPTIC TANK, BUILDING OR WELL LOCATION/ORIENTATION WILL REQUIRE AN AS-BUILT PLAN TO BE PROVIDED BY THE DESIGNER PRIOR TO NHDES FINAL INSPECTION.
 - PER ENV-WQ 1004.10, SYSTEMS OVER 2,500 GPD ARE TO BE INSPECTED BY DESIGNER.
 - PER ENV-WQ 1003.13(a)(3) THERE ARE NO KNOWN BURIAL SITES OR CEMETERIES ON THE LOT WITHIN 100' OF ANY COMPONENT OF THE ISDS.
 - 50' SETBACK FROM POORLY DRAINED SOILS.
 - DISTANCE FROM SEWER PIPE TO SURFACE WATER, OPEN DRAINAGE, VERY POORLY DRAINED SOIL, AN OPEN LOOP GEOTHERMAL WELL, OR A PRIVATE ON-SITE WELL SHALL BE 75 FT. THIS MAY BE REDUCED TO 50 FT IF SDR26 OR EQUIVALENT IS USED IN ACCORDANCE WITH ENV-WQ 1008.04(c)(1).
 - DISTANCE FROM SEPTIC TANK TO SURFACE WATER, OPEN DRAINAGE, VERY POORLY DRAINED SOIL, AN OPEN LOOP GEOTHERMAL WELL, OR A PRIVATE ON-SITE WELL SHALL BE 75 FT. THIS MAY BE REDUCED TO 50 FT IF THE SEPTIC TANK IS EITHER MADE FROM PLASTIC OR COATED WITH A SEALANT TO PREVENT INFILTRATION AND EXFILTRATION IN ACCORDANCE WITH ENV-WQ 1008.04(c)(2).

ACTUAL SYSTEM UTILIZES 20 (4' X 8') 1" FLOW DIFFUSER - LOW PROFILE LEACHING CHAMBERS. SEE PLAN VIEW (LEFT) FOR ACTUAL LAYOUT/CONFIGURATION OF SYSTEM.



WETLAND DELINEATION

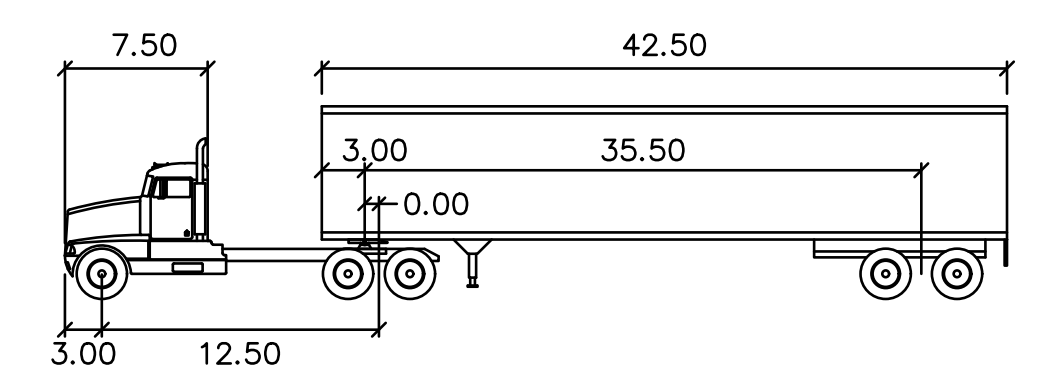
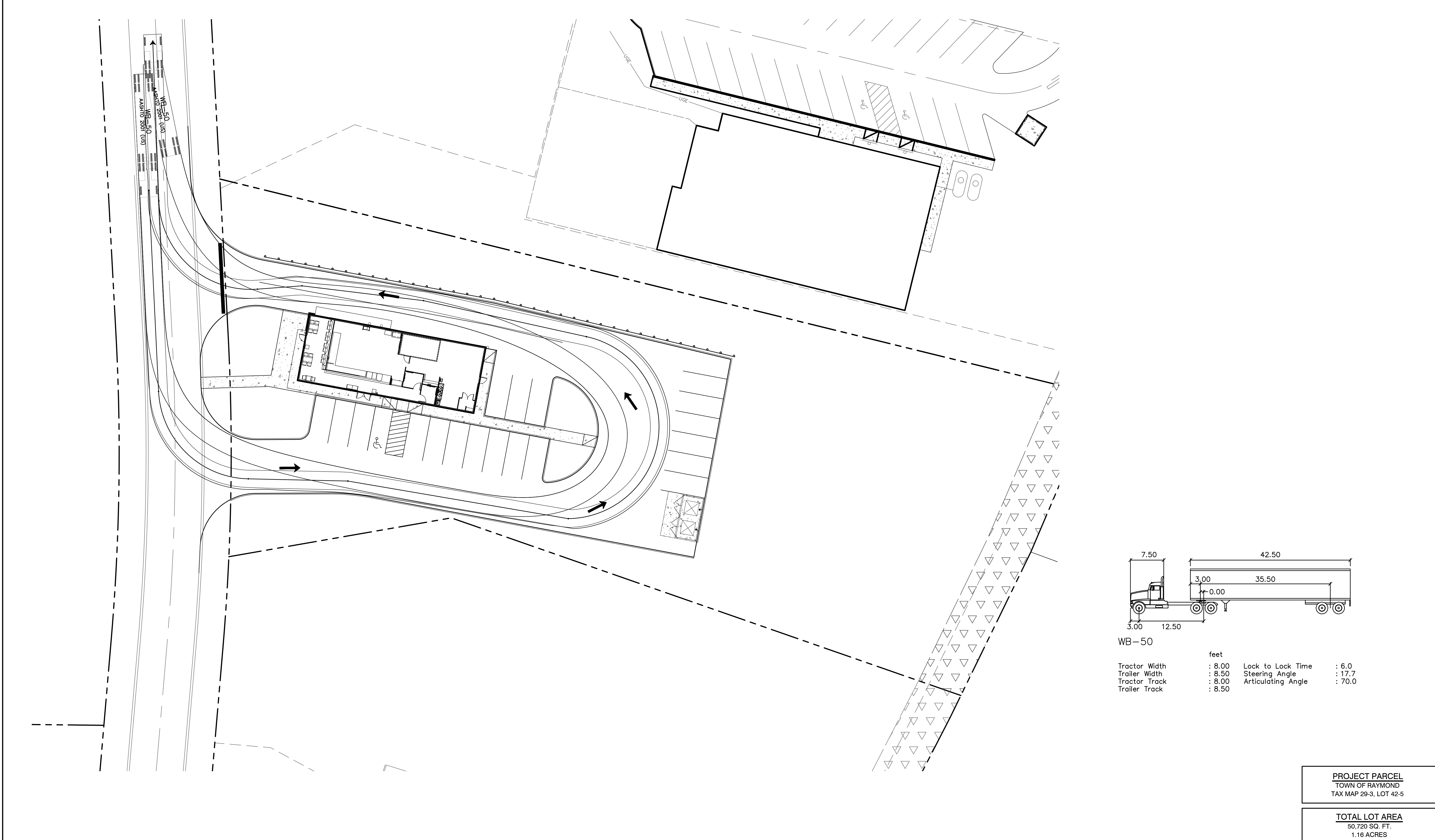
WETLANDS ON-SITE WERE DELINEATED BY: JAMES GOVE
 GOVE ENVIRONMENTAL SERVICES, INC.
 8 CONTINENTAL DRIVE, UNIT H, EXETER, NH
 WINTER, 2016

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

Plan Name:	EFFLUENT DISPOSAL DESIGN NEW CONSTRUCTION
Project:	DOMINO'S SILVER FOX DRIVE, RAYMOND, NH
Owner of Record:	RYE HARBOR REALTY, LLC 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833

DRAWING No. **S1**

SHEET 12 OF 13
 JBE PROJECT NO. 14163.6



WB-50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

PROJECT PARCEL
TOWN OF RAYMOND
TAX MAP 29-3, LOT 42-5

TOTAL LOT AREA
50,720 SQ. FT.
1.16 ACRES

Design: JAC Draft: ERE Date: 12/08/21
Checked: JAC Scale: AS SHOWN Project No.: 14163.6
Drawing Name: 14163-PLAN-DOMINOES.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
2	12/08/21	REVISED PER TOWN COMMENTS	ERE
	10/28/21	REVISED PER TOWN COMMENTS	ERE
0	9/16/21	ISSUED FOR REVIEW	ERE

Designed and Produced in NH

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

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

Plan Name: **TRUCK TURNING PLAN**

Project: **DOMINO'S
SILVER FOX DRIVE, RAYMOND, NH**

Owner of Record: **RYE HARBOR REALTY, LLC
149 EPPING ROAD, SUITE 2A, EXETER, NH 03833**

BK 6000
PG 1019

DRAWING No.
T1
SHEET 13 OF 13
JBE PROJECT NO. 14163.6

1 Planning Board Minutes
2 November 18, 2021
3 7:00 PM
4 Media Center Raymond High School
5

6 **Planning Board Members Present:**

7 Brad Reed
8 Gretchen Gott
9 Paul Ayer
10 Patricia Bridgeo
11 John Beauvilliers
12 Dee Luszcz (Alternate)(Seated)
13

14 **Planning Board Members Absent:**

15 George Plante (Selectmen ex officio)
16

17 **Staff Present:**

18 Glenn Coppelman - Circuit rider
19 Madeleine Dilonno -Circuit Rider Planner, RPC

20 Pledge of Allegiance

21 Mr. Reed 1:03

22 Our Planning Board representative George Plante could not be with us this evening.
23 And I understand his alternate is out of town so we will not have a board of
24 selectmen representative to the Planning Board this evening. The first thing on our
25 agenda is continuation from the November 4 meeting. application number 2021 -
26 017. A subdivision application has been submitted, submitted by James Lavelle of
27 James Lavelle Associates on behalf of Michael and Lisa DuFord. For property
28 identified as Raymond tax map eight lot 22. Located at 10 Christopher Lane within
29 zone B, the applicant is proposing to subdivide an existing 7.7 plus acre lot into a
30 5.62 and 2.09 acre lots with a shared driveway. A variance was granted on April 28
31 2021, for frontage. So, this is a continuation of that we do not need to read a butter
32 for continuation. So, sir, could you tell us your name again for the record?

33 Ms. Gott 2:33

34 I'm repeating that I did disclose last time that I worked with some members of the
35 family professionally and it has no bearing on my decision making.
36

37 James Lavelle 2:47

38 Members of the board. I'm James Lavelle from Lavelle Associates. We submitted
39 this when we were here last week. I will briefly pretty much read what you just told
40 me that you just said that. We're splitting the 7.7 acres into 2.09 acres and 5.62 to

41 the 5.62 will remain with the existing home on the property. And the two plus acre lot
42 would be for the construction of a new home. I've had a couple of memos from
43 Rockingham Planning. The first one was relative to some things they wanted, shown
44 on the plan. A no cut buffer as suggested by the board of adjustment when they
45 granted that variance. The state subdivision approval has come in and that number
46 is on the plans. The setbacks and buffers are now indicated on the plan. driveway
47 and utility easements are shown on the plan. The second memo I got from
48 Rockingham Planning was relative to the confusion perhaps between a couple of
49 things in your ordinance 15 .3.1 is the requirement for the lot to have a minimum of
50 40,000 contiguous square feet, exclusive of zone G soil or exclusive of wetland. This
51 lot on the second sheet of the plan shows that this lot has 80,127 contiguous square
52 feet of upland soil or soil exclusive of zone G the other line highlighted or that seem
53 to be in line for discussion tonight. was 15.2.10. That reads.

54

55 Mr. Coppelman 4:50

56 I think it is 2.9.

57

58 James Lavelle 4:46

59 Okay, I'm sorry, 2.9.Z Zone A, B and E including all residential overlay zones shall
60 not include the use of zone G land in determining the maximum number of units, or
61 lots developed. I'd been doing this since 1974, I started my business, I've been doing
62 a lot of these things. And to me, that article seems to read, if you were doing an
63 open space development or cluster development or something that was projecting,
64 by calculation, the number of units that would be involved in the development, and
65 none of the group, none of the wetland or zone G soil would be used in that
66 calculation. That's what I interpret part of your ordinance to be what that is for. I
67 could be wrong, but they are your ordinances is not mine. So that needs to be
68 clarified. I guess, before we can.

69 Mr. Reed 6:10

70 Was that a question? Maddie that came up during the last meeting.

71 Maddie Dilonno 6:13

72 No. Okay.

73 Mr. Reed 6:14

74 I was going to say I don't have my notes.

75

76 Ms. Bridgeo 6:16

77 This was actually from the last it was, and that's part of the last. I don't know how

78 many applications we've had. And Mountain Road Trading Posts was another one
79 where they put the zone G land. And they removed, they had, I think slope and
80 wetlands and soil and had removed them. And they have to be removed. And we
81 have to have that on the drawing as the calculation. And that's what I was waiting to
82 see on this drawing. And the same thing with there were two other applications prior
83 to that we had the same thing on the drawings. So, I don't know. Jan's not here,
84 right. Kathy, do you want to speak to what do you want? Is Jan and I spoke a week
85 ago? I don't know if you zoned G land.

86

87 Kathy McDonald 7:09

88 Oh, when? What would you like me to speak about?

89

90 Ms. Bridgeo 7:13

91 The removal of zone G land and the calculation for a lot? Yeah. Jan and I spoke last
92 week. I thought Jan was coming tonight.

93

94 Mr. Reed 7:32

95 What we've been enforcing 15 .3.1. That's what we've been enforcing.

96

97 Maddie Dilonno 7:38

98 But the specific article is brought to my attention. And so, I notified the applicant that
99 it would come up tonight. And I think it's the board's decision on how to interpret that.
100 I read that and don't necessarily see it explicitly stating that zone G land must be part
101 of the minimum lots size calculations. Glenn, maybe Glenn can help me out. What
102 we look at that and see is when you go to subdivide land, the zone G acreage must
103 be taken out of the total lot size. And that's how you come up with a number of lots
104 that you can create from that. And so zoned G land can be on the lot, as long as that
105 lot subdivision needs are contiguous. Has setbacks, meets the lot size requirements.
106 So, I think there's some subtlety in the way that it's worded. And that's why I thought
107 we could discuss that.

108

109 Mr. Reed 8:38

110 I mean, that's the way we've been enforcing it.

111

112 Mr. Coppelman 8:40

113 Well, it's kind of a twostep process. And you know, I understand what Jim is saying
114 about, you know, that it makes a lot of sense that something like that would be used
115 in a conservation subdivision. But 15 .2.9 Doesn't say that it's only for conservation
116 subdivisions.

117

118 Ms. Bridgeo 9:02

119 Mountain Road wasn't a conservation subdivision. That's and that's the rub,

120

121 Mr. Coppelman 9:06

122 I guess. So, I see it, and Maddie and I talked about it, and I see it as a twostep
123 process. The first one is, if you're going to subdivide land, you have to do a
124 calculation to figure out how many lots you're going to get. And if 15.2.9 tells you
125 Yes, that's how that's done. So, for instance, on this parcel before it got subdivided if
126 you took the whole piece, and you took away the zone G land, and if you had
127 enough non zoned G land left to meet the minimum lot size of two acres then you
128 can subdivide it, you can get two acres.

129

130 Mr. Reed 9:09

131 So, do you know the totals?

132

133 James Lavelle 9:49

134 Oh, no, what we would have to do that calculation, but I would ask that the board
135 consider approval based on that calculation being provided. I'm certain that on the
136 7.7 acres, we would certainly have enough land exclusive of zone G. For two lots. I
137 think it's fairly obvious that on that large parcel, which would be I would certainly
138 eliminate coming back to another meeting if the board saw fit to approve it, pending
139 that calculation.

140 Maddie Dilonno

141 I do have an email from Caitlin from Lavelle Associates that says the total square
142 footage of zone G is 10,776.8 square feet. Christina gave this to me.

143

144 Mr. Coppelman 10:44

145 Okay, in the total original parcel

146

147 Maddie Dilonno 10:46
148 I believe so it's not specified, but
149
150 Mr. Reed 10:51
151 Total areas like 300,000, right?
152
153 Mr. Coppelman 10:55
154 It's seven acres or something. Right? Yeah.
155
156 James Lavelle 10:58
157 7.7 times 43.56. Whatever.
158
159 Mr. Reed 11:04
160 I saw it somewhere, maybe it was on last times paperwork. Original area 335,779
161 square feet. So, if we subtract zone G, that leaves 325,000. For two, two acre lots.
162 So, we need less than 90,000. So, we're way over that we're way over the minimum
163 requirement?
164
165 James Lavelle 11:33
166 I'm sorry. I'm not totally sure about that number. What did you say about the total
167 zone G?
168
169 Maddie Dilonno 11:38
170 10,776.8 Square feet.
171
172 James Lavelle 11:42
173 I believe that would have been on the proposed lot and not the whole property. So,
174 we would have to do the calculation for the rest of us. Okay, I'm sure that we would
175 be okay with the seven acres.
176
177 Ms. Gott 11:55

178 Okay, that actually goes with my question. Is there a way since this first has come to
179 be for us s? Is it a subdivision? Why can we not do a yield plan just on the portion
180 that's being subdivided off?

181

182 Mr. Coppelman 12:14

183 Well, that's essentially what that calculation was.

184

185 Ms. Gott 12:17

186 Right. So, then we could look at not have to deal with all the rest of it. It would be
187 simpler. And we could probably do that tonight and figure out what the calculation is
188 for that small amount. And what excellent, we've zoned G,

189

190 James Lavelle 12:31

191 We've done the calculation on a lot being subdivided off, that's the 10,000 square
192 feet.

193

194 Ms. Gott 12:38

195 That's what I mean, yes,

196

197 James Lavelle 12:39

198 Yes, we've done that. And it says, we're required to have 40,000 square feet of non-
199 G contiguous. And we have 80,000. Yes, we have twice that. But if we want to
200 satisfy both of the articles in here, we need to do that calculation on the whole piece.
201 To tell us that we can have two lots. I'm happy to provide that. I can't do it tonight.
202 Because obviously we'd have to plug them in around the wetland of the pond and all
203 that other stuff to do that calculation.

204

205 Mr. Reed 13:23

206 Okay, does everybody understand the proposed process here? They're going to take
207 the total area of this 7.7 acres before it's subdivided. They're going to add up all the
208 zone G land and make sure that to two acre lots still remain. That are not part of
209 zone G.

210

211 James Lavelle 13:45

212 We have over four acres of upland basically would be the calculation.

213

214 Mr. Reed 13:51

215 And I mean, there's every indication there is but we don't have the actual figures. So,
216 Jim was suggesting that if nothing else is holding this up, that we could approve it
217 with that contingency that that is taken care of before any work starts on the project.

218

219 James Lavelle 14:08

220 Absolutely. And that would be submitted and approved by you guys before we gave
221 them mylar or whatever.

222

223 Ms. Gott 14:19

224 I'm pretty uncomfortable with that process. I see clearly that the numbers fit and all
225 that kind of stuff. But it bothers me to have to do this. But I don't like the precedent
226 that we may be setting that says continues to do conditional, waiting for a lot of
227 information, because what if the information really changes that when do we come
228 back and revote?

229 Mr. Coppelman 14:46

230 If I may. Chairman. The board can certainly do what the applicant is asking. But the
231 applicant needs to understand that, and you probably do, Jim that if this board grants
232 conditional approval based on this plan, and for some reason the numbers come
233 back such that you then have to make changes to the plan.

234

235 Mr. Reed 15:10

236 And we start over and then we have to start over.

237

238 Ms. Gott 15:13

239 Who reviews it? Who makes that decision? Who reviews, it doesn't come back to
240 you folks.

241

242 James Lavelle 15:19

243 Let me withdraw that request.

244

245 Mr. Reed 15:24

246 That's fine. There is a risk.

247

248 James Lavelle 15:27

249 Coming into the holidays, and so forth. And I'm not sure that the Duford's will sell this
250 lot and move on before Christmas, or whatever. So, I've respectfully asked to
251 continue to your next meeting. And between now and now we'll present that
252 information to you.

253

254 Mr. Reed 15:46

255 Maddie, do you have the date of our next meeting?

256

257 Maddie Dilonno 15:57

258 December 2nd. Next one will be the 16th If you want a little more time.

259

260 James Lavelle 16:17

261 No, that's fine.

262

263 Mr. Reed 16:18

264 Okay, so December 2nd.

265

266 Motion:

267 Mr. Reed made a motion to continue application number 2021-017. Until December
268 2 , 2021 at 7pm. At the Raymond High School. Mrs. Bridgeo seconded the motion.
269 The motion passed unanimously with a vote of 6 in favor, 0 opposed and 0
270 abstentions.

271

272 Mr. Coppelman 16:48

273 Sir. Chairman, may I make a suggestion to the applicant, if you weren't already
274 planning to do it. It would be worthwhile, I think, for the board to have the
275 calculations actually on the plan so they can see.

276

277 James Lavelle 17:00

278 Absolutely, we had put on the second sheet, the calculation for the one line.

279

280 Mr. Coppelman 17:07

281 Okay, and we'll cite 15.2.9.

282

283 Mr. Reed 18:27

284 Okay. The next thing on our agenda is a work session. However, I suspect the
285 people in the audience are here for a different reason.

286

287 Rick Storer 18:57

288 I'm not sure this is the correct forum. I emailed a woman, Christina. I think today
289 about the Mega X gas station.

290

291 Mr. Reed 19:07

292 And that's all right. So, let's stop. Alright. I know what we can't let me explain. I did
293 not see the board of selectmen meeting just so everybody knows I was in another
294 meeting. So, I have not seen that yet. Everybody's clear on it. And I have no qualms
295 with what you're doing. So, we contacted legal today because I'm new to being
296 chairman. I used to just show up to meetings, everything was all nice.

297

298 Rick Storer 19:36

299 I've never been to a town meeting before.

300

301 Mr. Reed 19:37

302 But I asked the question, what folks could do if they wanted to appeal a decision?
303 So, we went to our lawyer for the answer to that and this is the lawyer's response.
304 That's why I have my computer tonight. There is no mechanism for the Planning
305 Board to do anything about this. If you wish to contest this, you can file an appeal
306 with Superior Court Now I know all kinds of people have found little snippets here
307 and there about parts of the RSA as they feel applies. Our lawyer says they don't,
308 that the only way to appeal the decision on Mega-X is to take it to the Superior
309 Court, we have been advised not to hear testimony not to hear problems, because
310 this was not noticed for this meeting. And it would be out of order. Okay, so I'm just

311 explaining that if that's why all you folks are here. This is what we've been advised
312 by our legal the people that we pay to make sure we don't end up in court over these
313 things. So, we are not required to talk about it at all. And that the correspondence
314 that has been set sent to us you asked to be read will be attached to the minutes, we
315 will give them recognition that that we received them. But again, without having a
316 hearing about it. without starting the process over. We've been advised not to go
317 down any of those trails. I did not know how to handle this. I had to reach out to our
318 lawyer to find out.

319

320 Rick Storer 21:10

321 Okay, I wonder if you're maybe confusing it with someone else. I didn't make a
322 specific request that anything be read into the record.

323

324 Mr. Reed 21:17

325 Well, we got several letters in the last few days.

326

327 Ms. Gott 21:34

328 Did she happen to tell you what the difference would be between public input and
329 infringing on the hearing process.

330

331 Mr. Reed 21:42

332 She didn't get into that specific and she asked if I wanted to have her come? But she
333 said basically, we could not do anything tonight. Okay, we can't do anything with this,
334 folks. That's the bottom line. Your only recourse right now is a Superior Court. And
335 Glenn, can you explain how that process works? I talked to Glenn about this, too.
336 He's got way more years' experience at this than I do.

337

338 Mr. Coppelman 22:04

339 Well, and to answer your question, Gretchen. To even to take testimony outside of
340 an application that this board has already rendered a verdict on, and pass judgment
341 and isn't appropriate on unless, as Brad said, it got renoticed and a hearing was
342 held. So, I mean, there was I think there was talk about well, perhaps testimony
343 could be taken to the board wouldn't have any discussion. But you can't even do
344 that.

345

346 Ms. Gott 22:37

347 To me, it was the difference between public input and testimony. And I was
348 wondering how to differentiate.

349

350 Mr. Coppelman 22:42

351 Public input in a general way is one thing, but public input, specifically related to a
352 decision that the board made is not appropriate. And so, any land use, in this case,
353 the Planning Board land use board? Unless it was an interpretation of zoning, which
354 would be an appeal to ZBA. A decision of this board is appealable to Superior Court,
355 and the timeframe is 30 days from the date that the decision was rendered.

356

357 Mr. Reed 23:17

358 Do you have that Maddie I looked at? I couldn't find it.

359 Ms. Bridgeo 23:25

360 October 21.

361 Mr. Reed 23:31

362 So that would mean Monday, somebody would have to appeal it to Superior Court
363 by Monday, that's 30 days.

364 Ms. Bridgeo 23:40

365 Oh, zoning board, correct. They could appeal if they felt if either.

366

367 Mr. Coppelman 23:46

368 If someone were appealing and an interpretation of zoning by this board, then it will
369 be an appeal to ZBA. But if it's an appeal of a decision, and I believe that's what's
370 happening here. It's Superior Court. So, it's not one or the other.

371

372 Ms. Gott 24:06

373 So, there's no appeal to planning.

374

375 Mr. Reed 24:07

376 And I was told in this case, it would be an appeal to the Superior Court is what I was
377 told. I asked those questions.

378

379 Mr. Coppelman 24:13

380 You asked that of council.

381

382 Ms. Gott 24:17

383 Yes. Another the question. Is there a difference? Are we allowed to talk about
384 procedure, in general cases, how we operate the things we do to regarding
385 everything from notice the process to whatever decision making, can we and not
386 necessarily tonight? Okay, but because it's too tempting to get into the actual topic,
387 but can we talk about process and explain more about the process what we do how
388 we notice abutters? How don't we notice abutters? How we handled ZBA. Does it
389 have to go to them? Does it have to come back? Why we do the ZBA what you know
390 how we handle variances? Is that something that would be helpful to people to
391 understand why we do things the way we do.

392

393 Mr. Coppelman 25:05

394 Help helpful to which people?

395

396 Ms. Gott 25:07

397 All of us, public .

398

399 Mr. Reed 25:10

400 We discussed a lot of those things with legal earlier this year.

401

402 Ms. Gott 25:14

403 In a non-meeting but for the benefit of everyone.

404

405 Mr. Reed 25:21

406 I think we could schedule a hearing or a work session that is publicly just to talk
407 about the process? I mean, we could certainly do that.

408

409 Mr. Coppelman 25:32

410 You could put that under board business on any upcoming agenda.

411

412 Ms. Gott 25:36

413 And with the caveat that we do not talk about specific cases.

414

415 Mr. Reed 25:53

416 I received an email from the board of selectmen showing me what they told the folks
417 who went to that meeting that night was that you were to come here. And that's why I
418 contacted our legal because, again, I'm new to this position, and never had had
419 anybody come here asking the questions that were asked on Monday. So, I just, you
420 know, so I wish I could have gotten this to you sooner. I just got this answer this
421 afternoon. So, I think it was this afternoon or late this morning. And that's all I can do
422 right now, folks, honestly, that's all I can do, we will attach your letters as having
423 been received. But because of the current set status of this project, we can't read
424 them. And we can't address any complaints or any issues you have at this time.

425 Rick Storer 26:51

426 Okay, so the only recourse is to Superior Court?

427 Mr. Reed 26:58

428 Until Monday, then the 30 days is up, if I read that correctly,

429

430 Mr. Coppelman 27:01

431 yes. And more specifically, though, it's, it would only be an appeal to the Planning
432 Board's most recent decision,

433

434 Rick Storer 27:09

435 I will appeal every single thing you've done.

436

437 Mr. Coppelman 27:12

438 Well, the 30 days is past, for the original.

439

440 Ms. Bridgeo 27:16

441 The original one was, or what I think this is hard, I think in some and I apologize,
442 because catching up to all of this, I caught up in a very bad way for a lot of how this
443 works, the procedures and the that window as it closes, you have only now that

444 window is for the application changes that we did on the 21st. So Mega-X all prior,
445 and I think it was 2019 the application that had a 30-day window then. But that 30-
446 day window has since closed. So now you're in the 30-day window period for the
447 latest thing.

448

449 Rick Storer 27:16

450 Procedurally I cannot ask how many times they've come to the Planning Board to get
451 plan approval for that site? How many different times have they come to say, hey,
452 we're going to do X, Y & Z?

453

454 Ms. Bridgeo 28:13

455 They get that from the town.

456

457 Mr. Reed 28:18

458 They came to us late last year with an application that we went over in January and
459 approved the initial part in January. And that is a done deal. I believe it's okay for us
460 to talk about that. Just generally, that was for the original, the building the fueling
461 stations and all that nothing changed with this last application with any of that none
462 of that change. So that initial part and nothing changed. What they came to was the
463 expansion. Yeah, that's all I'm going to say about it. Because expansion, I'm not
464 going to get into any details, because we can't that's something that's close. That's
465 still during the appeal time. So, we're not allowed to discuss specifics about that. And
466 I apologize. I wish I could. I live in town too. And I get upset when people get really
467 upset with what we do. And which more people were here while we're doing it
468 sometimes.

469

470 Rick Storer 29:16

471 So, oh, believe me, I think that more people would be more involved if they
472 understood the ramifications of the decisions you're making here. Absolutely.

473

474 Ms. Bridgeo 29:25

475 I think that is a very good statement.

476

477 Ms. Gott 29:27

478 Can I make my favorite comment that most of us ended up on this board because of

479 an issue, something that came into our town's pros, or happened or whatever, and
480 that's what brings people in so?

481

482 Rick Storer 29:41

483 Well, no one comes in because you're happy.

484

485 Ms. Bridgeo 29:52

486 It would be great if going forward. I mean, I'm sitting here because I would like us all
487 to be able to I'd like the boards to be more interactive knowing when each board is
488 doing so we have more across the board communication and that as people in town
489 that we don't come into these situations where it's after the fact, where we have
490 conversations or people with pitchforks, and your hands are tied at that point, and
491 there's enough frustration, or it can go around by everybody. And then, you know, as
492 Brad said, there's nothing we get to the point where we have no say.

493

494 Rick Storer 30:27

495 Okay, not discussing the Mega-X . I'll back off of that because I'll turn purple. But
496 procedurally, like I in again, I don't know what the rules are for the Planning Board or
497 for the town for votes or anything like that. But in the past, we've all seen the flyers
498 out at like the Hannaford or the Ace or something like that when the vote comes up,
499 right? Okay, this is going to be on a vote on Tuesday, where I'm going to talk about
500 it, and three or four pages is what we're going to discuss for things that impact the
501 town. To the degree that I think that this is probably some other projects I'm totally
502 unaware of, have impacted the town, why would not be part of the process to have
503 the applicant? print those, put them at the ACE, put them at the Hannaford? You put
504 them in two locations, I'll bet you you're going to get 75% of this town. Look at that
505 piece of paper going, hmm, maybe I ought to be involved.

506

507 Ms. Bridgeo 31:25

508 Can I say something and don't take this fresh? Absolutely. And I mean, this
509 sincerely. We're going to talk tonight about warrants. Okay. But citizens can also do
510 citizen petitions. Yeah, see that look.

511

512 Rick Storer 31:39

513 Where I've no idea what that means.

514

515 Ms. Bridgeo 31:40

516 But well, and that means as people of our town, we get to have a say what happens
517 in our town change any of us you as an I don't know, if anyone here is it 20/21
518 People? 25 People put together that petition because you felt that as a benefit to our
519 town as citizens of our town, that that's something that we need to do to keep other
520 citizens informed of what's going on so that we're not always behind that wave of
521 what's happening, then. That is something that is an option for people in town.

522

523 Unknown Speaker 32:19

524 And so, you just have 25 people in sign this petition?

525

526 Ms. Bridgeo 32:21

527 You'd have to write out what your 25 registered voters. What you would want that to
528 be. And if you have a moment, if you want to go online, you can actually see the
529 citizens' petitions from last year and see whether or not they had passed. But you
530 can see the ones that and go look for the past few years to see which ones have
531 been proposed. And to see the wording and see how they have been accepted or
532 not in the town. But I think that yeah, we do need to do this as a town to be able to
533 know what's going on in our town. And I think that having last week we had some
534 people here as well. The more people that come in, the more people that know
535 there's things going on in town and we can talk about them as they're being talked
536 about. Then we won't have people coming in and Gretchen said it, I sit here because
537 of a very long, I'll call it an ordeal. An ordeal in town.

538

539 Mrs. Luszcz 32:49

540 He didn't get a chance to announce his name for the record.

541

542 Mr. Reed 33:36

543 Would you tell us your name and where you live, please? We have to have that for
544 the record.

545

546 Rick Storer 33:39

547 Rick Storer, Onway Lake Road.

548

549 Buster Hammond 34:05

550 Buster Hammond.
551
552 Russell Hammond 34:09
553 And Russell Hammond
554
555 Buster Hammond 34:14
556 I got concern over this thing going on across from the firehouse. I brought it up at the
557 Selectmen's Meeting and I was told by the chairman that it was under the purview of
558 the Planning Board not the Selectmen.
559
560 Mr. Reed 34:34
561 And it is not Buster not at this point. I apologize.
562
563 Buster Hammond 34:37
564 Oh, I just one tell me one thing.
565
566 Mr. Reed 34:41
567 Well, and I apologize for that. I had to find out myself today from my lawyer. I don't
568 know if you could hear me before. I apologize. Well, our lawyer told us that the
569 Planning Board has no once we make a decision. We have no purview. over that
570 case, so talking about the land across from the firehouse without naming it. We
571 cannot do anything about that because it's a decision that this board already made.
572 So, the only recourse, according to our lawyer is the superior court. And that's for 30
573 days after our decision, that 30-day window ends on Monday. I don't know why the
574 Board of Selectmen maybe they didn't know either. Maybe this had never come
575 before them. I cannot answer that.
576
577 Russell Hammond 35:32
578 I might be able to answer that because the chairman told them that that window had
579 already closed. Okay.
580
581 Mr. Reed 35:37
582 Well, that's yes.

583

584 Mr. Beauvilliers 35:40

585 The 30-day window? Yes. At this point in time, it applies only to the last decision that
586 was made.

587

588 Mr. Reed 35:50

589 Correct.

590

591 Mr. Beauvilliers 35:51

592 Just so they understand.

593

594 Mr. Reed 35:52

595 Yeah. And that's, and that's what Glenn talked about also. And that 30-day window
596 only applies to the expansion does not apply to the original project that was
597 approved in January. Okay. So now, I drive by there every day to understand that
598 the area that's been cleared is like five times bigger than what their work, what
599 they're going to be working on. The area that was cleared previously was enough for
600 the project they're doing now and in the project that we've approved, the rest of that
601 land, they have not come to us with anything to do with that. I want to make that
602 comment.

603

604 Actually, the process for that would be they go to the Selectmen with an intent to cut
605 and the Selectmen are the ones who make this a process. Yeah, anytime timber has
606 been cut, it has to go to the Selectmen for their permission for it with an intent to cut.

607

608 I think that depends on the quantity and the salability of it. Gretchen? I don't think
609 you have to have alteration of terrain. You have to exceed five acres. I believe it's
610 five acres before you need permission to do that. I believe.

611

612 Ms. Gott 37:04

613 For timber.

614

615 Maddie Dilonno 37:05

616 100,000 square feet.

617

618 Ms. Gott 37:07

619 Yeah. Okay. We need to find that out, too.

620

621 Mr. Reed 37:11

622 I know there's a pretty good size area.

623

624

625 Russell Hammond 37:13

626 38 acres, they cleared 38 acres.

627

628 Mr. Reed 37:17

629 They cleared 38. Okay, I do not know if they have a permit for anything like that.

630

631 Russell Hammond 37:21

632 I didn't know if there was a rule against clear and all that big of a piece of land
633 without your guys' approval or not.

634

635 Ms. Bridgeo 37:26

636 That's the Selectmen.

637

638 Mr. Reed 37:31

639 There's a lot of things we're learning here, things that have been happening that had
640 never happened before.

641

642 Russell Hammond 37:37

643 I have a question. I'm sorry. But I have a question on the previously approved part
644 that you can talk about. When I was sitting back. Yeah. I'm just trying to figure out I'm
645 just trying to wrap my head around it because I'm going through all the regulations
646 on you guys' website on the Planning Board's website. And I keep coming up with

647 not permitted uses in a Wellhead Protection Program. And every time I come up to it,
648 it says prohibited uses gasoline stations. That alone, how did this get approved? The
649 original part? Because it's definitely in the Wellhead Protection Program. That's
650 federal, that state. That's town. That's County. How is this approved?

651

652 Mr. Reed 38:32

653 Through the State they got approval through the DEA.

654

655

656 Russell Hammond 38:36

657 Okay, so the Wellhead Protection Program makes everybody, every committee
658 because they don't want it to point out one, one committee or one entity they said.
659 So it goes to Zoning, Planning, Selectmen, State, Federal, and at the end of the day,
660 it comes down to local and if all their stores are approved, it's up to the local to make
661 sure everybody knows this is not just in the aquifer. This is in the Wellhead
662 Protection area. It's highlighted in every one of your maps, every single one. And
663 every paragraph says be careful what you put there. Do not put a gas station there.
664 And it's not just rain when you're worried that it's going to ruin the town if there's ever
665 a problem. They also say you're responsible for every town downstream. So why are
666 we sitting here? Why is this project not across lane road or someplace else? Why is
667 it in the Wellhead Protection area? It's not only not only in the Wellhead Protection
668 area, it's on the aquifer. That supplies 60% of the water to the two wells. But yet
669 we're going to put a truck stop. Wait a second. I'm sorry. We're going to put a gas
670 station and some other prohibited uses. Salt, any ice melters , any snow storage,
671 any parking lots. We'll put them all there. So, the huge money that the State and
672 town and counties spent doing this huge project back in, I believe it was the late 70s
673 When it started, and it's been updated three times since then latest time 2009. Each
674 time it gets more and more restrictive. It doesn't open the door for you to put
675 chemicals on top of the aquifer, or the town wells, or the watershed program, or the
676 wetlands that lead into the Lamprey. How did this even go past square one? Now,
677 now, my last thing I'm going to say, I know you don't have any answers, but I think
678 somebody would find an answer. Right there. Has anybody read your own
679 documents?

680

681 Mr. Reed 41:06

682 This is in our Zoning.

683

684 Russell Hammond 41:10

685 I printed it off today, I got \$80 worth of stuff here today. And I only printed half of it.
686 And I spent all day reading it on my little phone for three days leading up to four, I
687 decided to print it. Because I had an idea. Maybe nobody knows that was written
688 there. Well, I'm not on the board. And you might say, you know, if you're so smart,
689 run for the board, get on board. I don't have that time. And I appreciate you guys. I
690 know it's a hell of a lot. It's a hell of a lot of reading. And I'm like, I'm very tired from
691 reading it. And I wouldn't want your jobs. Don't get me wrong. And I appreciate the
692 fact that you guys are doing it. But if you're going to volunteer and do it, you got to do
693 it. You This is ridiculous. It's not just this one page. Almost every paragraph you can
694 find out something that has been approved in the original plan is not allowed. It's not
695 allowed usage in the Wellhead Protection Program, or the stormwater protection or
696 the river everything. And I don't care if the state approved it or not. It comes down to
697 you guys. It comes down to us the taxpayers. Because there's a town right now in
698 Southern New Hampshire. So more so than us. That's been fighting 30 years with
699 the gas companies because they polluted their wells. They just finally got a got a fix
700 to it. Do we want to go through there for 30 years? So, I can park my truck, or I can
701 get a coffee? Instead of driving the extra two miles to the next exit. Or I can get a
702 sandwich? Or you kidding me? And I'm not I'm not I'm not yelling at you people. I'm
703 just welling at Well, whoever approved this without reading this stuff. It's in your own
704 documents.

705

706 Ms. Bridgeo 42:55

707 It's frustration.

708

709 Russell Hammond 42:57

710 I'm thoroughly frustrated. Yes. I have an ulterior motive. And the more I read the
711 more frustrated I got. Because I was like how? How? I don't know who's on board
712 back then. Yeah, but how did it how did it? How did you get passed? And I say that
713 and then I thought, Okay, what if I'm on a board, every little project that comes up,
714 I'm not going to nitpick it, I'm not going to put their time. But if a project comes up,
715 that I know is in the Wellhead Protection Program that serves over 50% of the
716 population of this town alone. I'm going to do my homework and I'm going to read
717 this. I'm going to read this one. And I'm going to read this one. In everyone who's
718 going to tell me the same thing. No, you cannot put a gas station in the Wellhead
719 Protection area. Not that you shouldn't. You can't. But here we are. That's all I'm
720 going to say. And I'm sorry if I offended anybody but I did not know this will bankrupt
721 the town just like that. If there's ever an accident, or if there's ever a spill, and even in
722 the original plan, it had planned to park trucks in there. God knows what chemicals
723 could be in those trucks and one could spill. They could roll over. We just had a
724 rollover on 101 not too long ago. And guess what? Once it's in the aquifer, you
725 cannot clean an aquifer ever. It's done its junk. So therefore, in these regulations,
726 the Feds in the States says the towns will become instantly responsible to supply

727 water to every person every home every business. Can you imagine what that costs
728 a truck that water and yeah Let's have a truck stop at exit 4, gas station, great
729 location, except for the aquifer and a town Wells. I'm sorry, that should have been a
730 deal breaker. And somebody should have picked up on that. And I'm sorry, but
731 whoever was on the board ought to be ashamed of themselves. I'm sorry.

732

733 Mr. Reed 45:17

734 Well, I was one of the members and was not aware of this Wellhead Protection.

735

736

737

738 Ms. Bridgeo 45:46

739 Do we have the ability to talk to legal, both the Planning Board and Selectmen?
740 Because actually Selectmen, its purview? Is the water in the water department in our
741 aquifer? Not us. So, each board Well, it's like it's the Selectmen purview is water? Do
742 we? Could they legal for both boards have a discussion about we do have two
743 different Legals that? I know we do, but I'm saying this is two separate boards. This
744 is actually where it would lie would be with the Selectmen. So, would Planning
745 Boards Council be able to speak to the Select board's counsel? A separate question.

746

747 Mr. Reed 46:54

748 I do not know if there's a method to that. Okay.

749

750 Russell Hammond 46:58

751 Quick question on that. Can we have either legal counsel read Raymond's rules
752 before we get an opinion from them? I think you mentioned that at the Selectmen's
753 meeting.

754

755 Ms. Bridgeo 47:12

756 I was at the Selectmen, I think that since the boards are separate, I think that they're
757 in their counsel is separate, in their counsel sometimes is not, they represent
758 separately so I think maybe they should we should talk about

759

760 Russell Hammond 47:39

761 I just didn't know if legal was familiar with all our RSA's. Maybe they try to familiarize
762 themselves with them before they guide you in before they guide the Selectmen
763 because they apparently guiding people wrong.

764

765 Mr. Reed 47:57

766 I'm listening. I'm just reading. First, I'd ever heard of it.

767

768 Ms. Gott 48:01

769 But the Planning Board legal firm is a land use board. Land use office they that's
770 their job is they do land use. So, one would hope. But the Selectman I don't know
771 what their specialty is, but the firm that we use, is a land use firm.

772

773 For the protection of the town, which is the Selectmen's its legal purview would be
774 the town's

775

776 Russell Hammond 48:34

777 They really need to concentrate on the Wellhead protection because that's a federal
778 protection act as well as state and local all the way down.

779

780 Ms. Gott 48:44

781 My only comment would be that if my preference would be if for some reason we did
782 meet with, or the two legal firms did meet, that we'd be involved in that meeting,
783 committee.

784

785 Russell Hammond 49:00

786 My last comment. The original was approved. I can't talk about that; an original
787 project was approved. Sometime later, a project comes back and wants to change
788 the scope of that project. Why would the land abutters not be notified a second time
789 and I know the answer could be they are supposed to follow along after they are
790 notified once, and I believe that's the wrong answer. Because once the project is
791 approved, the land abutter tends to not pay attention him okay, the projects
792 approved. I'm going to go back to my life. And a year and a half later. They come
793 back we want to double the size in a landowner don't have any clue that they came
794 back because you didn't re notify them.

795

796 Mr. Coppelman 50:02
797 They have to be renotified.
798
799 Mr. Reed 50:03
800 Do you have the list of people that were notified? You don't have it. We did notify the
801 notify butters.
802
803 Russell Hammond 50:14
804 I believe, requires a signature when you notify people, right?
805
806 Mr. Reed 50:18
807 Certified Mail.
808
809 Russell Hammond 50:21
810 What are you 91A that information? Because either he's further along in age then I
811 think and he's not. But he says, and he didn't get it. And it wasn't that long ago.
812
813 Mr. Coppelman 50:32
814 Well, the town has a record of all the folks because that little green card that gets
815 signed comes back and it's in the town records.
816
817 Russell Hammond 50:39
818 And you may be right, so how do I find out if you have a card with his signature on it.
819
820 Mr. Coppelman 50:45
821 Call the town office.
822
823 Russell Hammond 50:50
824 Now that being said the project at Galloway pit, he says he wasn't noticed for that
825 either. But was that notified?

826

827 Buster Hammond 51:07

828 No, I didn't get in. I didn't get notified on that one.

829

830 Mr. Reed 51:14

831 That has not been put in as I own that property. So, I shouldn't say anything.

832

833 Ms. Gott 51:21

834 I would ask you to recuse yourself on this. So, I can't talk. Right. That was somebody
835 else take over the meeting.

836

837 Mr. Reed 51:29

838 That's a reasonable question. When I can tell you when it comes to the Planning
839 Board, you will be notified. It has not come before the Planning Board, Buster. That
840 much I can tell you; it wasn't my project. Okay. There's a lot going on there.

841

842 Mr. Coppelman 51:48

843 So, it is just to be clear. There's a very specific definition to a butter. And I have no
844 idea if you guys qualify for that or not. But your property has to be either touching
845 across the board directly across the street or stream. So, when you meet those, then
846 you need to be then you need to be notified as on water.

847

848 Mr. Reed 52:12

849 And we're not we're not going to bring that project up tonight.

850

851 Buster Hammond 52:16

852 No, I'm not concerned with them.

853

854 Mr. Reed 52:26

855 That's fine. That will be here some night. That's all I can say. I tried to give you guys
856 a few minutes to talk about this because I know a lot of people are aggrieved about
857 it. I do not know the wellhead protection laws and programs. I do not know that I

858 know the aquifer protection things. Okay. And the project they proposed to us met all
859 the requirements to put that at that site. Okay. It was, it went through the state and
860 all those things. I'm talking about the original part of this program, the rest of it, we
861 can't talk about but that happened. And we approved it based on that meeting those
862 stringent requirements and they're very stringent. Okay.

863

864 Russell Hammond 53:11

865 Did I hear you right? It was based on aquifer but not the wellhead protection.

866

867 Mr. Reed 53:16

868 If there was if it had the wellhead in it, I do not recall it? Because I'm not familiar with
869 that regulation? I apologize.

870

871 Mrs. Luszcz 53:28

872 Wouldn't TRC have been involved in that?

873

874 Mr. Reed 53:31

875 TRC would have been involved with that if we trust TRC when it comes to technical
876 things, I'm not pushing this off on them. I'm not saying it's their fault.

877

878 Russell Hammond 53:39

879 Well, it is in fact, according to all your maps and literature, it is in fact in the Wellhead
880 Protection area, not just the aquifer. So, every single map all the way back to 1979.

881

882 Mr. Reed 53:51

883 What I recall are questions and Gretchen asked some of them about the protecting
884 of our aquifer, because this is close to it. That came up when the project was across
885 the other side of Lane Road. You know this area.

886

887 Russell Hammond 54:06

888 Most people think Wellhead Protection is a perfect circle. But since this study was
889 done by the Fed states and locals, it's not a perfect circle. They did geological water
890 flows and blah, blah, blah, to know where the water's coming from. So, it's not a

891 circle. It's an odd-looking shape. And this project is completely in the middle of it and
892 completely on top of where they see the most water comes from when it was
893 approved or when it was being talked about on the other side of Lane Road. It was
894 just outside of it so it would have worked over there. Although it was probably worse,
895 not not that great of a location, but at least it was out of the aquifer and the town
896 wellheads this one is right smack in and by our own town and Raymond's own rules
897 It's not a permitted use, and you can't even permit it with an exception. It's, it's taboo.
898 And I'm not a lawyer, maybe I'm reading it wrong. It's written in plain English. So, it
899 wasn't hard to figure out. But anyway, I'll give you that. Oh, I'll pop on. Thank you
900 very much for your time.

901

902 Mr. Reed 55:20

903 Appreciate the question. Did you want to say one more thing you said?

904

905 Buster Hammond 55:25

906 I want to say one more thing.

907

908 Mr. Reed 55:31

909 I'd be disappointed if I told you a long time, sir.

910

911 Buster Hammond 55:38

912 At the Selectmen meeting, George told me that he had been too he's a Selectmen's
913 representative to the Planning Board. And the last few times he says it I never saw
914 you there. I haven't received an abutters notice. You know what? Yeah. Well, I
915 thought I put the point across, and I did not receive an abutters notice. So that's why
916 I wasn't there. But I am concerned very concerned about that Mega thing going on
917 over the there. I wasn't. I wasn't aware of that. Until Gary Brown spoke about it at a
918 Selectmen's meeting and then he got thrown out. Okay, that's when it came to my
919 attention. When I started paying attention to and I found out that little six-acre piece
920 here that did get approved, got from the firehouse won Megabucks, all kinds of
921 trucks coming in there. Chemical trucks and who the hell knows what else. I got
922 three wells in that same aquifer. And there is a dozen more up Gile Road and
923 Onway Lake Road. They're in that same aquifer. Well, if one's going to get polluted.
924 They're all going to get polluted. I got a concern about that.

925

926 Mr. Reed 57:27

927 It's a legitimate concern.

928

929 Buster Hammond 57:30

930 I thought it was. I might have to do something a little bit different. You think I'm going
931 to seek advice from counsel? I haven't got any choice. I don't want that thing going
932 on now.

933

934 Ms. Gott 58:07

935 I'm saying I think we're probably close to not being talking more about it. Buster, we
936 can't talk about the specifics of the case. That you know, the second part, the
937 second approval. That's been and we can't talk about probably your decisions
938 regarding that. Okay.

939

940 Ms. Bridgeo 58:35

941 Buster we can't have what you're saying can't be put forth and recorded as part of
942 our meeting. There are other legal ramifications. So, for now, we need to do we can't
943 have you have conversation anymore about what's happening. It would also be it
944 would be better for your interest as well. If you didn't try to have any more discussion
945 with the board. It would be better if you didn't.

946

947 Ms. Gott 59:05

948 Okay. But still follow through on your question about abutters notice.

949

950 Mr. Coppelman 59:19

951 They should call the town office.

952

953 Ms. Gott 59:20

954 Yes. Call 895 -70161.

955

956 Mr. Coppelman 59:45

957 So that's important to find out.

958

959 Mr. Reed 59:55

960 Okay, folks, we cannot talk any more about this. I'm sorry if you didn't get an
961 opportunity to share your distress with us but we need to move on.

962

963 Can we call the meeting back to order, please? We have a couple little things that
964 came up. This was on an application 2019-14. George Chadwick, of Bedford Design
965 Consultants on behalf of Kelleher Kitchens. Gretchen, do you remember this?
966 Kelleher Kitchens. He's going to be doing a building out on route 102. He's already
967 built the building. He's going to do Kitchens and Cabinets and that kind of stuff.
968 Anyway, back when we approved his plan. It says on it. 29 baby blue spruce. Now,
969 the problem is he's ready to do it. And he can only get seven of those. That's all it's
970 available, because of what's going on, you know, just the time of year and
971 everything.

972

973 Ms. Gott 1:08:46

974 Do you have any comments about this as you're listening to it? Glenn, you're a tree
975 guy.

976

977 Mr. Coppelman 1:08:51

978 I'm listening. But I haven't heard the question.

979

980 Mr. Reed 1:08:55

981 Well, what they're asking is, can they substitute a Camden Fir Douglas Fir for the
982 Blue spruce.

983

984 Mr. Coppelman 1:09:05

985 Okay. Well, the short answer is, it's an evergreen, so yes, they can. But those, if
986 there was a reason why they were putting the baby blue spruce. It does say baby.

987

988 Mr. Reed 1:09:19

989 Oh, it does. Oh, it does on the plan. I apologize. So, I looked at it. I just got this.

990

991 Mr. Coppelman 1:09:26

992 If those were put there for a specific reason, like for size, because, well, those, those
993 baby blues, there are a couple of different versions of them. But they grow only to a

994 certain height and width. And so, they're nice if you want to put them in a place and
995 you don't have to worry about them getting to 70 feet tall. They stay a nice short size.
996 So, if there was a reason for them to be small, putting this other tree in its place. You
997 won't get that because that'll grow to be a 60- or 70-foot tree.

998

999 Mr. Beauvilliers 1:09:58

1000 But there are other things he could put conifers.

1001

1002 Mr. Coppelman 1:10:04

1003 I'm just trying to answer the question that was posed.

1004

1005 Ms. Gott 1:10:07

1006 Could we allow them to put in.? Can we talk about this? Because they're not here?
1007 They sent us a letter.

1008

1009 Mr. Reed 1:10:12

1010 No, they sent a letter asking if we could just take a vote to approve an alternate tree
1011 rather than.

1012

1013 Ms. Gott 1:10:18

1014 Can we ask them to put 22 of that? Or I mean, seven of the blue spruce and owe us
1015 22. When have they come in?

1016

1017 Mr. Reed 1:10:27

1018 We mean, hold off on the rest of it.

1019

1020 Ms. Gott 1:10:29

1021 Yeah.

1022

1023 Mr. Ayer 1:10:30

1024 Didn't we just do this for somebody a few weeks ago?

1025

1026 Ms. Gott 1:10:33

1027 Yes, we did the one on Preston Road. Or was it Prescott Road?

1028

1029 Mr. Coppelman 1:10:37

1030 Well, they're not going to want to be planting them now. Anyway, well, I think season
1031 has gone by. And the chances of those trees surviving if they're planted now is pretty
1032 small.

1033

1034 Ms. Bridgeo 1:10:51

1035 So, can they have a note that just says in the spring, to get all of them?

1036

1037 Mr. Coppelman 1:10:56

1038 Well, does that plan require doesn't have a date certain that they have to have the
1039 stuff done.

1040

1041 Maddie Dilonno 1:11:02

1042 I looked through the minutes before this meeting. And we actually didn't even talk
1043 about the trees.

1044

1045 Mr. Reed 1:11:07

1046 This was just what was on there. On there. This was just what was on their plan, and
1047 we approved it.

1048

1049 Maddie Dilonno 1:11:12

1050 It wasn't in the minutes. They're just asking to substitute for a different kind of tree.

1051

1052 Ms. Bridgeo 1:11:22

1053 So, they're not going to be able to plant until the spring regardless. So why don't we
1054 just say that we would wait, we make them given a motion and say we give you an
1055 extension till spring, when?

1056

1057 Mr. Reed 1:11:34

1058 Well, would you allow that? Let me just ask you, would you allow them to occupy the
1059 building before they have the trees? This is a business.

1060

1061 Ms. Gott 1:11:41

1062 Chances of COVID and everything else really, that that's a reasonable request?
1063 Okay? I do personally, I'm only one person.

1064

1065 Mr. Reed 1:11:49

1066 All right, so can I get someone to make a motion that we would rather they wait and
1067 get the trees that are on their plan, but that we will allow them to occupy the building,
1068 as long as they put a bond to cover the tree, I mean, we've got to have something to
1069 make sure they're going to do it.

1070

1071 That's a good point.

1072

1073 Ms. Gott 1:11:52

1074 Motion:

1075 Ms. Gott made a motion to ask the applicant to people to delay putting the trees on
1076 the property until they are able to obtain the full number of 29 Baby blue spruce that
1077 we have shown on the plan, they and that we would allow them to occupy the
1078 premises with the condition that they will bond the trees to be planted, when it's
1079 appropriate, and when they're able to get them.

1080

1081 Mr. Beauvilliers 1:12:44

1082 If they can put in seven or nine of these specific trees right now.

1083

1084 Ms. Bridgeo 1:12:51

1085 But Glenn just said they're going to die. So, it would probably be better. It's not. Let's
1086 just have them plant them all in the spring.

1087

1088 Mr. Coppelman 1:12:56

1089 It's questionable, John, I mean, they can plant them now. I mean, we've had a pretty
1090 warm fall and today we plant them and water them really well. And you know, you
1091 might get away with it.

1092

1093 Mr. Beauvilliers 1:13:07

1094 Okay.

1095

1096 Mr. Coppelman 1:13:09

1097 I mean, they could.

1098

1099 Mrs. Luszcz 1:13:12

1100 I have a question for us. Should we put a date on it, though? I don't know what the
1101 bond does. But yeah, well, she just said until they could get them.

1102

1103 Ms. Gott 1:13:19

1104 Because it's one. I would expect that they would be able to get them sometime
1105 during the next growing season.

1106

1107 Ms. Bridgeo 1:13:25

1108 Can we say spring of 2022?

1109

1110 Mr. Coppelman 1:13:27

1111 You should put a date on it. And then if they don't meet that, for whatever reason,
1112 they can come back. Okay, by November 2022.

1113

1114 Mr. Reed 1:13:36

1115 July 30 of 2022.

1116

1117 Ms. Gott 1:13:39

1118 I was going to give them a little longer. At least by the spring, I was going to get
1119 them until the end of the growing season. Say September/October of 2022.

1120

1121 Mr. Reed 1:13:54

1122 Okay, till September 30 of 2022.

1123

1124 Mr. Coppelman 1:13:58

1125 Don't go longer than that. Yeah. That's really the end of your planning.

1126

1127 Motion:

1128 Ms. Gott made a motion that they would be allowed to inhabit the property if
1129 everything else is done. And they bond for the value of the trees, and we'll give them
1130 until September 30 2022 to get them planted and to bond for the trees and enough
1131 to cover installation of them. To allow them to delay the installation of the trees but
1132 not delay their use of the building provided they bond the value of the trees installed
1133 and will give them that they have an exception until September of 2020. To the 30th,
1134 day of September. Mr. Beauvilliers seconded the motion. The motion passed with a
1135 unanimous vote of 6 in favor, 0 opposed and 0 abstentions.

1136

1137 Mr. Reed

1138 We had one other letter we needed to deal with tonight. Dee, would you like to
1139 recuse yourself?

1140

1141 Mrs. Luszcz 1:15:32

1142 I will recuse myself.

1143

1144 Mr. Coppelman 1:15:36

1145 If you wrote it, then yes, you should

1146

1147 Mrs. Luszcz 1:15:38

1148 I didn't write anything. Oh, you didn't?

1149

1150 Ms. Gott 1:15:43

1151 But is it your property?

1152

1153 Mrs. Luszcz 1:15:45

1154 Yes.

1155

1156 Mr. Reed 1:15:45

1157 This is about the Planning Board regarding the waiving of fees with your property.
1158 So, Christina was asking me what the intent of the Planning Board's waiving of the
1159 fees. When, and I'm going to put your last name when, when Tom and Dee's Auto
1160 was approved. So that's the project. We waved their fees. And what was the intent of
1161 that? And Dee could you come up to the mic as a as the citizen petitioning about this
1162 now. And Dee sits with us on the board, we are ruling on a decision that was made
1163 before she was on the board. I know it will not affect my decision on where these
1164 fees go. Can everybody else affirm that? Because we do work together, so we need
1165 to just be clear about this. So, they would you explain to them what your picture of
1166 these fees are versus what the town's picture the town office. I'm going to keep it
1167 generic.

1168

1169 Mrs. Luszcz 1:17:11

1170 Dee Luszcz, 39. Oh, Manchester Road as applicant, resident. When we asked relief
1171 from the fees of our application, our intent was clearly all the fees associated with I
1172 was unaware that they were itemized expenses that would be on an invoice.
1173 Christina was here at that meeting. And it was not disclosed. We weren't asked to
1174 itemize certain expenses, we thought it was all incumbent of one fee. So, we asked
1175 for our fees to be waived. We had asked previously in a meeting, and therefore we
1176 that's why we want to work before the board. It got voted in to have those fees
1177 waived. And then we received an invoice. And Christina's belief was only the
1178 abutters' notices would be waived. So, through my attorney, I asked her, and I say I
1179 think my attorney and Tom and I were very clear what we requested and what was
1180 the intent of the request. So, I asked her to go to seek clarification on her side,
1181 maybe through the town's attorney. And she came back and said, yes, the attorney
1182 agreed with us as well, but that it had to be discussed at the meeting.

1183

1184 Ms. Gott 1:18:40

1185 Could we have something in writing about that? Do we have something in writing
1186 from Christina?

1187

1188 Mr. Reed 1:18:45

1189 Just the letter from Christina,
1190
1191 Mrs. Luszcz 1:18:48
1192 You don't have my correspondence
1193
1194 Ms. Gott 1:18:51
1195 But did she list the point about the attorney?
1196
1197 Mr. Reed 1:18:55
1198 Well, the point was that the request was to waive the fee for the entire application
1199 process. that was the intent of the lawyer's request because it was Patricia
1200 Panciocco. Right. That asked us to waive, that's what I recall the fees for the
1201 process.
1202
1203 Mr. Ayer 1:19:11
1204 So, can I make a motion, sir?
1205
1206 Mr. Reed 1:19:13
1207 Well, no. What? Do you want to ask another question? Well, yeah, I'm in the middle
1208 of a question because he has to make a motion.
1209
1210 Ms. Gott 1:19:21
1211 I guess I could do it during discussion.
1212
1213 Mr. Reed 1:19:23
1214 Okay. Go ahead, sir.
1215
1216 Mr. Ayer 1:19:25
1217 Motion:
1218 Mr. Ayer made a motion that we waive all the fees for the entire application process.
1219 Mr. Beauvilliers seconded the motion.

1220

1221 Ms. Gott 1:19:45

1222 I would like to hear Christine's letter. I would like to know if she specifically what she
1223 specifically heard.

1224

1225 Mr. Reed 1:19:54

1226 Okay. What was forwarded to me is *Dee if you are moving forward with your request*
1227 *to the Planning Board regarding the waiver of fees, just get it to me prior to the*
1228 *packets going out so we can put it on the agenda.* And then Christina passed this to
1229 me so that we could look at this. This evening. All she did was.

1230

1231 Mrs. Luszc 1:20:16

1232 Well, there was more communication.

1233

1234 Mr. Reed 1:20:18

1235 There was more, and I do have a letter from you. You want me to read that? Okay,
1236 *Christina, to be fair, you were at the meeting and to prevent any misunderstanding*
1237 *on your part. You could have or should have requested the clarification, then in*
1238 *there. If you had questions about the fees, you did not ask us to itemize the relief we*
1239 *requested nor did anyone else ask us about a specific application fee. Since our*
1240 *lawyer agrees that our request was to waive the fee for the entire application*
1241 *process, we would ask that you ask Laura about this to put this ordeal to an end. We*
1242 *have already spent well over \$16,000 to defend against the many errors by the town*
1243 *and to ask us to spend hundreds more is quite unbelievable. We did nothing wrong,*
1244 *Dee.* And then it was Christina's thing about moving forward with us. And she,
1245 Christina, mentioned it to me with everything else going on this week. It came up in
1246 conversation. There was one more there's one more Okay, hang on.

1247

1248 Mrs. Luszc 1:21:10

1249 She reiterated the conversation with Laura. That's what

1250

1251 Mr. Reed 1:21:24

1252 I'm looking to see if I've got it. I'm sorry. I got so many letters today.

1253

1254 Mr. Coppelman 1:21:31
1255 Well, it's under other business it says clarification of waiving fees.
1256
1257 Mr. Reed 1:21:35
1258 It is under other businesses ; it is on there? I apologize. I don't have the other note.
1259 But that's the gist of it. Basically.
1260
1261 Mrs. Luszcz 1:21:53
1262 Laura agreed with us.
1263
1264 Mr. Reed 1:21:55
1265 Yes.
1266
1267 Ms. Gott 1:21:57
1268 That's what I'm looking for. We have something from the attorney saying that she
1269 agrees.
1270
1271 Mr. Reed 1:22:21
1272 You want to read it, go, and read it. I trust you.
1273
1274 Mrs. Luszcz 1:22:25
1275 *November 9, okay. Dee, the Planning Board lawyer has agreed that there is no*
1276 *problem with waiving the last of these fees, but we have to have a discussion with*
1277 *them at the next Planning Board meeting.*
1278
1279 Mr. Coppelman 1:22:39
1280 That was from Christina.
1281 Mr. Reed 1:22:43
1282 I don't know where if I had that, or if I just filed it in the wrong place.
1283

1284 Ms. Bridgeo 1:22:51

1285 Can I just ask one question Dee, when she just said, I think Christina said about
1286 legal Laura saying the last of these fees versus all of these fees, then what is she?
1287 What was that like? Difference? What's the difference between the last in my book
1288 like I just don't some of them? So, they already done wave. So, they not they just
1289 want whatever outstanding,

1290

1291 Maddie Dilonno 1:23:16

1292 The application fee was waived. But then there's abutters fees. There are fees
1293 associated with noticing there's fees for our staff review, which were not waived. But
1294 that's my understanding.

1295

1296 Mrs. Luszcz 1:23:31

1297 No, no, that was Christina's interpretation.

1298

1299 Mr. Reed 1:23:34

1300 According to this is another \$443.30. They're billing,

1301

1302 Ms. Bridgeo 1:23:38

1303 I wasn't trying for the dollar amount. I'm more trying to say. So, Maddie is saying that
1304 some of those fees were not to be excluded from legal that's what I'm, that's what I
1305 just want to see.

1306

1307 Maddie Dilonno 1:23:50

1308 I think that's what happened. That's what happened, right?

1309

1310 Mrs. Luszcz 1:23:53

1311 I didn't understand that at all. It's all one. There are not multiple invoices.

1312

1313 Mr. Reed 1:24:19

1314 And if I may add, it was pointed out to us during this final procedure that much of
1315 what had taken place was inappropriate from how the town handled it. I just want to
1316 remind everybody that a lot of what took place was not appropriate. I'm not saying

1317 that some of it wasn't legitimate. I'm not saying those things. But how things were
1318 handled was not done appropriately.

1319

1320 Ms. Bridgeo 1:24:45

1321 None of what I'm trying to clarify is what Maddie just said what Maddie just said,
1322 does not line up to its There's two different words. One was clarification for waiving
1323 of the final fees, and clarification for all fees.

1324

1325 Mr. Reed 1:25:07

1326 So, what was our intent? When we told them that we would waive the fees? That's
1327 what Christina needs clarification. She took it as only the application. These other
1328 fees she did not consider as part of what we waived. So, the question is tonight, was
1329 it was it in our intent to waive all the fees that the town's imposed on the Luszczy's, In
1330 their process?

1331

1332

1333 Mr. Ayer 1:25:39

1334 I agree with you, Brad, a lot of things were done that were inappropriate, not on
1335 purpose. But it seems like every time Dee has to deal with a town, she gets five
1336 different answers from five different people. And she always gets stuck holding the
1337 bag. So, I mean if they said waive the fees, which means all the fees. If I say, Can I
1338 have my change? That's all my change price. You know, that's how I read it.

1339

1340 Mr. Reed 1:26:15

1341 So, you're saying that was the intent of our vote that night was to waive all the fees.

1342

1343 Mr. Ayer 1:26:20

1344 To get rid of everything, we made the mistakes. We're going to, we're going to take
1345 care of what we can take care of.

1346

1347 Mr. Beauvilliers 1:26:30

1348 I know when we talked about this application. There were many errors, unintentional
1349 as they were, that created a lot of hardship. And so, I think the bottom line was that
1350 we voted not to apply to cancel all applicable fees. Okay, as far as I remember, that

1351 was the vote. And it passed.

1352

1353 Mr. Reed 1:27:01

1354 Okay. For sure.

1355

1356 Ms. Bridgeo 1:27:03

1357 I was waiting to hear what Glenn had to say?

1358

1359 Mr. Coppelman 1:27:07

1360 Well, you actually have a motion and a second?

1361

1362

1363 Mr. Reed 1:27:11

1364 Yes, we do. We're discussing that.

1365

1366 Mr. Coppelman 1:27:13

1367 I understand. And I actually like Paul, to perhaps clarify the motion, because what
1368 you're doing is, is really clarifying the decision that was already made at the previous
1369 meeting, so. So, it's just, it's really just clarifying that that in fact, the intent was to
1370 waive all fees associated with the application.

1371

1372 Mr. Beauvilliers 1:27:41

1373 And that's what I seconded.

1374

1375 Mr. Reed 1:27:42

1376 So, you amended that to include that clarification.

1377

1378 Mr. Ayer 1:27:46

1379 Right? Well, that's what I'm trying to say.

1380

1381 Mr. Reed 1:27:47

1382 Yeah, that's what you're trying to say. Okay. So that is what we're trying to say that
1383 we're trying to clarify that the original vote was to waive all fees associated all town
1384 fees associated with the application. Okay, so are we clear on that?

1385

1386 Ms. Bridgeo 1:28:11

1387 No, I just needed some clarification. I mean, I, we didn't, I didn't know any of the
1388 fees. It didn't. So, I guess any clarification wouldn't at this point.

1389

1390 Mrs. Luszcz 1:28:20

1391 Trust me as detail oriented as I am. If I had seen the invoice or I knew that there
1392 were multiple charges, I would have addressed them in totality.

1393

1394 Ms. Gott 1:28:41

1395 I'm trying to find my notes here just to see because I will say that I'm distinctly
1396 uncomfortable with waiving fees for the time that you folks do the work. Other fees
1397 I'm less uncomfortable.

1398

1399 Mr. Beauvilliers 1:29:02

1400 Well, that was the original vote. I believe that was the original intent. And that's the
1401 motion that was passed by this board.

1402

1403 Mr. Reed 1:29:15

1404 Gretchen's just trying to refresh her memory and just to figure out what we do want
1405 to get to talk a little bit about warrant articles.

1406

1407 Mr. Beauvilliers 1:29:36

1408 Okay. I move the question.

1409

1410 Motion:

1411 Mr. Ayer made a motion to clarify the Board's previous motion to waive all fees
1412 associated with this application. Mr. Beauvilliers seconded the motion. The motion
1413 passed with a vote of 5 in favor, 0 opposed and 1 abstention.

1414 Miss Gott abstained.

1415 Ms. Gott 1:29:52

1416 I'm going to abstain because I just don't know. Okay.

1417

1418 Mr. Reed

1419 Okay, we're going to get into warrant articles. But there's one thing that came up. I
1420 have a letter about that also. Just gotta find the right one. And it had to do with
1421 impact fees. It is. Okay. Just so we're clear. So, we don't spend any, I'm going to
1422 read this to you. Impact fees are not a warrant article. We have them in our zoning,
1423 which gives us permission to change them. And this is the procedure. One, you have
1424 to decide what kind of impact fee is going to be road, water, police, fire, etc. After we
1425 decide that it needs to go to Bruce Mayberry, who does the calculations and all the
1426 stuff, the study that needs to be done. We went over this a few years ago with him
1427 about our school impact fees, then the Planning Board contracts him to do the
1428 study. The money to do that comes from the master plan money that is in our thing.
1429 And then we have to notice the Board of Selectmen and the Planning Board have to
1430 agree and adopt what he comes up with and has to decide how it is to be distributed
1431 in charge. But it is not part of our warrant article process.

1432

1433 Mr. Coppelman 1:31:45

1434 It would only have been part of the warrant article process at the beginning to
1435 actually implement impact fees. And once you've got that in the ordinance, then the
1436 adjustment of them happens in a non-warrant article fashion.

1437

1438 Ms. Gott 1:32:02

1439 The question I have for that though, we only have residential, does it take a warrant
1440 article to be able to include commercial, industrial? I believe that's what it was saying
1441 in here. But I'm not positive.

1442

1443 Mr. Coppelman 1:32:17

1444 Someone would have to ask that question.

1445

1446 Mr. Reed 1:32:19

1447 Yeah. And that's how the point, that's how the board of selectmen asked it.

1448

1449 Ms. Gott 1:32:24

1450 Because we have an existing structure for residential, we do not have an existing
1451 structure for commercial.

1452

1453 Mr. Beauvilliers 1:32:33

1454 Commercial including industrial.

1455

1456 Mr. Reed 1:32:36

1457 Yeah. And we had a problem with this years ago because we tried to do some of
1458 that stuff. And some of the money that was taken for it wasn't used for it. So, we had
1459 to return it.

1460

1461 Mr. Coppelman 1:32:47

1462 Yeah. Well, that's it that's covered here, too. It's an issue.

1463

1464 Mr. Reed 1:32:51

1465 Yes. And that's what gave everybody a bad taste about it. And the schools are pretty
1466 safe as far as anything we get form goes to them.

1467

1468 Mr. Beauvilliers 1:32:59

1469 So, we want to include industrial and commercial.

1470

1471 Mr. Reed 1:33:02

1472 Well, I know the intent was to pass along more of the cost, the built-in infrastructure
1473 cost to everyone that's using them.

1474

1475 Mr. Beauvilliers 1:33:11

1476 So would that require a warrant.

1477

1478 Mr. Reed 1:33:13

1479 I don't know, I was told we didn't need a warrant for that. And I missed assuming if

1480 we were to put it on the ballot, we'd need to have it specifically laid out for that
1481 purpose.

1482

1483 Maddie Dilonno 1:33:29

1484 But wouldn't all those steps happen before that? Deciding what impact fees.

1485

1486

1487 Mr. Reed 1:33:34

1488 We would have to have that all done ahead of time. What's the thing? The point is,
1489 we can't do it right now. That's the basic point. It's not something we can settle
1490 tonight. It's not something we can get done tonight. And I know the Board of
1491 Selectmen want it. But we have to do those things. And we need some more
1492 information than we have to send it to Bruce Mayberry. So, do you have your
1493 packets that we got for this week? Warrant articles 2022?

1494

1495 Ms. Gott 1:34:06

1496 Can I just say 674:21 is the impact fee authority?

1497

1498 Maddie Dilonno 1:34:15

1499 Can you repeat that?

1500

1501 Mrs. Luszcz 1:34:15

1502 674:21. (V). Simpson versus the Town of Derry.

1503

1504 Maddie Dilonno 1:35:32

1505 Well, so most of them just add in property lines that link that specific language. I did
1506 want to ask the board about 15.2.1. The under notes to area and dimensional
1507 requirements. I'm not sure if this is just me. But every time I read this, I get and get
1508 more confused. So, this is underneath your table of minimum setback requirements,
1509 frontage requirements and lot size. And it says accepted from this requirement are
1510 all buildings on any pre-existing lots and zoned B, C, D, or E or less than two acres,
1511 which shall require setbacks of 25 feet from all property lines.

1512

1513 Mr. Reed 1:36:31

1514 Yes. And so, if you're pre-existing it requires more setbacks than it does, if it's a new
1515 lot, I know this has been okay. Yeah. And it's, it should be changed.

1516

1517 Maddie Dilonno 1:36:40

1518 Yeah, because I was reading this and your lots and your lots in zone C are already a
1519 half-acre. Yeah. So, I get confused about imposing the 25 feet.

1520

1521 Mr. Reed 1:36:55

1522 Yeah. So, you get you get penalized if it's preexisting. So instead of 15 feet, you
1523 need 25.

1524

1525 Maddie Dilonno 1:37:02

1526 Right. Yeah. So, I don't know if that's something that maybe I'm not clear.

1527

1528 Ms. Bridgeo 1:37:08

1529 But it says all buildings. Right. So, it's not the law. It says exception. This are all
1530 buildings exempted from this accepted from this requirement are all buildings.

1531

1532 Mr. Reed 1:37:22

1533 Well, the thing is, those zones only require a 15-foot setback. This has been messed
1534 up for years, it's been brought up. Okay. And it's just never had a place to put it in a
1535 warrant article. And unless we could sneak it in, can you add it into this?

1536

1537 Maddie Dilonno 1:37:38

1538 I don't know what it would be changed to or what the intent was here.

1539

1540 Mr. Beauvilliers 1:37:43

1541 So, what we're trying to do is modify this table?

1542 If you want to change it, instead of the 15 feet, this is asking the changes to 25.

1543

1544 Mr. Reed 1:37:58

1545 No, it is already that's what it says.

1546

1547

1548 Maddie Dilonno 1:38:00

1549 It is saying that any building on a pre-existing lot is exempt from those standards in
1550 the table, or less than two acres, which in that case, would require a 25-foot setback
1551 from all property lines. And I butchered that. But that's why I can't. I'm having trouble
1552 wrapping my head around it.

1553

1554 Mr. Reed 1:38:24

1555 And that's what it says in our book. Now, John, it doesn't say from property lines, it
1556 just says but it has the 25-foot requirements typically. No, the table doesn't. The
1557 wording does. And it always has it had the 25-foot requirement when our table says
1558 15.

1559

1560 Mr. Beauvilliers 1:38:40

1561 Would you want to modify this table?

1562

1563 Maddie Dilonno 1:38:46

1564 No, I don't think we would modify the language.

1565

1566 Mr. Reed 1:38:50

1567 To start with the first warrant articles to modify the language.

1568

1569 Maddie Dilonno 1:38:54

1570 I just want to leave it the same. I didn't mean to open up a can of worms.

1571

1572 Mr. Reed 1:38:57

1573 No, no, no, it's something that we've wanted you for a long time. The question is,
1574 Glenn, if we're talking about warrant articles to address property lines, can we add
1575 that change in the same thing? Or is that a different change? When the table already

1576 shows it at 15, and it says 25? You see because it's two different issues. That's why
1577 I'm asking.

1578

1579 Mr. Coppelman 1:39:24

1580 I'm sorry, I was okay. I was trying to get my wrap my head around impact fee stuff.
1581 Yeah. Anyway.

1582

1583 Maddie Dilonno 1:39:31

1584 So, we're on this language right here. And this is underneath the all the dimensional
1585 requirements. And I think you and Chris talked about this last year, and that's why he
1586 came up again this year.

1587

1588 Mr. Reed 1:39:45

1589 well, we're already suggesting this as a warning article chain talking about property
1590 lines, and where it contains 15.2.1. And that disagrees with the table that 25 feet in
1591 in this one written spot. Yeah, it disagrees with the table, which says 15 feet.

1592

1593 Ms. Gott 1:40:05

1594 And you're proposing that we add the commercial.

1595

1596 Maddie Dilonno 1:40:07

1597 Well, that was brought up last time. Yeah. But this is different. We didn't talk about
1598 this last time.

1599

1600 Ms. Bridgeo 1:40:13

1601 But B and C on the other page are different. So, it would have to have the zone B
1602 removed from that paragraph wouldn't you know,

1603

1604 Mr. Coppelman 1:40:32

1605 This implies that you're adding C 1, 2 and 3.

1606

1607 Maddie Dilonno 1:40:36

1608 That was discussed last time. I'm saying what didn't come up as I've been reading
1609 this is this doesn't. This doesn't make sense.

1610

1611 Mr. Coppelman 1:40:42

1612 Yeah. Okay. What would make sense? I don't know.

1613

1614 Mr. Reed 1:40:47

1615 That's what we're trying to figure out.

1616 Is how could we say it because B, D and E, require different minimum setbacks? 30,
1617 15 and 50?

1618

1619 Ms. Bridgeo 1:41:00

1620 And, yeah, so you go 30,15 ,25 ,50,50?

1621

1622 Ms. Gott 1:41:12

1623 What is zone F again?

1624

1625 Maddie Dilonno 1:41:23

1626 Historic District.

1627

1628 Ms. Gott 1:41:27

1629 Okay, got it. Thank you.

1630

1631 Mr. Reed 1:41:30

1632 And he only has a half-acre minimum. The C's that we just added are only half acre
1633 minimum, right?

1634

1635 Ms. Bridgeo 1:41:40

1636 And three, it says minimum. So, I don't Yeah. Looking at the setbacks, which is?
1637

1638 Ms. Gott 1:41:53

1639 Why do we have single family residential and see three? That's been there. I don't
1640 remember why we did that.

1641

1642 Maddie Dilonno 1:42:02

1643 I'm sorry. Just on the first page, I'm not even looking at the table. I don't think that
1644 applies to this specific language right now. But we do, but we're not going to change
1645 anything with the table. It's this this statement here underneath that saying,

1646

1647 Ms. Bridgeo 1:42:16

1648 But I don't think you can change that statement with the table if you make it
1649 contradict.

1650

1651 Mr. Reed 1:42:27

1652 See, what it used to say is any lots accepted, this is what's in our book now. 15 .2.1.
1653 excepted from this requirement are all buildings on any pre-existing lots in zones B,
1654 C, D, or E, or less than two acres, which shall require setbacks of 25 feet from all
1655 property lines. And this has come up several times at zoning. Just so you know,
1656 because a couple of those require only 15-foot setbacks increasing, which is weird,
1657 so I can't. So, if you've got a pre-existing lot in B, where the requirement is 30, this
1658 gives you relief to 25. If you've got a pre-existing lot in C, which just said C, it didn't
1659 say 1,2,3, we decided to add that we added that to try to make it clearer when we
1660 have setbacks of 15 and 25 feet. Okay, and then D has a setback of 15 feet, and E
1661 has a setback of 50. So, it gives you some relief from B and E,.but the rest of it, it
1662 always causes a question.

1663

1664 Maddie Dilonno 1:43:35

1665 Right? That's what I'm trying to say.

1666

1667 Mr. Reed 1:43:39

1668 I'm just trying to think of a case where we had this come up and that's what it was all.

1669

1670

1671 Mr. Coppelman 1:43:42

1672 If you were to remove C and D. from that.
1673
1674 Mr. Reed 1:43:51
1675 So better off make it so make it 15 2.1 And then dot 1A or something and then put
1676 the D and E back in without any.
1677
1678 Maddie Dilonno 1:44:00
1679 Or we can just remove C and E from that.
1680
1681 Mr. Reed 1:44:04
1682 Or just remove them. Yeah, just flat out remove them. Don't give them any
1683 exemptions, right, because there's no relief anyway, they've only got 15 feet. Yeah.
1684 Okay. Everybody agrees with that point. No. Well, we're gonna remove C and D from
1685 that, because they've already got 15-foot setback requirements. So, we're not giving
1686 them any relief with this anyway.
1687
1688 Mr. Coppelman 1:44:31
1689 Yeah. The table gives them 15 feet. Yeah.
1690
1691 Mr. Reed 1:44:34
1692 But then we give them relief to 25.
1693
1694 Maddie Dilonno 1:44:37
1695 Yeah. Already a half-acre. Yeah,
1696
1697 Mr. Reed 1:44:40
1698 It's already a half-acre. So, you know, so you are taking up most of the half acre just
1699 with the set back.
1700
1701 Maddie Dilonno 1:44:49
1702 And I apologize. I didn't know. When I was putting this together. I was reading this,

1703 and I was like.

1704

1705 Ms. Bridgeo 1:45:07

1706 Very specific case of setbacks being an issue where since we have combined use,
1707 and we allow mixed use on certain properties where a property building was going to
1708 wind up in a neighborhood in the boundary being lessened became quite an issue.

1709

1710 Mr. Reed 1:45:29

1711 Yes. So. But you still require buffers, still you're talking between different uses? Is
1712 that what you're talking about?

1713

1714 Ms. Bridgeo 1:45:38

1715 Well, yeah, it was different uses. It was reducing it for adding that structure in it was
1716 quite a, it was quite a hardship on the neighborhood when it was allowed to be. So.
1717 Okay,

1718

1719 Mr. Coppelman 1:45:55

1720 that just and I think that's where that's in your neck of the woods, that you're talking
1721 about that? I'm not talking about anything. No, but that's the area. And that's the
1722 area that brought this whole thing up. And there were two different zones. There was
1723 a residential zone and then there was a commercial zone that butted up against one
1724 another.

1725

1726 Ms. Bridgeo 1:46:11

1727 Yeah. And then they were going to build a mixed on that. And it caused in a lot. She
1728 didn't really. And I think that's something to think our town is so unique in that matter
1729 that we have a lot of land that has that, and we can literally destroy a neighborhood.

1730

1731 Mr. Reed 1:46:28

1732 I don't think our towns that unique because most towns have that kind of stuff.

1733

1734 Ms. Bridgeo 1:46:33

1735 I don't see a lot of towns having quite the

1736

1737 Mr. Reed 1:46:36

1738 Really? The ones I worked in over the years.

1739

1740 Maddie Dilonno 1:46:57

1741 Well, if I'm sorry, I mean, well, thank you please, to two bullets down that last bullet,
1742 we have any commercial or industrial structure, which is proposed to be located
1743 abutting a residential property, which we want to add that word, or in C2 to shall
1744 require a minimum setback of 50 feet from property lines, which will include a 20 foot
1745 dense vegetative buffer. So, I'm not sure if that's what you're getting at. But that's
1746 already outlined below.

1747

1748 Mr. Reed 1:47:24

1749 Yeah. So, in the in the B in the housing area, it's only giving them a five-foot relief in
1750 the

1751

1752 Maddie Dilonno 1:47:32

1753 According to 15.2.1, which is different from the buffer that's mentioned below.

1754

1755 Mr. Reed 1:47:38

1756 The E section it's giving them a 25 foot. I mean, that's the other thing we could just
1757 discuss is eliminating 15 2.1 completely and just make them rely totally on the
1758 tables. Then everybody realized, you know what, the setbacks, the minimum
1759 setbacks are as they're in the tables.

1760

1761 Ms. Gott 1:48:00

1762 That seems cleaner.

1763

1764 Mr. Coppelman 1:48:03

1765 I wonder if 15.2.1 existed prior to the table.

1766

1767 Ms. Gott 1:48:12

1768 I suspect it might if we haven't always had that table.
1769
1770 Mr. Coppelman 1:48:15
1771 Right that the table is more recent. Yeah. And I'm wondering if maybe the 15.2.1 is
1772 perhaps a leftover artifact? Especially since it doesn't make a lot of sense.
1773
1774 Mr. Reed 1:48:29
1775 Well, yeah, it doesn't.
1776
1777 Mr. Beauvilliers 1:48:33
1778 So, what you're saying is just eliminate 15.2.1?
1779
1780 Mr. Coppelman 1:48:38
1781 Well, you can't have them conflict.
1782
1783 Mr. Reed 1:48:50
1784 Because we've had them conflicting all these years.
1785
1786 Maddie Dilonno 1:48:59
1787 Get rid of the zones that it references that wouldn't make sense to impose that
1788 restriction on.
1789
1790 Mr. Coppelman 1:49:12
1791 Like C and D.
1792
1793 Maddie Dilonno 1:49:15
1794 Leave the others.
1795
1796 Mr. Coppelman 1:49:17

1797 At least then it would be consistent with the table right. Okay.

1798

1799 Mr. Reed 1:49:24

1800 So, if we eliminated for this year, the change would be to eliminate C and D from this
1801 exception, which has been contrary to the table all these years. Basically.

1802

1803 Mr. Beauvilliers 1:49:40

1804 We'll see you're talking C1,C2 and C3.

1805

1806 Mr. Reed 1:49:44

1807 It used to be just C and B. They've what it says right now it's just C and D. We added
1808 that to make sure everybody knew that it applied to all the C.

1809

1810 Mr. Beauvilliers 1:49:52

1811 Oh, okay, so this was in red is not.

1812

1813 Mr. Reed 1:49:55

1814 That's correct. Okay, how's everybody feel about that for this round? You're okay
1815 with the property lines and what Maddie did with that for the rest of it.

1816

1817 Mr. Coppelman 1:50:10

1818 So, on 15.2.1 you, you're proposing to keep B and E. and get rid of C and D.

1819

1820 Mr. Reed 1:50:19

1821 That's what I'm proposing. I think then it coincides with the table.

1822

1823 Mr. Coppelman 1:50:23

1824 At least it's consistent with the table.

1825

1826 Ms. Gott 1:50:27

1827 And Brad when you stand up to explain all these warrant articles at deliberative.
1828
1829 Mr. Reed 1:50:52
1830 Okay, so is everybody in agreement with that we're trying to clarify where the
1831 different zones are and make the correction with 2.1 to agree with the table.
1832
1833 Ms. Bridgeo 1:51:03
1834 So, if I take 15. 2.1 and stack it with 15.2.7 That actually adds another, that goes,
1835 then brings the buffer back to 50 feet. Between unlike, well, I call them unlike uses of
1836 commercial, industrial, and residential use.
1837
1838 Mr. Coppelman 1:51:26
1839 You're mixing buffers and setbacks.
1840
1841 Mr. Reed 1:51:28
1842 Well, you're mixing the two different things.
1843
1844 Mr. Coppelman 1:51:31
1845 A buffer is something that is going to provide screening, like a vegetative buffer. A
1846 setback is a building setback. But 15.2.7 is specifically talking about when
1847 commercial and industrial is an abutting residential.
1848
1849
1850 Mrs. Luszcz 1:52:00
1851 And it uses the word structure. So, I think that's where I would agree with Trish, it's
1852 any commercial or industrial structure, which is proposed to be located abutting a
1853 residential property. So, the building they are talking about the building, right.
1854
1855 Mr. Reed 1:52:19
1856 It requires the 50-foot setback, and C and 2.7. Now, let's see that's not included into
1857 that one any longer if we get rid of it there.
1858

1859 Ms. Gott 1:52:29

1860 And actually, that kind of concerns me because it's not just the structure that might
1861 be a problem to a in abutting residential area. If the tractor trailers it's at a
1862 warehouse, or medical facility they're laying coming in is going to be as disruptive as
1863 the actual structure?

1864

1865 Mr. Reed 1:52:52

1866 Well, it still requires the 20-foot dense vegetative buffer and a fence to shield the
1867 residential zone. Now, you wouldn't put that anywhere else. But along the residential
1868 boundary line.

1869

1870 Ms. Gott 1:53:06

1871 Why is it only C2 instead of C1, C2 and C3? I don't remember.

1872

1873 Mr. Reed 1:53:15

1874 Any commercial, which is proposed to be located abutting a residential or in C2. C2
1875 can have an existing residential. I believe.

1876

1877 Ms. Gott 1:53:27

1878 Oh, that makes sense. True. You're right, Brad. Yeah,

1879

1880 Mr. Reed 1:53:30

1881 I believe that's why that says that.

1882

1883 Ms. Bridgeo 1:53:33

1884 But it would say D as well because an industrial structure is also right.

1885

1886 Mr. Reed 1:53:38

1887 Yeah, it says that in 2.6 that industrial zone?

1888

1889 Ms. Gott 1:53:41

1890 No, wait a minute. That's not any commercial. It's only for the residential C 2, but no,
1891 that's not correct for.

1892

1893 Mr. Reed 1:54:09

1894 I think the two of them covers C1, C2, and D for 50 feet, 100 feet for residential
1895 separation. Shielding. I'm not sure what that security apartment they're talking about
1896 is. Do you know what a security apartment is? Which is that just for like if they have
1897 security on their own site?

1898

1899 Ms. Gott 1:54:40

1900 Yes. So, some people wanted we've had that before.

1901

1902 Mr. Reed 1:54:44

1903 Okay. Oh, yeah. Like on an industrial site.

1904

1905 Mr. Coppelman 1:54:51

1906 Yes. Like a like oftentimes the self-storage facilities, oh, have an onsite manager.
1907 They'll have a little residential. As an accessory use.

1908

1909

1910 Mr. Reed 1:55:01

1911 Okay, thank you. So, any more questions on 15.2? We go to that now. Does that
1912 cover everything?

1913

1914 Ms. Bridgeo 1:55:10

1915 So, do we add, though, that it says zone versus just structure? Because we're
1916 saying, aren't we saying commercial and an industrial zone? Not just it's the zone?

1917

1918 Ms. Gott 1:55:24

1919 Well, that's my point. I'm worried about the fact that it's just a structure

1920

1921 Ms. Bridgeo 1:55:27
1922 That it should say the zone
1923
1924 Mr. Reed 1:55:32
1925 Not the zone. It's already there. Yeah. So, it's been a lot.
1926
1927 Maddie Dilonno 1:55:37
1928 Right. Are we on 15.2.7? The red that says property. Yeah. I apologize that that was
1929 zone. That is how it is now it says residential zone. But what we run into is that I
1930 can't remember. But something about it being near a property wasn't clearly
1931 identified a residential property. Right. I can't remember if that was it. So, it does say
1932 residential zone now. I'm sorry, I should have had that crossed out.
1933
1934 Ms. Gott 1:56:07
1935 And I guess what I'm saying is, well, we're looking at this and changing it. I am now
1936 thinking that it's more than just the structure that may be the problem against a
1937 residential zone. They say it may be the driveway in the access to the warehouse,
1938 for example, which may be a problem too, and have had an impact on a residential.
1939 Unlike zone.
1940
1941 Mr. Reed 1:56:33
1942 Well, we can leave it zone. Yeah, I don't have to change that word. That's a change,
1943 we can leave it zone. If you think that
1944
1945 Ms. Gott 1:56:39
1946 I'm saying I'm wondering if I think we should change it to cover the concern about
1947 having people who have to live next to access road into, you know, into the
1948 warehouse, that that has, that may have as much impact on the abutting residential
1949 or unlike use, as the actual structure may have.
1950
1951 Mr. Coppelman 1:57:06
1952 There was a reason, and I can't think of it now in this I mean, two years ago,
1953 Christina and I talked about this after, after we had an application that was
1954 problematic in the interpretation of this. I can't remember the details, but it was a

1955 situation where using the word zone did not work in that situation.

1956

1957 Ms. Bridgeo 1:57:31

1958 I might be able to get some research. You probably could. Yeah, I might be able to
1959 get some information why.

1960

1961 Mr. Reed 1:57:40

1962 Okay, let's hold off on that with a question mark. Moving on to the table on the next
1963 page.

1964

1965 Maddie Dilonno 1:57:51

1966 This is the format that we liked that Jonathan Wood proposed. What's highlighted
1967 are things we need to talk about so for zone A not serviced by town water doesn't list
1968 a specific lot size. So, I'm assuming that it's the same as zone A service by town
1969 water now. Jonathan Wood proposed a two-acre lot size, and I can't I don't exactly
1970 remember why.

1971 Mr. Beauvilliers 1:58:23

1972 I was talking about conservation subdivisions.

1973

1974 Mr. Coppelman 1:58:46

1975 So, in a given service by town water, the lot size is smaller, like half the size.

1976

1977 Mr. Reed 1:58:55

1978 And it's only 100 feet frontage required. I'm just looking at the requirements. Right.
1979 And if it's not serviced by town water requires 150 feet of frontage and 25-foot
1980 setbacks on all sides

1981

1982 Mr. Coppelman 1:59:08

1983 And two acres.

1984

1985 Maddie Dilonno 1:59:10

1986 No, that's not proposed it doesn't specifically mention a lot size requirement for zone

1987 A not serviced by town water. Oh, so if we were to do this chart, I meant to have
1988 anything to put in that because I wasn't sure if that meant that it's the same as the
1989 first zone A service by town water.

1990

1991 Ms. Gott 1:59:29

1992 So, the second zone A is not service by town water.

1993

1994 Maddie Dilonno 1:59:36

1995 It's broken out into two one the other. Got it? So, my question is, is all of Zone A right
1996 now? Currently 40,000 square feet minimum lot size?

1997

1998 Mr. Reed 1:59:47

1999 I believe so right now.

2000 Maddie Dilonno 1:59:48

2001 So do we want to leave that the same or increase the lot size to two acres, which is
2002 what Jonathan Wood proposed.

2003

2004 Ms. Gott 1:59:58

2005 What makes sense to increase the non-serviced zone A because the reason for the
2006 smaller lot size was that you didn't need to fit the well. If you need to fit a well on,
2007 then that you need extra space. It makes sense to increase a not serviced zone, but
2008 I thought Zone A by definition was it was served by town water.

2009

2010 Maddie Dilonno 2:00:29

2011 Well, that's my question is not when you look at your existing tables. The minimum
2012 lot size table has one zone A, and it has a 40,000 square foot minimum lot size.
2013 When you move on to the next tables with the frontage and the setbacks. Zone A is
2014 split into two one that is serviced by town water and one that is not. So, my question
2015 is, is zone A, I assume the lot size that's for both serviced by town water and not
2016 service by town water. And the proposal is to change that. So that zone A not
2017 serviced by town water would have a larger.

2018

2019 Ms. Bridgeo 2:01:06

2020 And it says it should have the same frontage. If it's not right. Why would frontage it

2021 should be the same as B if it's not serviced by town water. Why wouldn't it be the
2022 same?

2023

2024 Ms. Gott 2:01:16

2025 So why do we have his own a second zone A? Why isn't that just a zone B? Makes
2026 no sense to me. We've always just used it as long as I've been doing this definition
2027 of Zone A was town water. Anything else was zone B.

2028

2029 Ms. Bridgeo 2:01:31

2030 What if somebody didn't hook up?

2031

2032 Mr. Coppelman 2:01:32

2033 What is the definition of zone A?

2034

2035 Ms. Bridgeo 2:01:33

2036 Just because it doesn't say it when you look it up? Zone A residential districts have
2037 designated for the detection of areas that have been and are being developed
2038 predominantly for single family detached dwellings. These shall include all areas
2039 currently serviced by the Raymond Water Department water mains, except areas
2040 zoned C, D, and F. Please refer to table. So that's a definition.

2041

2042 Mr. Ayer 2:02:18

2043 Why do we have this second zone A? We should just get rid of it altogether. Right?

2044

2045 Ms. Bridgeo 2:02:29

2046 They didn't hook up. Yeah, they didn't. We didn't we didn't have to hook up when
2047 water was coming through. So, I think there's lots still that didn't hook up to the
2048 water. Yeah, they're not hooked up.

2049

2050 Mr. Reed 2:02:46

2051 It wasn't a requirement, wasn't it? I don't know if they when they've added roads like
2052 when they run the new mains? I don't think I think they've given people option, but I
2053 don't think they have to.

2054

2055 Ms. Gott 2:02:58

2056 Certainly down 102 they did, have the option.

2057

2058 Ms. Bridgeo 2:03:04

2059 Yeah, that's why I think because I know they don't have to sign up.

2060

2061 I just was wondering why, you know, whether this town water or not, you know, and
2062 be the exact same size, except that frontage is different. Right so I don't we get rid of
2063 the lot sizes.

2064 Mr. Coppelman 2:03:31

2065 If it's not serviced by town water, you need a bigger lot to support the septic and the
2066 well on the same lot.

2067

2068 Maddie Dilonno 2:03:37

2069 What's highlighted is not in your current zoning.

2070

2071 Mr. Ayer 2:03:39

2072 The size is two acres. Right, but look at B right that's what we're saying. But we're
2073 saying B is the same size lot and they need 50 more feet of frontage and your
2074 setbacks of five feet more

2075

2076 Mr. Coppelman 2:03:57

2077 Well, that's because the B isn't serviced by town waters as a possibility but some of
2078 the as are.

2079

2080 Mr. Reed 2:04:12

2081 That's correct. Those are those are lots in A that aren't serviced by it.

2082

2083 Ms. Bridgeo 2:04:16

2084 Some zone B is serviced by town water. I am.

2085

2086 Mr. Reed 2:04:23

2087 They ran the water main out all the way afterwards. Yeah. Those are extensions
2088 from when they did the zoning. See, those are extensions of the water systems.

2089

2090 Ms. Bridgeo 2:04:38

2091 So, I think we do need to have A without and if an A is without a without should
2092 match, which would be two acres 200.

2093

2094 Mr. Reed 2:04:48

2095 And I'm not sure why he had the front edge of that 150

2096

2097 Maddie Dilonno 2:04:52

2098 That's what exists in your current zoning.

2099

2100 Ms. Bridgeo 2:04:54

2101 Now. It doesn't match nothing matching.

2102

2103 Mr. Reed 2:05:04

2104 The original Zone A is only with or without water. And without water, it's 150-foot
2105 frontage for 25-foot setbacks.

2106

2107 Maddie Dilonno 2:05:15

2108 I took the zone A frontage and setbacks because they're broken out for those
2109 requirements. It's not broken out for lot size.

2110

2111 Mr. Reed 2:05:23

2112 Right the lot size was never spelled out.

2113

2114 Maddie Dilonno 2:05:27

2115 The same as zone A because I think that's what it is.
2116
2117 Ms. Bridgeo 2:05:41
2118 Mattie, you're saying then. So, I'm saying that if we have town water, it's half the size
2119 half the frontage. If it does not then I say it goes to what we have for the town, which
2120 is two acres 200 Which so everything is the same? It's half, you get half if you have
2121 town water, because you don't have to have you well radiate that's that to benefit
2122 other than that, if you do not have town water, you're the two acres 200-foot frontage
2123 just like every other lot. There's no difference. There's no difference is all the same.
2124 Ms. Gott 2:06:10
2125 That's the confusing part. Yes, I agree with you.
2126
2127 Mr. Coppelman 2:06:13
2128 Do the zone A lots tend to be in more dense areas.
2129
2130 Mr. Reed 2:06:18
2131 Yes, they are.
2132
2133 Mr. Coppelman 2:06:20
2134 So that would be the reason for the smaller frontage. And the smaller setback
2135 amount than the B lots which are more rural. Okay.
2136
2137 Ms. Bridgeo 2:06:29
2138 And then once we added as Brad said, water throughout town for various reasons.
2139 So, I think it still would, for the most part fit with them being that if you have your
2140 water your half and then if you don't, and they still need the well radius.
2141
2142 Mr. Reed 2:06:49
2143 And then we can do that within the 100 feet.
2144
2145 Mr. Ayer 2:06:52
2146 Couldn't we take that out? Because anything that's existing wouldn't count anyways.

2147 Yeah, so if you the second A, which has 150-foot frontage, if there are existing lots,
2148 with 150-foot frontage, they would stay the same, and get rid of A that second A
2149 altogether. And now when you want to do a subdivision, you have to have 200-foot
2150 frontage. Just like everything in B.

2151

2152 Ms. Bridgeo 2:07:27

2153 Correct, then it would all match. If the lots already there, they already have what's.

2154 Mr. Ayer 2:07:33

2155 It's already there. There's a lot there. That's 150. We're already there. I'm looking at
2156 just people subdividing down the road.

2157

2158 Mr. Reed 2:07:40

2159 What if somebody owns a lot in zone A it hasn't been built on yet?

2160

2161 Mr. Ayer 2:07:46

2162 Right. As long as it's got 150-foot frontage, it's an existing lot.

2163

2164 Ms. Bridgeo 2:07:51

2165 It already would be in existence already.

2166

2167 Mr. Ayer 2:07:55

2168 If you owned a lot that was only 50 feet wide, there was an existing lot. You could
2169 build on it.

2170

2171 Mr. Reed 2:07:59

2172 You can go in for a building permit, you don't have to meet any of the requirement,
2173 right?

2174

2175 Mr. Ayer 2:08:03

2176 As long as it says it's existing and it's on the books.

2177

2178 Mr. Reed 2:08:06
2179 Even if you can't meet the setbacks or anything.
2180
2181 Ms. Gott 2:08:09
2182 Oh, I don't think that's true.
2183
2184 Mr. Reed 2:08:10
2185 Well, I'm playing devil's advocate.
2186
2187 Mr. Ayer 2:08:18
2188 You're paying taxes on that as a lot, and they have to give you the variance because
2189 it's a hardship.
2190
2191 Mr. Reed 2:08:27
2192 Okay, so then you'd have to go for variance. Yeah, I think that's why this different
2193 thing is in here, because there's a lot of those smaller lots that have never been built
2194 on within. Well, there were some right on Epping Street. They weren't built until a
2195 couple years ago. And there was one. Yeah, there were three right there. The last
2196 one big Yeah. That they were small lots, they would not meet those 200 feet.
2197 Because they probably hooked up to water, but they didn't have to because they
2198 were an existing lot.
2199
2200 Ms. Bridgeo 2:08:56
2201 I think it could be half the size. So, if they could have gone to the half the size of the
2202 lot then and gone if they hooked up the water, because so I think that other than
2203 that, and I don't think it causes.
2204
2205 Mr. Reed 2:09:07
2206 I just don't want to create more problems for zoning.
2207
2208 Mr. Ayer 2:09:10
2209 Well, I think that creates less. Because, you know, I'm looking at subdividing, that's
2210 what I'm looking at. I'm looking at a large, or a fairly large parcel of land, where now

2211 you're talking about, you know, 50 feet makes a big difference. Oh, yeah. When you
2212 know you've got to get four more lots out of it. Because it's not 200 feet.

2213

2214 Mr. Reed 2:09:33

2215 There was a subdivision proposed not far from here that they wanted to, they offered
2216 to run town water across to the high school if we'd make that zone A for them. So,
2217 they could do the half acre lots. Remember that? Yeah. Because then they could
2218 hook up to town water, and it would have quadrupled the number of homes that
2219 could have put it well, essentially.

2220

2221 Ms. Bridgeo 2:09:59

2222 So, can we say we're all in agreeance?

2223

2224 Mr. Reed 2:10:02

2225 So, we're going to change A not on town water to the same requirements as B.

2226

2227 Ms. Bridgeo 2:10:08

2228 Yes. Well, except for the flag lot parts. I don't understand.

2229

2230 Maddie Dilonno 2:10:12

2231 That's okay. Yeah, we can get to that.

2232

2233 Mr. Reed 2:10:14

2234 Okay, we haven't got to flag lots yet.

2235

2236 Ms. Bridgeo 2:10:16

2237 I'm talking about A and B. Yeah, so the same

2238

2239 Maddie Dilonno 2:10:19

2240 Do you want to change the frontage and setbacks as well?

2241

2242 Mr. Reed 2:10:23

2243 So, you want to change the frontage to 200 feet. So, you want to change the
2244 setbacks to 30 feet.

2245

2246 Ms. Gott 2:10:28

2247 I did until Brad uses the example of Epping Street and the preexisting lots of which
2248 there are a few went out, a few left. Yep. It makes sense to me.

2249

2250 Mr. Coppelman 2:10:45

2251 They are lots of record, Gretchen.

2252

2253 Mr. Reed 2:10:51

2254 So, they do have that option.

2255

2256 Ms. Gott 2:10:53

2257 It makes sense to me that they wouldn't have gotten two acres on there either.

2258

2259 Mr. Reed 2:10:59

2260 No, they wouldn't. They wouldn't. But you know, and I was just trying to be devil's
2261 advocate, to make sure that we're not missing the reason they did this originally.
2262 This goes way back.

2263

2264 Maddie Dilonno 2:11:08

2265 Right. So, leave it the same. That's fine. I just want to get clarification there.

2266

2267 Ms. Gott 2:11:14

2268 I guess the way that I'd be comfortable doing that is that they say that they're hooked
2269 up to town water because then we don't worry about running into.

2270

2271 Mr. Reed 2:11:25

2272 Yeah, and for some reason they had these Lots in zone A that were not serviced by

2273 town water. And they gave them less required setbacks, less frontage. And only .92
2274 acres. So that's what they originally had.

2275 Mrs. Luszcz 2:11:41

2276 Right. I agree. It should match B.

2277

2278 Mr. Reed 2:11:46

2279 All right. I think we picked consensus. Everybody thinks that a without town water
2280 should match B. Okay, let's do that. can you make those changes, Maddie?

2281

2282 Ms. Bridgeo 2:11:56

2283 Can we make the match? Are we saying the same for the frontage? Across the
2284 board, thank you. Okay,

2285

2286 Mr. Coppelman 2:12:05

2287 So, then you'd be changing A without water. Changing the minimum frontage to 200.
2288 And the setbacks to the 30. On all sides.

2289

2290 Mr. Reed 2:12:16

2291 Yep.

2292

2293 Mrs. Luszcz 2:12:24

2294 The 200 is on his original table.

2295

2296 Maddie Dilonno 2:12:51

2297 On his original table, he also broke out a few zones B's service bytown water or not
2298 service by town water. I did not include that in here. Because it at our last meeting it
2299 didn't sound like we really wanted to do that. We can I can send it his proposed

2300

2301 Ms. Gott 2:13:08

2302 Zone B is zone B.

2303

2304 Maddie Dilonno 2:13:10

2305 Okay. That's what I figured from our last meeting. But I'm happy to send that out
2306 again. See, it was a large table. Yeah, you see what I mean?

2307

2308 Ms. Bridgeo 2:13:20

2309 Yeah, and I think zone B should be zone B with 200 feet, two acres. We have A/B.

2310

2311 Ms. Gott 2:13:33

2312 I would have to ask for the flag lot for zone B. What is the justification for four acres?
2313 And how can we how do we sell that? That's a lot of that's a huge jump.

2314

2315 Maddie Dilonno 2:13:46

2316 Right.

2317

2318 Mr. Reed 2:13:47

2319 Jonathan's approach there was if people really want to divide their land up like that,
2320 they're going to pay a premium. And they're going to put a lot of land there. And
2321 requires those setbacks, you know, the 30-foot setbacks, and a minimum of 50 feet
2322 frontage. So basically, you know, if you're going to run that back, 400 feet that 50
2323 feet takes up a lot of land right there. So

2324

2325 Ms. Bridgeo 2:14:11

2326 I think Lee has something similar. They have five acres.

2327

2328 Mr. Reed 2:14:13

2329 Yeah. Yeah. It's not uncommon.

2330

2331 Ms. Bridgeo 2:14:17

2332 Yeah. And people do, do like, some people like

2333

2334 Mr. Reed 2:14:21

2335 they like to be back off the road. And I tried to talk my wife into let me put my house
2336 way back in the corner. She wouldn't. She wouldn't go for it. No.

2337

2338 Maddie Dilonno 2:14:30

2339 So, I needed clarification. Also, for the flag lot discussion. I wasn't clear if the main
2340 concern was for flag lots within conservation subdivisions only. Or flag lots
2341 anywhere.

2342

2343 Mr. Ayer 2:14:50

2344 Flag lots everywhere.

2345

2346 Ms. Gott 2:14:52

2347 You also talked in we've had for years about bowling alley lots. Okay. I don't want to
2348 say more about that one long, long, narrow, minimum frontage. But to get there five
2349 acres, they've gone back 300 feet or whatever it is.

2350

2351 Mr. Reed 2:15:10

2352 we only require two acres and with a 200-foot requirement that doesn't become too
2353 unwieldy.

2354

2355 Ms. Gott 2:15:16

2356 But if people want to sell their land you can get five acres yippee. But it's 150 or 200
2357 feet by 300 odds back or whatever it is, it's very narrow frontage with long narrow
2358 lots.

2359

2360 Mr. Reed 2:15:29

2361 You got a 200-foot frontage would be what? 1000 feet deep. For two acres. It's not
2362 that far. It's 400 feet. So, it's not bad.

2363

2364 Ms. Gott 2:15:50

2365 Let me finish the bowling alley lot problem is the fact that then you run into setbacks,
2366 because they're narrow and people are trying to put outbuildings and you know

2367

2368 Mr. Ayer 2:16:01
2369 What, to have four acres?
2370
2371 Mr. Reed 2:16:03
2372 If they have the 200-foot frontage for your bowling alley, because we've got this thing
2373 for flag lots where they can have 50 feet, right, but a minimum of four acres. Now
2374 could somebody build a 50 foot by .
2375
2376 Mr. Ayer 2:16:22
2377 Half a mile.
2378
2379 Mr. Reed 2:16:24
2380 But then with the setbacks were requiring they couldn't put anything on it because it
2381 requires 30-foot setback. So, it's got to be the size of the house plus 30 feet on both
2382 sides. That's the minimum width.
2383
2384 Mr. Coppelman 2:16:36
2385 Well, if it started out narrow, you'd have to get wide it has to get wider.
2386
2387 Mr. Reed 2:16:40
2388 Yeah, yeah. So, I think we've kind of forced their hand a little bit here.
2389
2390 Mr. Ayer 2:16:44
2391 I think that would be a problem for the realtor.
2392
2393 Mr. Reed 2:16:49
2394 Yeah, and currently these subdivisions with these skinny lots to a back spot are
2395 selling people like them. So yeah, I think this at least gives you good frontage. So,
2396 you're not 15 feet just wide enough for a driveway. You know, this gives you 50 feet
2397 so you can maintain your driveway.
2398

2399 Ms. Gott 2:17:09
2400 But it makes less impact on the neighbor.
2401
2402 Ms. Bridgeo 2:17:11
2403 But what about if they come back and we start having variances saying that they're
2404 going to split that into a shared driveway and then they're each going to have two
2405 acres? And you start to see that?
2406
2407 Mr. Ayer 2:17:21
2408 That's why you have to look at it.
2409
2410 Ms. Bridgeo 2:17:25
2411 Four acres no matter what, so you can't share the driveway.
2412
2413 Mr. Reed 2:17:30
2414 Well, it requires a 50-foot frontage. So, I guess if they're going to share the driveway,
2415 they have to be 100-foot frontage, right. That's what advantages.
2416
2417 Mr. Ayer 2:17:39
2418 You know, the example shows.
2419
2420 Ms. Bridgeo 2:17:41
2421 No, no, I'm trying to just be a devil too.
2422
2423 Mr. Reed 2:17:44
2424 Yeah. She's better at it.
2425
2426 Mr. Coppelman 2:17:49
2427 You notice she didn't say devil's advocate? She said just evil. Yeah. Subtle
2428 difference there.

2429

2430 Mr. Reed 2:17:55

2431 Okay, so we're good with the for now. Are we good with this for where it is for now?

2432 All right. Now under the conservation development? Are we going to do anything

2433 with that yield calculation? Are we going to just stick with a chart for this year?

2434

2435 Maddie Dilonno 2:18:09

2436 Yeah, so the first part is what Jonathan proposed. And that's why I put it in the table

2437 because I think he was saying here that when you're calculating, when you're doing

2438 your yield plan, and there's flag lots the flag lots have meet the four-acre minimum,

2439 that's what I interpret that as.

2440

2441 Mr. Reed 2:18:26

2442 So, we need this definition.

2443

2444 Maddie Dilonno 2:18:29

2445 Right? And so, we're going to have to put a definition somewhere.

2446

2447 Mr. Reed 2:18:31

2448 So, let me ask you, with page one, the table and page three, how many warrant

2449 articles that we use? In your expert opinion?

2450

2451 Maddie Dilonno 2:18:56

2452 Six.

2453

2454 Mr. Reed 2:19:07

2455 All right. So, we may have to give or take here. Just warn you because the town

2456 already has a boatload of warrant articles. Just so you're aware.

2457

2458 Mr. Ayer 2:19:18

2459 So, you don't want to do anything with the conservation?

2460

2461 Mr. Reed 2:19:21

2462 Well, I'm saying where would you want to cut this this year? If we have to cut one?
2463 That's why I'm asking the question. Where do you want to cut?

2464

2465 Mr. Ayer 2:19:28

2466 Why can't we just put the flag lot be on everything?

2467

2468 Mr. Reed 2:19:41

2469 I'm told as of yesterday; we might only get four all we had six we might only get four.

2470

2471 Ms. Gott 2:19:48

2472 Who tells us whether we have four or six?

2473

2474 Mr. Reed 2:19:51

2475 Well, it's a question of how many different boards put in and how many they feel they
2476 can put on the ballot.

2477

2478 Ms. Gott 2:19:59

2479 Well, that's our decision for what we want to put on.

2480

2481 Mr. Reed 2:20:02

2482 Well, I can ask, I'm just wanting I just trying to get priorities here. So, if we have to
2483 whittle,

2484 Ms. Gott 2:20:08

2485 I understand but we Brad, they can't tell us.

2486 Mr. Reed 2:20:11

2487 No, they can't tell us. We can, we can. But we risk doing like last year and losing
2488 everything if we put too much and people don't want to read it. So that's the other
2489 side of it. So

2490

2491 Ms. Gott 2:20:20
2492 But if we have four and then there's just two more six is not enough.
2493
2494 Mr. Reed 2:20:28
2495 You have a lot of things we need to address. I do not disagree with anybody saying
2496 here. Don't misunderstand what I'm saying.
2497
2498 Ms. Gott 2:20:35
2499 No, I get you, I understand.
2500
2501 Ms. Bridgeo 2:20:40
2502 Can we go through everything and then have the discussion about where we
2503 should?
2504
2505 Mr. Reed 2:20:44
2506 I want to move on to all the work Tricia has done with conservation. And I don't know
2507 what I did with that. And we'll get to the solar ordinance cleanup.
2508
2509 Ms. Bridgeo 2:21:00
2510 We have public comment.
2511 Kathy McDonald 2:21:12
2512 Kathy McDonald, I was just, if you're thinking about what articles to include, in my
2513 own personal opinion, I think the flag lots are very important, because we are seeing
2514 a lot more developments coming into town. And I really think that the flag lots would
2515 address.
2516
2517 Ms. Gott 2:21:33
2518 Okay. People are Cramming more. Yes.
2519
2520 Kathy McDonald 2:21:39
2521 Over building.

2522

2523 Mr. Reed 2:21:43

2524 So, I have one vote for flag lot. No, just kidding.

2525

2526 Ms. Bridgeo 2:22:23

2527 So, I met with conservation. We talked about zone G. And Raymond has fairly robust
2528 zone G requirements. What we found was that the terminology and where they're
2529 defined, is cumbersome, more so than lacking, but it's also dispersed throughout.
2530 And it's hard for people to find the location, for instance, you'll have someone come
2531 in and say, well, I didn't know I was supposed to put the calculation for zone G land
2532 on a drawing. And it's hard for people to know that and then winds up in a quagmire,
2533 even heading into the zoning board coming back before us. I don't know if that's
2534 something that again, does that become yet another one on the table where we
2535 actually put it where people can see and read the information? So, it's in a spot, but
2536 it is in there, like for instance, soil type, slope, wetland requirements, that the
2537 information is there? I'm trying to find out how do we get it concise, so that people,
2538 both citizens, and developers coming in and people asking information can find it.
2539 Because of how it's scattered. We did talk about the words buffers, and we agreed
2540 that we will work on the language that's used through all of our documents, which is
2541 differing. It is going to be take too long to get that term in a more applicable manner,
2542 because it's used different ways throughout the RSA's. And when you go on to E
2543 code, you put it in it says vegetative buffer. Sometimes it just says buffer sometimes.
2544 So, it's not concise. So, we said we'd work on that its but it's going to probably take
2545 however long this year to work on that terminology.

2546

2547 Mr. Reed 2:24:12

2548 Can I ask you a question? You said are our requirements are very robust. Yeah. So,
2549 is it something we can at least work with for now? So, this all has to come to us for?

2550

2551 Ms. Bridgeo 2:24:25

2552 We could procedurally have it that we put on an application is that something that
2553 requires a warrant, that we put that on the application that they need to, like they
2554 need the information, and maybe also highlight for TRC? To note that for everybody
2555 to look at our requirements and to say, you know, we need this on the drawing so
2556 that people don't come in and then we send them back and forth, back, and forth.

2557

2558 Mr. Coppelman 2:24:54

2559 A lot of that would show up in the checklist for either site plan or subdivision and
2560 those are regulations. Right? So, we don't have those don't go to warrant.

2561

2562 Mr. Reed 2:25:05

2563 Okay, so we can modify our regulation requirements.

2564

2565 Mr. Coppelman 2:25:08

2566 You can do that at any notice or public meeting.

2567

2568 Ms. Bridgeo 2:25:33

2569 I'm glad you're happy. So, there's a note there, it's regarding the water main size,
2570 converting from eight inch to 12 inch. And that also, again, I guess that would be a
2571 separate warrant article from the industrial use. I'm gonna hop forward first, and
2572 then I'll go back to that. One of the things that we have, we have a very limited
2573 industrial use, I put the pages here list the economic importance of agriculture,
2574 commercial, fishing, foresting, in industries in New Hampshire, Connecticut, Maine,
2575 Massachusetts, \$2.9 billion for New Hampshire, almost 18,000 jobs. And when we
2576 go through into the next pages, they talk all about these industries. And their broader
2577 than what we have listed for industries on our table. The last page, actually, though,
2578 is in regard to what we do have on our table, and that is industrial warehouse sizes.
2579 And there is a lot of information from various states surrounding us where they have
2580 sizes for their warehouses that are being allowed in because of the location of where
2581 the warehouse will be sitting, and the problems that they have encountered. And that
2582 would be there. They have excessive noise traffic truck. adverse effects on
2583 intersections, residential neighborhoods. So, if you take those three last pages to the
2584 last, I don't know, if we put in a size parameter for the one use we have. And there's
2585 examples from a couple towns, and that's what they chose for, and their studies that
2586 correlate with that for why they chose the sizes. And then they have also the
2587 correlating studies for what had happened in their towns. So, I would ask that we put
2588 here, and we add, as part of the one of the uses we have is that we have a size and
2589 actual size. Well, three, this is graduated sizes for the type of industry.

2590

2591 Mrs. Luszcz 2:28:16

2592 Trish, did you say the last pages are current?

2593

2594 Ms. Bridgeo 2:28:20

2595 The last page which has the light industrial, commercial, industrial mixed use, and

2596 then the general that was across the board, it seemed to be for similar geographies
2597 of our town.

2598

2599 Mrs. Luszcz 2:28:37

2600 But we don't specify?

2601

2602 Ms. Bridgeo 2:28:38

2603 We don't specify it. We have none. We have none. So, this was taking a compilation
2604 and saying like I said, the similar geography, geographical features. If they have
2605 them, would it be something that would be something we would add to our table?

2606

2607 Mr. Beauvilliers 2:29:05

2608 Talking about this, this table here?

2609

2610 Ms. Bridgeo 2:29:08

2611 It would be the usage table where you need permits, special permits and the even
2612 list the on what you would if you need needed a special exception then you would
2613 have to have a special permit. If you are anything past that. Yeah.

2614

2615 Mr. Ayer 2:29:27

2616 We need a warrant article to change that.

2617

2618 Ms. Bridgeo 2:29:30

2619 Yeah, don't we? We do.

2620

2621 Mr. Coppelman 2:29:34

2622 Is it in zoning?

2623

2624 Mr. Ayer 2:29:36

2625 It wouldn't be zoning. It would be sized use. You got an industrial park; you say you
2626 can't build a warehouse over 100,000 square feet. Why would you need a warrant

2627 article for that?
2628
2629 Maddie Dilonno 2:29:52
2630 Where would you put that? Where would you put that information? Are you saying?
2631
2632 Mr. Ayer 2:29:58
2633 It would be an ordinance.
2634
2635 Mr. Reed 2:30:01
2636 So wouldn't we have to allow this when we have to add that sort of thing really
2637 allowed uses table, I mean, and a definition, possibly under definitions, probably.
2638 And those are warrant articles,
2639
2640 Ms. Gott 2:30:11
2641 You know, changing numbers and everything that's definitely, definitely article
2642 issues.
2643
2644 Mr. Reed 2:30:16
2645 And we just have to be careful. If you're gonna limit like a warehouse to 100,000
2646 square feet, we are a million square foot one. So just be careful.
2647
2648 Mr. Ayer 2:30:30
2649 Well, I was just reading the example.
2650
2651 Mr. Reed 2:30:32
2652 Yeah, I know what you're saying. I just, you know, be careful what we try to modify.
2653
2654 Mr. Coppelman 2:30:36
2655 Trish, just to go back to your question about buffers and in zoning, that's what I was
2656 looking at that while you guys were, which is why I wasn't caught up on what you
2657 were talking about. But in zoning, it talks about dense vegetative buffering, there's

2658 even a definition for it. So, any changes to that would have to go to warrant. But
2659 buffers, buffers are also talked about a lot in site plan and subdivision and those are
2660 regulations. So, any changes to buffering in those doesn't go to warrant, it doesn't go
2661 to the ballot.

2662 So maybe we can, we'll look at separating them.

2663 Okay, in fact, I suspect that your concerns are probably the ones that are in
2664 regulations and not zoning, but we can look at them again to see.

2665

2666 Ms. Bridgeo 2:31:28

2667 Yeah, make sure that they are separate. Right. Thank you.

2668

2669 Ms. Gott 2:31:31

2670 But you still have to go by the zoning. You know, the site plan subdivision should not
2671 conflict with our zoning. It can't conflict.

2672 Mr. Coppelman 2:31:45

2673 Yeah. So, I guess the point is, to your point Gretchen, the, it appears in some in
2674 zoning, some in regs. And so, whenever that gets worked on, someone might be
2675 able to pay close attention to make sure that they don't conflict. And that they're, you
2676 know, complimentary.

2677

2678 Mrs. Luszcz 2:32:33

2679 I have a question about the warehouse size. So, the town allowed something of a
2680 million square feet. And then it seemed like maybe that didn't really fit the
2681 community, you're tied to that forever, you can't make a change.

2682

2683 Mr. Reed 2:32:56

2684 Just I mean, what I'm suggesting is, look at the reasons why they limited in a way
2685 they limited, they limited it in using local roads, they kept the size of the warehouse
2686 requirements down if it was commercial property on the local roads. But we have
2687 some commercial and industrial land that is right off our exits. And then we have I
2688 think the biggest piece if I remember, right, the biggest piece of industrial land is right
2689 on the other side of the tracks, the recreational trail on the Moulton property, that
2690 whole front and center section of town is zoned industrial. So that is where you could
2691 potentially have the most noise, truck traffic, everything else. And that only access
2692 I'm aware of is off of Main Street to that. So, I'm just pointing out that that's our
2693 existing zoning. That's the biggest area from the top of my head that I'm that I'm

2694 coming up with. So that would be potentially the heaviest traffic. Of course, exit four
2695 and five are the areas that were set aside with commercial for truck traffic. And for
2696 that reason, I'm not saying that I wasn't, that was not my intent of saying that was
2697 just to realize what we already have where it's located, then look at the town as a
2698 whole. What's what zoned commercial, what zoned industrial, what kind of
2699 businesses could come into Raymond. And I have to tell you, as a businessman, you
2700 have to be careful what you do as a town if you want to attract businesses. We deal
2701 with a lot of business; we hook up a lot of businesses to electrical infrastructure. And
2702 I get a lot of comments on why they put things here and there. And different towns
2703 have different reputations for certain things. And I'm not gonna say any more than
2704 that.

2705

2706 Ms. Bridgeo 2:34:48

2707 And I'm gonna go the other way. And I think that the town actually is trying to come
2708 alive to have a reputation of progress and opportunity's, also for the kids that go to
2709 school in this town and people working in this town. And I think this town has given a
2710 lot of people, great opportunities, great families, great job opportunities. And I think
2711 that some of the concerns are related to if the town isn't planning for what type of
2712 businesses come in whether or not then it, we you can look at a steel mill town and
2713 watch somebody put themselves out versus looking ahead and saying what is a
2714 growth business versus a dead end, destructive business. And that's also dead-end
2715 jobs to creating and using up the only land you have in town for dead end jobs. I
2716 think myself yourself. We've been fortunate enough to be in this town, you've been
2717 longer. But you know, I've been in this town for decades. And it's been very
2718 fortunate, not only the people, but the opportunities. And I think that it's important to
2719 look at it from the perspective of, again, not the people, developers coming in, what
2720 are they trying to get out of the town? But what does the town benefit from having
2721 them become our neighbors? I think it's the opposite. And I can take Walmart, who is
2722 our neighbor, you know, Walmart's our neighbor. And let me tell you, as a neighbor,
2723 Walmart has changed dramatically as my neighbor, and probably will continue to,
2724 and I think it's a cautionary tale, when we have some neighbors that you know,
2725 they're gonna stay as your neighbors.

2726

2727 Mr. Reed 2:36:33

2728 Then it is a balancing act between the two things to set up your regulations, so that
2729 can be accepting and flexible, but also to protect what you're trying to protect as the
2730 town's your character and nature. I agree that most of us could have chosen to live
2731 anywhere else. We chose Raymond for a reason. I absolutely agree. We are just
2732 about out of time; I would suggest that we look at those things related look at those
2733 different references that she gave us on the different sites. And did you have a list of
2734 definitions.

2735

2736 Ms. Bridgeo 2:37:10
2737 I have even more I just didn't want to send so much.
2738
2739 Mr. Reed 2:37:13
2740 Do you have a recommended list? You talk to me about different types of industrial
2741 businesses and commercial businesses that are not listed in there? Yeah. Well,
2742 could you come back to our next meeting? We're gonna try anytime we have enough
2743 time we're gonna try to work on these things. Once they're available, we'll let
2744 Gretchen know. So, she can pick them up.
2745
2746 Ms. Bridgeo 2:37:50
2747 Yes. Yeah, just send them Gretchen needs them to know.
2748 What can I say one more thing, though, as far as a discussion, and sorry, Kathy, the
2749 concern that I again, and I don't know if it's something in our regulations about the
2750 water main, something that I see is people, developers being able to change the size
2751 of that drawing? And I think it's something as a town, we need to look into water
2752 being removed from our town or used from our town. And again, I don't know if that's
2753 an RSA, but to change the size and diameter of the water main from 8 to 12. Without
2754 like, we wouldn't have a say.
2755 Mr. Ayer 2:38:40
2756 We have a say.
2757
2758 Ms. Gott 2:38:41
2759 TRC talks about it.
2760
2761 Mr. Reed 2:38:47
2762 If you get to a project and they put in a 12-inch main thinking of the future, but it's an
2763 eight-inch drain feeding it, they can only get eight inches of water through.
2764
2765 Ms. Gott 2:38:59
2766 Right. So, there's also fire protection.
2767
2768 Mr. Reed 2:39:01

2769 So, whatever we're giving them is the limiting factor. So, they can't take more and
2770 the TRC and the engineers do look at that every time. So, you know, when we put in
2771 one of our buildings, we put in a larger main planning on the future, and we decided
2772 to put a fire hydrant there. And if we hadn't put the larger main, we couldn't have
2773 done that. But we work that out with the fire department and the TRC. So that was
2774 one of those cases. That was only six inches, I think might have been an eight. I
2775 don't think it's a 12. If it wasn't a 12 No, no. Okay. Really quickly. Does everybody
2776 have a copy of the solar ordinance?

2777

2778 Kathy McDonald 2:39:46

2779 I just I came here tonight because I heard that it was going to be a work session. I
2780 just want to kind of throw in my two cents. And I know that there's been a lot of anger
2781 and frustration about a couple of projects that have been approved, which are in the
2782 aquifer, towns aquifer. And I'm just wondering, it's probably too late this year. But is
2783 there anything that we can do to maybe tighten the controls of what is put over
2784 aquifer? I don't know if that's even possible right now,

2785

2786 Mr. Reed 2:40:23

2787 There's a lot of regulation already in there about that.

2788

2789 Maddie Dilonno 2:40:27

2790 And to that effect, so Rockingham Planning Commission, we applied for a grant
2791 through the Department of Environmental Services for next year to specifically work
2792 on the town's groundwater conservation ordinances. We haven't heard yet. But we
2793 did Brad and I worked on a letter of support on behalf of the board. And so, if we get
2794 that grant, which I'll keep everyone posted, we would definitely be working on that
2795 next year. And that would come with public education.

2796

2797 Kathy McDonald 2:40:57

2798 Do you need more letters?

2799

2800 Maddie Dilonno 2:41:00

2801 Not at this time? No. But I agree, it's a really great point that whole section could use
2802 a little bit of work, but it's where it's in the plan.

2803

2804 Kathy McDonald 2:41:09

2805 Awesome. Thank you.

2806

2807 Mr. Reed 2:41:12

2808 Okay, if everybody, I'm not gonna address it tonight, it's almost quarter 10. But if
2809 you'd look at the solar ordinance, it's been modified to address primarily commercial
2810 and larger. And I personally think this is an important thing. We haven't seen a lot of
2811 it in town. But there's quite a few large parcels of land still in town that could be
2812 developed with almost no control other than we have setbacks. That's about the only
2813 thing we have right now, that would apply to this kind of thing. So, I just really think
2814 it's something we've got to at least get something in the works. And I think it's one of
2815 the important ones we really need to do this year. That's my personal opinion.
2816 Anybody want to share an opinion? While we got five minutes?

2817 Mrs. Luszcz 2:41:57

2818 Question? Absence of the word, solar station? Yeah. allows one?

2819 Mr. Reed 2:42:07

2820 With that right now. You can put a solar I don't believe anybody's gonna. I think if
2821 somebody did fight you putting one on your home right now with the general climate
2822 of what's going on, you'd have.

2823

2824 Mrs. Luszcz 2:42:17

2825 A commercial, let's say somebody bought up a piece of land in Raymond and said,
2826 I'm putting this massive commercial solar, because we don't have the ordinance.

2827

2828 Mr. Coppelman 2:42:28

2829 It would be treated as a site plan review, commercial site plan review.

2830

2831 Mr. Reed 2:42:32

2832 Site plan, but we have no, we have no written regulation. No.

2833

2834 Mr. Coppelman 2:42:36

2835 Wouldn't be specific to solar. Yeah. But I mean, you'd be able to any industrial
2836 setbacks and things that are anything you've got inside site plan regs right now.

2837

2838 Mrs. Luszcz 2:42:46

2839 But it's not an allowable use. So just because it's not listed as allowable, it's not
2840 necessarily disallowed.

2841

2842 Mr. Coppelman 2:42:54

2843 Well, actually, I believe that Raymond is considered permissible by whereas if it's
2844 not expressly permitted, then it's considered not and therefore, it would require a
2845 variance.

2846

2847 Ms. Gott 2:43:10

2848 Could we definitely get that answer?

2849

2850 Mr. Reed 2:43:12

2851 Yeah, I'm not sure. I'm not sure on that. Glenn. I've been told opposite ends of that.
2852 Okay. So, I'm not sure. I'm not sure

2853

2854 Mrs. Luszcz 2:43:21

2855 I am in agreement of addressing things before they happen.

2856

2857 Mr. Reed 2:43:26

2858 Jonathan was very fond of saying, you know, barn door regulation, you know, after
2859 the cow escapes and we, and we deal with it.

2860

2861 Keith Smith 2:43:37

2862 Keith Smith speaking as a resident on the solar and a couple of quick questions on
2863 it. I'm looking at allowed use table five and then I'm looking at paragraph seven.
2864 They contradict each other.

2865

2866 Mr. Reed 2:43:51

2867 That's very possible. We haven't gotten that far yet.

2868

2869 Keith Smith 2:43:54

2870 Yeah, just a couple little observations. So, number five, and paragraph seven, the
2871 allowed use table versus the other. And it basically says it would be allowed in zone
2872 G, that you would put solar electricity in wetlands?

2873

2874 Mr. Reed 2:44:14

2875 No zone G says X that is not permitted.

2876

2877 Keith Smith 2:44:17

2878 Over in seven, it says all zones allowed. Okay. So that's why that one of the
2879 reasons.

2880

2881 Mr. Reed 2:44:23

2882 Okay, now, again, I haven't had a chance to go through the modified.

2883

2884 Keith Smith 2:44:27

2885 And the other would speak to the residential permitting of because it seems to jump
2886 around from 12 to 13, over to 15. And I would think that solar would come in as like a
2887 mechanical inspection, like the mini splits. When I've added mini splits my home,
2888 there was a simple little boilerplate. He came in to make sure there was a disconnect
2889 that the wiring was safe, and things like that. This jumps around on like, all over the
2890 place.

2891

2892 Mr. Reed 2:45:00

2893 It started out as an all-encompassing, right. And honestly, once you get to the
2894 commercial, the inspector is going to come in and make sure you got to disconnect
2895 the power company residue, everything else.

2896

2897 Keith Smith 2:45:13

2898 So, I'm speaking to the residential and there's certain things in here that still speak to
2899 the residential.

2900

2901 Mr. Reed 2:45:19

2902 We've got some more stuff we need to address as far as residential.
2903
2904 Keith Smith 2:45:23
2905 Yeah, that's it seems to be some over here some over their kind of like the
2906 Scarecrow in The Wizard of Oz.
2907
2908 Mr. Reed 2:45:30
2909 That's possible. Did anybody else have a chance to go through this? I have not. Was
2910 there anything else specific? Or do you want to mark one up and forward it to us?
2911 We'd love to have your input, sir.
2912
2913 Keith Smith 2:45:46
2914 I just got this tonight. I read the original one by John. And then I read the abridged
2915 version if you will. The last one and this one I just got and going over it just. Yeah, it
2916 mostly speaks to the commercial, but it still has elements of the residential and there
2917 that just seem to be a few wrinkles.
2918
2919 Mr. Reed 2:46:06
2920 Thank you. And if you do want to take a few minutes, if you want to mark up
2921 something specific for the office, they'll give it to us. The guy would take a few more
2922 eyes on this would not hurt. We do appreciate it very much. I'm going to everybody's
2923 okay with this. I'm going to waive the minutes for this evening.
2924
2925 Ms. Bridgeo 2:46:24
2926 Yes, please.
2927 Motion:
2928 Ms. Bridgeo made a motion to adjourn. Ms. Luszcz seconded the motion. The
2929 motion passed unanimously with a vote of 6 in favor, 0 opposed and 0 abstentions.
2930
2931 The meeting adjourned at approximately 9:47 pm.
2932
2933 Respectfully submitted,
2934

2935 Jill A. Vadeboncoeur

2936

2937

1 Planning Board Minutes
2 November 18, 2021
3 7:00 PM
4 Media Center Raymond High School
5

6 **Planning Board Members Present:**

7 Brad Reed
8 Gretchen Gott
9 Paul Ayer
10 Patricia Bridgeo
11 Dee Luszcz (Alternate)(Seated)
12 George Plante (Selectmen ex officio)
13

14 **Planning Board Members Absent:**

15 John Beauvilliers
16

17 **Staff Present:**

18 Glenn Coppelman - Circuit rider
19 Madeleine Dilonno -Circuit Rider Planner, RPC
20

20 Pledge of Allegiance

21 Mr. Reed 0:53

22 We will begin this meeting this evening with a continuation from November 18.
23 application number 2021-017 subdivision application has been submitted by James
24 Lavelle of James Lavelle Associates. On behalf of Michael and Lisa DuFord for
25 property identified as Raymond tax map eight lot 22. Located at 10 Christopher Lane
26 within zone B. The applicant is proposing to subdivide an existing 7.7 acres bought
27 into a 5.62- and 2.09-acre lot with a shared driveway variance was granted on April
28 28 2021 for frontage and when you get back here desk Would you introduce yourself
29 once again sir.

30
31 James Lavelle 1:39

32 James Lavelle from Lavelle Associates.
33

34 Ms. Gott 1:49

35 I 'd like to disclose that I know some of these folks professionally and it has no
36 bearing on my decision making.
37

38 James Lavelle 2:16

39 Since the last meeting, we have gone out and set the required monuments on the
40 property. I have not written up a certification to that, but I certify it here I will supply
41 you with a document. After this evening's meeting. We had discussed article 15.3.1
42 and its requirements at the last meeting. And that information is now on the plan. We
43 were in the process of discussing article 15.2.9 which has to do with a total allowable
44 units or buildings on the entire property. And that calculation is now also shown on
45 the plan. And basically, the total of 7.71 acres. The total wetland on the 7.71 acres is
46 28,655 square feet. That includes the wetland that was shown on the proposed lot
47 and the existing pond on the larger lot. And some of the poorly drained soils adjacent
48 to it. That's the total. And if you do the math, it will allow for three lots on this property
49 if other variances or frontage was created, and so forth. So, we do comply to both of
50 those articles relative to the zone G soil which is wetland on the property.

51

52 Mr. Reed 3:58

53 And last time we determined you did meet the requirement of 15.3.1 for the 40,000
54 square feet of contiguous upland.

55

56 James Lavelle 4:09

57 Yeah, we have a little over 80,000 square feet. On that proposed lot.

58

59 Mr. Reed 4:18

60 According to my notes, those were the two things we asked him to come back with.
61 Does anybody else have any other questions?

62

63 Ms. Bridgeo 4:25

64 I have two things I need to address. One is that we're sitting here right now. And I'm
65 expected to we're all expected to look at this now in the meeting and go over without
66 seeing it for an hour before. We've had this discussion before. I think that if we're
67 going to be held to be looking at drawings and having any thought of our own about
68 any part of these having them presented. While we're I'm sitting down at a meeting I,
69 I am going to say right now, I am not able to continue taking drawings while we are
70 at a meeting, because two things, the G land is per lot, the lot in the front, what was
71 requested was that the G land in the two acres because it's two point 2.09 acres,
72 the 2.09 acres cannot include for the acreage, G land, that was what I had requested
73 to see was the removal of the G land from the two acre lot out of that lot. Now,
74 whether or not that meant, and you had said you would go back and readjust the
75 driveway or the lines to get the land you needed was going to have to be an
76 adjustment of that lot line. Because the G land once it was listed for us to see here
77 on the drawing was not to be calculated in two acres.

78

79 James Lavelle 6:02

80 I'm sorry, your ordinances do not say that. They're pretty clear that you need to have
81 at least 40,000 square feet of upland soil on a two-acre lot. According to ordinance
82 15.3.1, we have that the other ordinances, how many units can you get out of the
83 whole parcel, you need to subtract all the wetland from the parcel and then divide
84 that by an acre to get how many lots you could have. Both of those things have been
85 addressed, I understand that you're seeing a plan here for the first time tonight. The
86 only thing I was asked to do between the last meeting, and this was to address
87 article 15.2.9 and have that shown on the plan. I've done that. I've also set the
88 required monuments. I called the office of the planners today and asked if it would
89 be appropriate to bring mylars tonight. I didn't get an answer back on that. But we
90 can certainly supply those. If the board chooses to approve the plan. I'm going to
91 respectfully ask that the board consider approving the plan based on what we have
92 done for the last three meetings. sir. Just pointed out so everybody else can see it
93 too pointed out to the family.

94

95 Ms. Gott 7:58

96 Okay. So 15.2.9 excludes zone G. Can you think you can show us on that map? And
97 I'll try and figure out here where that zone G is that you're excluding to take out of
98 your acreage?

99

100 James Lavelle 8:17

101 Well, it is a wetland that was delineated by the soil, the soil scientist on the proposed
102 lot, okay. The other wetland on the total parcel is the pond, which is clearly shown as
103 a wetland setback from that. And the setback is based on the pond and a small
104 amount of poorly drained soil adjacent to it.

105

106 Ms. Gott 8:44

107 It's the smaller lot that you're subdividing off, can you show where the zone G land is
108 that you have excluded.

109

110 James Lavelle 8:54

111 There's a couple of spots, it's the dashed lines down here is some across the
112 property line in this location and this location, and the larger part of it is here

113

114 Ms. Gott 9:08

115 What's the approximate acreage or square footage of the? What do you do have it
116 total wetland zone G land is 28,655 square feet?

117

118 James Lavelle 9:27

119 The math is not here. We have 80,000 127 square feet of contiguous non-G. So, if I
120 take the I can do the math here, little over 10,000 square feet of wetland on that
121 particular lot.

122

123 Ms. Gott 9:49

124 And that leaves you sufficient square footage to meet the 40,000 contiguous?

125

126 James Lavelle 9:55

127 Yes, we have a little over 80,000 contiguous upland soil.

128

129 Ms. Bridgeo 10:04

130 that will be a zone residential B, two-acre lot is what you're saying. Correct?

131

132 James Lavelle 10:12

133 Yes, correct.

134

135 Ms. Bridgeo 10:14

136 And a zone B residential lot needs to have removed the calculation of zone G,

137 Mr. Reed 10:22

138 Where do you get that Trish because since I've been on the board, we've used
139 15.2.9 to determine the number of lots we can have on a parcel based on the two
140 acres excluding the zone G. And then we use 15.3.1.

141

142 Ms. Bridgeo 10:46

143 Our table says that acreage two acres you cannot calculate with zone G. So, you
144 need to calculate zone G out first.

145

146 Mr. Reed 10:56

147 It says zones A, B and E including all residential overlay zone, zone shall not
148 include the use of zone G land in determining the maximum number of units it does
149 not say in determining the actual lots. And then it says in 15.3.1 under zone G
150 special requirements that the minimum usable area calculation shall require a
151 minimum of 20,000 contiguous square feet of non-zone G land and zone A and a
152 minimum of 40,000 in Zone B, and within that it has to be 110-foot square, 125-foot
153 diameter circle, or a 180-foot equilateral triangle. This is the way we've been
154 interpreting it since I've been on the board.

155

156 Ms. Bridgeo 11:39

157 You also have other lots that you have not so offset it.

158

159 Mr. Reed 11:47

160 So, does anybody else have a comment on the way this has been interpreted?

161

162 Maddie Dilonno 11:54

163 Correct? It does not say that zone G land must be taken out of or must be taken out
164 of minimum lot size. It's used to determine the maximum number of buildable lots
165 you can create.

166

167 Mr. Reed 12:12

168 And Jim came back with it exactly what we asked him to do. We asked him to do
169 that calculation and put these things on the drawings. That's the only thing that's
170 been nothing else has been changed on the ground. I understand your desire to see
171 these before we have them. But this is the same drawing with a couple of notes
172 added. Is that correct?

173

174 James Lavelle 12:35

175 Correct. The only other addition other than those two articles is the fact that it's
176 showing that the monuments.

177

178 Mr. Reed 12:43

179 That it's a place here. So, I believe he's done what we asked him to do. That's how I
180 view this. And you know, as a board, we've got to have some consistency with how
181 we deal with applicants. So, do we have any other questions concerning what he's
182 presented? Because everything else I believe we addressed at our last three
183 meetings. Then I would accept a motion.

184

185 Mr. Plante 13:28

186 Well, I haven't been to the last 3 meetings. But I have seen this print. And I have
187 seen the meetings and read the minutes. Okay. As far as I'm concerned, he's done
188 everything he's asked. Okay. So, I'll make that motion.

189 Ms. Gott 13:53

190 I will second it for discussion. And I'll begin the discussion by saying that Brad, I
191 agree with you that this is the way we've done it. But I have significant enough
192 concerns in the future that we need to talk with legal and find out this would be one
193 this exactly.

194

195 Mr. Reed 14:10

196 So, to find out if we're interpreting our zoning laws correctly.

197

198 Ms. Gott 14:13

199 Past practice has been exactly what you say. If there's a question, it has to come
200 after this application, because we're going on past practice. This is how we have
201 done it. So, it's not fair to start doing something different right now. But I do have
202 concerns as part of our discussion for the future. So, I will second that was my
203 discussion.

204

205 Mr. Plante 14:32

206 Motion:

207

208 Mr. Plante made a motion to approve application 2021-017. A subdivision at 10
209 Christopher Lane tax map eight lot 22 subject to the following conditions. The
210 following conditions shall apply. One the conditions of approval designated as
211 conditions precedent; precedent must be completed. Within six months, unless
212 otherwise specified, oh this approval shall become null and void. The following are
213 conditions precedent:

214 A. The applicant must obtain all required local state and federal permitting for the

215 project and provide copies of the same to the Community Development Department.

216 B. impact fees shall be assessed for this subdivision.

217 The planning board in accordance with table three of the impact fee process and
218 methodology adopted January 13, 2005 and amended August 9, 2010. And
219 subsequently on February 15, 2018, hereby assesses impact fees for the
220 Christopher Lane subdivision as follows. The project consists of one single family
221 dwelling unit, the school impact fee for each single-family dwelling unit is two point
222 \$2.48 per square foot. Because it is not known how many square feet each single-
223 family home will be. Those impact fees will be calculated at the time of building
224 permit applications and collected before the certificate of occupancies will be issued.
225 If in fact these are not collected for any unit prior to the adoption of any amendments
226 to the 2005 impact fee, schedule it as amended than the units which have not paid
227 impact. These will be subject to the amended fee amount.

228 C. deeds, easements, conservation easements, condominium documents,
229 maintenance agreements and any other legal documentation pertinent to this project
230 shall be reviewed and approved by town council and where applicable, applicable to
231 the board of selectmen pursuant to RSA 41:14-A .

232 D. within 30 days of the date of this decision, January 3, 2022, a performance
233 guarantee agreement shall be executed between the town of Raymond and
234 applicant failure to execute this requirement. Required agreement will result and
235 result in plan approval revocation.

236 II. The following items must be completed within 24 months of the completion of
237 conditions precedent for this project to constitute active in substantial development
238 or building pursuant to RSA 674:39. A. placement of new property boundary markers
239 B. recording of the approved subdivision at the Rockingham County Register the
240 Registry of Deeds.

241 III. the following items must be completed within five years of the completion of
242 conditions precedent for this project to constitute substantial completion of the
243 improvements pursuant to RSA 674:39 placement of new property biomarkers
244 recording of the approved subdivision at the Rockingham County Registry of Deeds
245 for this approval is subject to the following waivers as guaranteed by the Raymond
246 Planning Board. N/A.

247 V. This approval is subject to the following special permits as granted by the
248 Planning Board and a.

249 VI. the approval is subject to the following variances as granted by the Raymond
250 Zoning Board of adjustments. A. article 15.15.2.5 granted April 28, 2021,

251 VII. other conditions imposed by the Planning Board. And there are none.

252 Ms. Gott seconded the motion. Motion carries 4 in favor, 2 opposed and 0
253 abstentions.

254

255 James Lavelle 19:45

256 I will request that if the board seeks town council confirmation on those articles and
257 stuff the way you've been treating them. I would like a copy of that opinion. Thank
258 you.

259

260 Mr. Reed 20:16

261 Okay, next 2021-012 an amended site plan application submitted by Bohler
262 Engineering on behalf of McDonald's USA. And they have requested a continuation
263 to January 6, 2022.

264

265 Motion:

266 Mr. Reed made a motion that we continue application number 2021-012 until 7pm on
267 January 6, 2022 at this location, Mr. Plante seconded the motion. Vote is unanimous
268 with 6 in favor, 0 opposed and 0 abstentions.

269

270 Okay, application number 2021 -020 Three Special permit applications have been
271 submitted by Liberty Woods LLC for properties identified as Raymond tax map 21
272 Lots 73, 74 and 75. Located on Green Road within zone B. The applicant is
273 proposing a minimum impact wetland crossing of the driveways for all three of these
274 lots.

275

276 Ms. Gott 21:30

277 I would like to recuse myself. I am an abutter.

278

279 Maddie Dilonno 21:42

280 Okay, and first special permits do we have to accept them as complete for review?
281 Okay.

282

283 Mr. Reed 22:31

284 Motion:

285 Mr. Reed made a motion that we accept the application number 2021-020 as
286 complete for special permits on lot 73, 74 and 75 Green Road. Ms. Bridgeo
287 seconded the motion. The vote is unanimous with 6 in favor, 0 opposed and 0

288 abstentions.

289

290

291 Keith Martel 22:57

292 Good evening, folks. My name is Keith Martel. I'm here on behalf of Liberty Woods
293 LLC. And we're seeking a special three special permits actually for wetlands
294 crossings associated with a single-family residential driveway to access upland
295 buildable areas on three existing lots of record. Each of the lots I'm going to talk
296 about them a little cumulatively and then I can go into specifics on each of them.
297 Each of the lots are very deep lots fronting on Green Road, they all have the
298 requisite acreage in frontages , and were approved in approximately 1976. Wetlands
299 were delineated on all three of the parcels and there's a small finger of wetlands and
300 some ponding areas that go across the frontage of each of the lots. Currently, we
301 have an application pending with DES for a for wetlands impacts associated with
302 each of the driveways. Those have been submitted. Your Conservation Commission
303 has completed a sidewalk on the property, and I believe provided you with a letter of
304 recommendations. I do have some question on the letter of recommendation that I'd
305 like to go through with you. Honestly, I think I am pretty straightforward.

306

307 Mr. Reed 24:15

308 Okay, so how much area is how big are the lots to start with?

309

310 Keith Martel 24:21

311 Each of the lots is approximately five acres.

312

313 Mr. Reed 24:23

314 Because we have five acre lots with over 200 feet of frontage. So, they meet all the
315 requirements for zone B in that respect. Okay, and how much of an impact on us
316 asking for each one?

317

318 Keith Martel 24:34

319 Would you let me? Would you like to go through each of them individually with it?
320 That I'm going to start with number 73, And I'll take them kind of concurrently in order
321 going with it and I apologize I'm here alone tonight. I don't have my entourage with
322 me. Gove environmental worked on the wetlands permitting for it Promised Land
323 Survey did the plans as well as the survey work on each of the site and DuBay group

324 did culvert sizing analysis for the DES application going along with it going on lot
325 number 73. We have a total of 293 square feet of impact. I'm sorry, that's 593 I
326 believe. And 577 square feet of permanent impact. So, to start, 293 of a temporary
327 and 577 have a permanent impact. Going on to lot number 74. We have 252 of
328 temporary and 398 of permanent impact. And going on to lot number 75. We have
329 377 of temporary and 739 permanent impacts.

330

331 Mr. Reed 25:50

332 Are the permanent impact areas larger just because of the regrading because of the
333 hills?

334

335 Keith Martel 25:56

336 Larger as in as in the area impacted?

337

338 Mr. Reed 25:59

339 Is it larger because you're temporarily impacting a smaller area to put in the culvert
340 but then to grade it, you're impacting a large?

341

342 Keith Martel 26:06

343 No, it's just the area that's required for construction to that front and faces of the
344 headwall. It's impossible to not impact past where the head wall is going to go to set
345 the head wall itself. However, after the project is completed, those temporary
346 impacts wouldn't be regraded to their natural state and reestablished.

347

348 Mr. Reed 26:23

349 So, the temporary impact is in addition to the permanent. Did everybody have a
350 chance to read the ConsCom letter?

351

352 Ms. Bridgeo 26:48

353 I have just some questions. At some point I want to talk about the actual culvert. But
354 if you want to go through conservation first. Well, the type of culvert that you have
355 listed versus you know wetland culvert suggests for a stream of this type to do an
356 open bottom. Is that something that's not what's listed on here as your type of culvert
357 is an open one box culvert something that is considerable in the size of the impact?

358

359 Keith Martel 27:21

360 So, DES, when they when they evaluate any crossings going through, evaluate them
361 based off of the tiers of streams and a whole set of criteria that are probably much
362 smarter than me, what's been what's been pulled from their menu and they kind of
363 give you a menu of choices coming off of that of what you can use. What's been
364 pulled off of that menu here is a 30-inch RCP, which is a concrete culvert with
365 concrete headwalls on either side of it. Now, the rationale behind the concrete as
366 opposed to the plastic pipe that you more commonly see in applications like this is
367 that the critters that may be traveling back and forth, like the concrete field better
368 than the plastic field going along it. But from a DES standpoint, and open bottom box
369 culvert is not something that's warranted based on the impacts of this crossing.

370

371 So, my question on the conservation is relative to their buffer requirement, they had
372 a few recommendations that they came forward with on the first date, and I
373 apologize. I wasn't on the sidewalk with him. I had a daughter with COVID at the
374 time, so I was in quarantine with it. My understanding is from the Site walk, they
375 discussed the potential of potentially doing shared driveways and realized that based
376 on topography and access to the uplands areas that that wasn't in the best interests
377 of minimizing the impacts onto the site. Though it seems like it potentially could have
378 two of the three seem very easy for their recommendations, replacing the disturbed
379 areas around the culverts with native vegetation that's part of our wetlands
380 permitting. That's what we just discussed that we'd be disturbing an area slightly
381 larger than the permanent impact. The third is requiring an erosion control plan due
382 to the topography of the disturbed area and being next flowing stream with it.
383 Building practice anytime we disturb an open whether it's a single-family house slide
384 or whether it's a road that we're building, we typically use a silt fence going along. A
385 silt fence is placed at the downhill gradients of any of the disturbed areas. That's
386 typically something that we see building inspectors checking up on us on and over
387 that the duration of the build where we use that to make sure that the sediment
388 hasn't built up to an unhealthy level with it, in which case it would need to be
389 removed to reestablished so certainly no issue with doing that a specific erosion
390 control plan was prepared relative to the wetland impacts, and you see that on each
391 of the second pages of the plans, you see an area that they have surrounded with
392 that silt fence. And then you see a little square box kind of uphill from it, that square
393 boxes are a way of de watering the work area. And typically, it's a, you know, straw
394 barrels nailed in with some of the wooden stakes that we would pump the water to
395 so that we wouldn't cause further damage downhill or cause erosion elsewhere that
396 would come into the wetland, it's a dewatering area. Those are all dealing in,
397 delineated on that plan that you have on the second page of each of them. That's
398 part of the wetland's application as well. But I think that I read number three to
399 suggest that we just make sure that we're staying in conformance with good building
400 practices of having silt fence up at any of the downhill gradients. And that's certainly

401 not something that's a problem. My question is relative to the buffer suggestion of 75
402 feet and, and the definition of a stream coming through and I guess they need a little
403 bit of the board's input on that. Essentially, what's happening from a weapon
404 standpoint up there is the higher lot has ponded area and the lower lot has a pond
405 area in front of them, you'd see that on lots number 73 and number 75, that they're
406 just a little bit fatter in the front of each of them. When water comes in after say a
407 rain event, those ponds build up higher and then they flow out hill. And when I say
408 ponds, they are wetlands areas not a big pond. It flows downhill. You can see from
409 the topography that there's a tremendous amount of grade change from the first slot
410 to the last slot and it runs down the hillside. DES classifies that as an intermittent
411 stream, meaning it's not flowing all the time. You're and I do apologize. I was out of
412 town since before Thanksgiving until yesterday. And I didn't have a ton of time to
413 spend with your regulations. But my understanding of your regulations is that the 75
414 feet falls into the shoreland protection area, which is from Yeah, I may be butchering
415 my words a little bit there. But is really seemed more directed at streams that were
416 consistently flowing. As opposed to intermittent streams that are overflowing and
417 handling things like that. I think it gave a definition of a timing of it how long water
418 was flowing through it. Typically, I wouldn't really have much rebuttal to a 75-foot
419 setback, as opposed to a 25-foot setback. But when we look at the build ability of
420 each of the sites, I'm not sure it's in the best interest of the intent of their
421 recommendation. And if I can kind of take you through a couple lots and actually all
422 three of those lots and I can show you what I mean. Promised Land prepared these
423 plans in conformance with the with what their definition of the zoning ordinances are
424 what they believe the zoning ordinance requests and that first dashed line that you
425 see along the wetlands area is delineating the 25-foot area. Going back, you're going
426 to see a second dashed line and that's showing it at 75 feet, they're labeling it as a
427 septic system one because we do need to be 75 feet from a wetland with any
428 leaching areas going through with it. So, from just a visual standpoint, those lines
429 give us some guidance. I'm going to start at number 73. And this is going to be on
430 the second page that that shows a graphical depiction of where the house could
431 potentially be sitting situated on the lot. Where it says proposed single family
432 dwelling, that driveway is coming in at a grade new had questioned a little about the
433 impacts being larger and whether there are for slopes and grading coming through
434 that house is situated on a contour that appears to be at about 520 feet, if I were to
435 pick the line that was kind of in between the garage and the house. And what has an
436 effect on that wetlands crossing is the grade at which the driveway comes in. In
437 other words, if that house were to be situated higher, then that driveway would also
438 increase into an incline and the higher the driveway is, the wider the flare of the
439 bottom of those slopes would be impacting a wetland. So, the greater impact we
440 would have. If you look at the topography, just directly behind the house, you see a
441 finger of a steeper ridge. This is a very ledgie area that we find back there. Sliding
442 the house further back currently where it's positioned is just, you know, I'm going to
443 wager I guess, five, eight feet, something like that off of that 75-foot line. So, if we
444 were to accommodate a 75 foot no disturbance setback, we would need to slide that
445 house further back. Sliding it further back would either force us to elevate the house
446 or force us to do a tremendous amount of land alteration which is generally

447 something that when we go and build, whether it's a street, whether it's a house,
448 usually you want to try to work with the contours as much as you possibly can. So,
449 you're not doing mass amounts of blasting or earthwork or regrading and redirecting
450 of potential runoff coming through. On this lot, if we were to slide that house further
451 back, we'd be getting right into that spine. So, we'd be forced to either elevate the
452 house or we'd be forced to remove that entire spine, neither of which are usually
453 what we're trying to force to happen. So, it feels like the thought of the
454 recommendation, if it was to be a 75-foot setback might feel a little conflicted with
455 what we have gone directly behind on that one.

456

457 Mr. Reed 35:46

458 Before we leave it? Yeah, I see the spine I see your Ridge, but it looks if you move
459 the house directly back slightly diagonal that 520 elevation goes another 100 feet
460 back there.

461

462 Keith Martel 35:59

463 No, that 520 elevation curls right back into itself?

464

465 Mr. Reed 36:03

466 Well, it curls and comes right back to them.

467

468 Keith Martel 36:05

469 So, your question is if I could slide to the left- or right-hand side,

470

471 Mr. Reed 36:08

472 To the lower right and gain the room, you need.

473

474 Keith Martel 36:11

475 No sir. So that the issue that we have with doing that is that we need to protect an
476 area there's from a historical, we haven't been out there to do the test pits ourselves.
477 But historically, somebody had been out there and we're able to witness test pits in
478 the areas that they have those TBM's established

479

480 Mr. Reed 36:27

481 And the problem with there is?

482

483 Keith Martel 36:29

484 That those are soils that are receptive to the leaching area of it. So, if we were to
485 slide the house over and back, we'd be sliding it into the areas of the leaching area
486 and forcing the leaching area into what is I mean, candidly, when you go into some
487 of these steeper ridges, they're exposed ledge bluffs that are in there. So, we'd be
488 we'd be sliding it into the area best suited for the leaching areas and forcing the
489 leaching areas to be found in areas that aren't suitable from a soil standard.

490

491 Mr. Reed 37:01

492 And the distance you need from this request at 75 feet to be able to build your house
493 and graded properly.

494

495 Keith Martel 37:08

496 It's not as much a requirement of grading if we were to have a porch on the front of it
497 a porch is six feet, and then you say come out another six feet, walkway that's, that's
498 going in the front of it. I'm just running through some hypotheticals, and I have
499 another five-foot walkway. So, I'm up to 17 feet without any yard to the start of the
500 first tree. If you have another 20 feet of yard 30 feet of yard in front of that. That'd
501 probably get the trees far enough away from

502

503 Mr. Reed 37:37

504 What are you asking? What are you asking for? Let's get it right out here.

505

506 Keith Martel 37:42

507 I believe that that the appropriate setback for that is the 25 feet in your zoning
508 ordinance that this is not defined as a stream that's under the shoreland helped me
509 out with that verbiage of that title. That would require it to go back to the 75 feet.

510

511 Mr. Reed 37:58

512 So, you're not proposing to put the house any closer to the stream?

513

514 Keith Martel 38:02

515 No, sir.

516

517 Mr. Reed 38:03

518 But you just want to be able to have a yard in front of the house.

519

520 Keith Martel 38:07

521 That's correct.

522

523 Mr. Reed 38:09

524 Okay, how much do you how much you're looking for in the other two now that we
525 got this out of the way?

526

527 Keith Martel 38:15

528 Actually, one of the other two is probably could accommodate those 75 feet. But it's
529 awkward because that's the guy that's in the middle. It seems odd to have an
530 increased buffer to the same wetland in the center of two lots that would have
531 lessened or different offer going along with it.

532

533 Mr. Reed 38:39

534 Okay, was there any other question then that you have relative to the Conservation
535 Commission's recommendations?

536

537 Keith Martel 38:45

538 Well, I'd like to specifically talk about those setbacks relative to Lot number 75 is the
539 imposition of a 75-foot setback on lot number 75 would force the need for a second
540 wetlands crossing. So, when I said I feel like the recommendation might be contrary
541 to the overall intent or that the adhering to the recommendation might be more
542 detrimental.

543

544 Mr. Reed 39:17

545 Okay, so we're looking at 75 and I see the wetland crossing is further up from the
546 road where it appears to be right.

547

548 Keith Martel 39:26

549 So, when you go into the back area, that island where you see the house set the
550 way, Promised Land's interpretation of the zoning ordinances, the first dashed line
551 around it. The septic setback is coincidentally this actually that's a 50-foot setback
552 going on to it not to 75 I misspoke I'm sorry. You see the triangle that's left at the end
553 of our soils for septic or to the right-hand side of that house. So, in order to
554 accommodate the larger set back to it, we would be taking this house lot and
555 pushing it further back, see where it says ledge down at the bottom and we have a
556 small edge of the delineated wetlands we'd be hopping a second crossing in order to
557 get to a larger upland area on it.

558

559 Mr. Reed 40:37

560 Well, since 2010, Jan Kent is here from the Conservation Commission. Could you
561 explain to us what you're thinking about with the requests that you put in your letter
562 to us, versus his concerns about creating other problems?

563

564 Jan Kent 40:53

565 So, I just want to say when we did the Site walk, it was explained to us that this was
566 a stream. Yes. And it was actually flowing. We were out there. So, our
567 recommendations are based on zone G, I think I referenced that in my letter 75
568 shoreline protection areas, areas within 75 feet of any stream, right. So, a special
569 permit would be required if you were going to actually build in that area, which was,
570 that's part of the federal government because the wetland impact is in within the 75
571 feet. And our recommendation about the natural vegetative, just keep it naturally
572 vegetated within the 75 feet as part of that zone G top section, where it encourages
573 natural vegetation to be left in the shoreline protection area. You know, you're not
574 saying you would build within the 75 feet.

575

576 Keith Martel 41:58

577 The houses are not within the 75 feet that's correct.

578

579 Jan Kent 42:04

580 So, our recommendations are based on zoning, which is the 75 feet natural
581 vegetative buffer.

582

583 Mr. Reed 42:13

584 And if you look at our zoning under the Conservation District purposes in the interest
585 of protecting the public health, safety, and general welfare by preserving towns,
586 lakes, ponds, river systems, wetlands, and important local water resources for the
587 benefit of all town residents, this district is created for the following purposes. And it
588 goes on to list preserving sensitive wetlands shoreland and other water bodies that
589 provide flood protection, augment stream flow during dry periods, absorb nutrients
590 and contribute to the viability of the town's groundwater, protecting the wetlands and
591 water bodies that are close to high intensity development through restrictions, such
592 as limitation of supplemental certain land use and buffering. Then encouraging low
593 intensity uses persist preserving and I'm not reading everything, encouraging the
594 preservation. In the restoration of Raymond shoreline protection areas and natural
595 vegetated shoreline buffer to filter sediment and pollutants from runoff and thus
596 helped the town's water quality and discouraging the following activities and
597 Raymond's shoreline protection, area any alteration of stream paths, landscaping,
598 mowing, dumping of literal trash storage of grass clippings, leaves or snow, use of
599 fertilizer and or pesticides. And then it talks about the district boundaries. The
600 shoreline protection area is any area of land within 75 feet of the seasonal high-
601 water mark of any river ,brook, stream, pond, or lake as shown on the water
602 resource management plan from March of 2009. It also includes any area of land
603 within 70 feet five feet of the high watermark of any river, brook, stream, pond, or
604 lake having flowed or standing water for six months of the year. Not included in the
605 water resource management plan. I don't believe this stream is in the water resource
606 management and then it goes on to state protected waters. So that would talk about
607 state protected which are the Lamprey. Yes, if it has standing water for six months,
608 has to have standing water for six months of the year not included in the water. So
609 that's why I'm so glad you're here tonight. That's it the end of 4.9.3.1

610

611 Mrs. Luszc 45:06

612 Question? Where's the 75 feet measured from?

613

614 Mr. Reed 45:11

615 The high-water mark of the stream or water in issue.

616

617 Jan Kent 45:21

618 So, standing water for six months out of the year.

619

620 Mr. Reed 45:25

621 Yeah, the high-water mark is having standing water six months. Do you believe that
622 stream has determination that I could make?

623

624 Ms. Gott 45:51

625 Gretchen Gott, abutter. I believe it is sometimes going six months out of the year. I
626 hear it. It's loud enough that I could sit in my living room and hear from across the
627 road. Thank you. And I'll be back later,

628 Mr. Reed 46:06

629 Firsthand observation. Okay. Any other questions regarding the specifics of this
630 before we talk about? Yes, sir. Could you come forward and tell us who you are?

631 Steve Keith 46:23

632 I got the cable TV started. I used to be on the Planning Board. I was vice chairman
633 at one time. I'm across the street.

634

635 Mr. Reed 46:37

636 Could you identify yourself?

637

638 Steve Keith 46:39

639 My name is Steven Keith. I own lot map 21 lot. Something 81 I guess okay. Yeah,
640 there is a stream there. My kids used to slide down in the wintertime. But the
641 concern I have is looking at the headwall details. Were you planning on putting a
642 culvert in?

643 Keith Martel 47:04

644 Yes, sir.

645 Steve Keith 47:05

646 I don't think it'll work. I had a culvert directly across the street that I put in it was a
647 12-inch concrete culvert. And I put in as deep as I could because ledge and the
648 driveway just barely went over. And after a few years of hitting, it with a plow, and it
649 kept growing up, I finally took a completely out. It wouldn't stand the ground. So, you
650 know, 25/30 feet across the road. I'm not sure that you get a depth like that for that
651 headwall cover pipe. I would almost bet money you can't put a culvert in there.

652 Mr. Reed 47:38

653 Did you guys do any test pits in the area?

654 Keith Martel 47:40

655 We have not thought with this being a DES regulated crossing those headwalls are
656 something that have to go in. So, whether it means ledge removal in order to

657 accomplish the depth of it or not. There are those headwalls are 18 inches from the
658 bottom of the pipe that driveway in comparison to Mr. Keith's culvert across the
659 street, he's trying to lay in an existing trench that's there. We're essentially building
660 up above that. So, typically when we're building culverts, specifically driveway
661 culverts, he's absolutely right. If you can't maintain an excess of a foot of cover on
662 top of them, they leave. And that's explicitly true with some of the smaller diameters,
663 especially if they're lighter pipe sorts of culverts. This is a pretty hell heavy caliber.
664 culvert.

665 Mr. Reed 48:31

666 Okay, good. You have anything else, sir? Yeah, well,

667

668 Steve Keith 48:33

669 I was going to ask if you're going to do that, and you can't get down deep enough?
670 Would you put a blast some of the ledge there to put the thing in deeper? And was
671 an approach going away? Also, if I don't, I'd almost bet money, you can't do it.

672

673 Keith Martel 48:56

674 So, to answer your question or your suggestion about kind of grading it out, we're
675 not allowed to do that we need to match the existing stream contours that are there.
676 And I think that's referenced in your ordinances as well to ensure that we're doing
677 that, so our plan gives a specific delineation of the elevations of that culvert and has
678 to be at the bottoms of those head walls are about two and a half feet wide. So, all
679 we would need to do and typically what when you're matching that stream contour,
680 you're essentially trying to remove the unsuitable lay the pipe end so it's following its
681 natural path, a deeper portion would be that two and a half foot stretch and they'd be
682 about two and a half feet by 11 feet. That if we needed to, we would we would
683 absolutely just use a hammer on a hydraulic excavator and simply limit that removal
684 to the two and a half by 11 area. To get the proper depth were required to achieve
685 what's depicted on the plan per DES.

686

687 Steve Keith 49:54

688 Having been in your seat, I was vice chairman. I would recommend that you know, a
689 test pit trench be dug to see if you can really do that. Again, I don't think you can. It's
690 my opinion.

691

692 Mr. Reed 50:12

693 Thank you. While we have questions out there, would you Are you ready? Oh, sure.

694 We were just mixing it up tonight. Okay. We don't want to discourage people that do
695 come to our meetings.

696

697 Ms. Gott 50:36

698 Gretchen Gott abutter, 7 Green Road. I have. The first major question is that we do a
699 site walk. And I know people don't like site walks on this board. But there are things
700 that I think are not being mentioned not being seen not being whatever, there is
701 more than one wetland crossing. The other thing is, is that there are sometimes
702 three streams going across there. And the other thing that I want you to see is the
703 grade of the road, and then how people come up that road and then have to make a
704 left hand turn across traffic into those houses. The town did not want, I wanted a
705 culvert on my side too, because there's tremendous water running off from that hill.
706 And my neighbor down the hill is not able to be here tonight, he's in abutter as well.
707 He has tremendous water. So, they put ditches. Well, it's not a whole lot of fun to
708 bounce over that ditch, you're coming up the hill. And in trying to slow down
709 especially in winter. In fact, you may have heard me reference that I often have to
710 call dispatch to talk to them about the Green Road follies when people are stuck
711 sideways on the Hill happens every winter. That means people are coming up this
712 grater probably greater than 8%. Dennis McCarthy years ago, told me he thought it
713 was greater than 8%. It's been a long-standing road. So, it was before zoning and all
714 of that, but it is a steep hill and to make left hand turns into that driveway may cause
715 a problem. And I'd like to ask Mr. Martel how wide the driveways are going to be
716 what the apron is going to be. What's the grade of your driveway down from the
717 because it is steep back up in there? And that's why I want you to walk a Site walk.
718 It's pretty amazing what that piece of property looks like. It's not a fun place. And I
719 will tell you that as you know, it's not a fun place to be developed. It's ledgie.

720

721 Mr. Reed 52:49

722 Can you tell us the planned width of your driveway with the aprons?

723

724 Keith Martel 52:52

725 Depicted on each of these plans is a 14-foot-wide driveway, we typically do a five-
726 foot radius on either end of it.

727 Mr. Reed 53:02

728 So, it ends up 24 feet wide.

729 Ms. Gott 53:05

730 Very little corners. So how far is that back to the end of the property that is 25 feet,
731 24 feet, whatever.

732 Keith Martel 53:14

733 Just seeing the little turns right here, that rounded part.

734 Ms. Gott 53:18

735 Yeah, so that's not very much. There's not a lot of room to slow down.

736 Mr. Reed 53:21

737 And did you guys calculate the grade of each driveway?

738

739 Keith Martel 53:25

740 They're actually coming in fairly close matching if you if you see some of the and I'm
741 going to take you off of the lot that we've been focusing on for just a minute, most of
742 the driveways that you have coming in are running parallel to the grades on actually
743 all of them are running parallel to the grades that you see out on Green Road. So,
744 you're coming in and bulldozing or steeply ascending through a high spot coming
745 onto the lot itself, the grades, just like the road is going uphill, the land is going uphill,
746 and they appear to pick points. That's why you see number 73 isn't quite a beeline
747 shot into it, because they're trying to follow that natural topography of each of the
748 sites.

749

750 Mr. Reed 54:06

751 So, looking at your prints, it looks like a chore sure you know a car length or two onto
752 each driveway does not go up more than one line. So that's two feet on these?

753

754 Keith Martel 54:23

755 We wouldn't be able to have a steep ascent coming off of Green Road for fears of
756 dropping water back onto Green Road. So, I'm sure your DPW would manage our
757 driveway permit such that there's a small negative pitch coming off of the road to
758 ensure that water from any of the driveways wouldn't find its way back out onto
759 Green Road and compound any icing problems.

760

761 Ms. Gott 54:44

762 That is one of the things that I would like you to see is there's quite a ditch when I
763 talk about Green Road follies that usually involves someone in one of these ditches
764 on his side of the or the ditch on his side of the property or the development across
765 the road from me, every winter, that happens.

766

767 Mr. Reed 55:04

768 You told me of your drawing shows a slight pitch away from the road, as you said,
769 are you planting culverts at the end of each one of these driveways? I don't see them
770 here.

771

772 Keith Martel 55:13

773 No, I don't believe that they needed them.

774

775 Ms. Gott 55:16

776 There's quite a ditch going across there.

777

778 Keith Martel 55:17

779 Yeah, certainly if you're if you're I did not receive any feedback on our applications.
780 From a town standpoint, whether DPW took a peek at them or whoever your review
781 engineer is. Certainly, if there was a need for one at the time of driveway permits,
782 then I'm sure the issuance of your driveway permits would be conditioned on the
783 proper culvert being there.

784

785 Mr. Reed 55:38

786 I know it is part of our driveway permit.

787

788 Ms. Gott 55:41

789 I would feel better to see that settled prior is part of this whole consideration. I guess
790 I'll go back and ask if you would take action on my request for a Site walk and then
791 we'll go on from there.

792

793 Mr. Reed 55:54

794 With someone on the board like to make a recommendation, like make a motion that
795 we go on a sidewalk.

796 Motion:

797 Ms. Bridgeo made a motion to go on a Site walk for all three lots 73, 74, and 75
798 Wednesday December 8, 2021 at 2pm . Mrs. Luszcz seconded the motion. The
799 motion passed unanimously with 6 in favor, 0 opposed and 0 abstentions.

800

801 Mrs. Luszcz 58:47

802 Has this gone in front of TRC?

803

804 Maddie Dilonno 58:56

805 It has not.

806

807 Jan Kent 59:25

808 Because it's kind of hazardous there as when we went there it's hard and it's kind of
809 dangerous for everybody to park .

810

811 Ms. Gott 59:40

812 Yes, ma'am. May I volunteer my driveway because when they were doing their Site
813 walk, I said guys get off this road you're going to get killed and everybody else is
814 slowing down and going every which way, I have a horseshoe driveway. Please Park
815 in that.

816 Mr. Reed 59:53

817 Okay. So, 7 Green, Green Road. It's a great driveway

818 Ms. Gott 59:57

819 Right across the street. Okay. Thank you very much. And you're certainly welcome
820 to park there. You have to park close. The whole process for ensuring that the
821 culverts are cleaned, and I understand this falls on the ones that will be on the
822 property of the people who own the homes that will fall in their purview. But I'm
823 concerned that there'll be some sort of deed recommended or not recommendation
824 requirement that there be regular culvert cleaning and a process for doing that how
825 that happens. So, you folks need to as I say that would be I would hope a condition
826 of approval that you would talk about that the town's culpability will be the ditch
827 culvert if there is one because that's in the town right of way so that's something that
828 needs to be made. I heard somebody say something about TRC. I wish they weren't
829 had seen this but that's something that the DPW will need to know about. Okay, you
830 talked about the width of the driveway. We don't have specific grades of the
831 driveways. I'll have to go back and look. That means I have to do math to figure out
832 the grade. I am concerned about the whole process of getting into the people coming
833 up the road and getting into their turning left into the driveway, so I'm concerned
834 about that. The setback right in between my two driveways, right in between my two
835 is where the sign is for protection. The creeks, as in double that, go down the road,
836 go down the hill, go into under a culvert under Green Road. They go into Roscoe

837 Blaisdell's fire pond upon some of the water and then continues on under Scribner
838 and goes down into Cider Ferry River. It's aquifer protection but there's also a
839 specific number. It's a number three on the river and I have forgotten the particular
840 term but the Cider Ferry River flows into the Lamprey so there is a connection there
841 and I'm concerned that that runoff be done properly so that it is protected. So that is
842 as Steve said into the aquifer, I'm wondering about the blasting, but you said you're
843 going to use a hammer which sometimes is not any better than the blasting, but.

844

845 Keith Martel 1:04:06

846 That was for the culverts.

847

848 Ms. Gott 1:04:10

849 I'm going to ask about blasting also because this is such a bony area. Are you going
850 to have to blast to put any of these three houses in?

851

852 Keith Martel 1:04:18

853 Am I using a 25-foot setback or a 75? I don't mean to be sarcastic no I in the way
854 that they're currently depicted with Promised Land's interpretation of the ordinance.
855 Very little sitework is needed and that's probably easily removed with just a
856 pneumatic hammer; generally, that the top portions of ledge come out pretty easily.

857

858 Ms. Gott 1:04:37

859 Okay, your furthest one up the hill is not in the protection area. The other two, one is
860 completely in one is half in the protection area. So, I would say they would need the
861 75 feet at that point.

862

863 Keith Martel 1:04:52

864 Let me understand your question relative to blasting though, because I feel like
865 you're going someplace different or I'm not following you. Sorry. I didn't mean to
866 speak.

867

868 Ms. Gott 1:04:59

869 No, that's fine, ask your questions. If you have to blast, you're saying that it depends
870 on whether it's 75 or 25 feet.

871

872 Keith Martel 1:05:10

873 If this house needs to come further back and get this ridge, 73 appears to be the
874 most problematic one.

875

876 Ms. Gott 1:05:23

877 Yeah, that's the lower one. And that is it within.

878

879 Keith Martel 1:05:26

880 If that house comes further back, then it's unlikely that we would, we will attempt this
881 with just a hammer.

882

883 Ms. Gott 1:05:32

884 okay. And that's fully within the protection area, water protection area, because that's
885 the lowest of the lots when you go up the hill. This is the lowest of the lots, it's
886 completely in.

887

888 Keith Martel 1:05:44

889 Can you just help me understand what that means for my own purpose?

890

891 Ms. Gott 1:05:46

892 The town has protection, a water protection area, okay. And if you go up there, you'll
893 see a sign. Right. Right. About here. And you have to be aware, I think, Jan or
894 somebody read it, that you have to be aware of certain pesticides and treat water
895 treatments and all runoffs and all of those kinds of things.

896

897 Keith Martel 1:06:12

898 So, there's a specific regulation in that relative to blasting. Is that what you're alluding
899 to?

900

901

902 Jan Kent 1:06:19

903 So, I think what Gretchen is talking about is the Source Water Protection. Yeah,
904 that's what Gretchen is referring to. And so, if you look at the maps to Town maps, a
905 source for the line for the weather Source Water Protection Areas, it cuts in the
906 middle of those lots if you look at the Town tax maps. So that's what you're referring
907 to today. So, but there aren't any specific requirements with blasting within this,

908

909 Ms. Gott 1:06:42

910 But there's a 75-foot area that you need to set back.

911

912 Jan Kent 1:06:48

913 So, the shoreline protection, wait, are we talking now about the 75?

914 Ms. Gott 1:06:51

915 Yes.

916 Jan Kent 1:06:51

917 Because the protection area, he was talking about 75 feet. Okay, so that's 75 feet
918 from the stream if it's ever run six months out of the year, and that's the set. It's
919 always a setback. Really, if you're actually building on it, you're not building on it. I
920 mean, it is basically considered the shoreline protection area, and it has to be
921 removed. Right, from some calculations, right. You have to make sure you have
922 enough area. It's the shoreline protection area.

923

924 Ms. Gott 1:07:25

925 I'm saying I'm talking about two different things. I will say now, I mixed the two. So,
926 let's go with the water protection district first, Source Water Protection, will that
927 affect any of the setbacks and things that they're required?

928

929 Jan Kent 1:07:42

930 I do not know the regulations for that. I think you can build homes in it, right?

931

932 Ms. Bridgeo 1:07:54

933 You can do there, you can build homes, there are restrictions, and this G land again,
934 restrictions. It's if you go into E code 197-5.2 You go through, and all the
935 requirements are in there and tell you what has to be excluded from it. setback is
936 and it says all of them. Yeah, you can pull them up.

937

938 Jan Kent 1:08:47

939 He was talking about the groundwater district when? Okay. On the blast, he was
940 talking about the groundwater.

941

942 Ms. Gott 1:08:55

943 Yes, yes. But I'm talking first about water protection.

944

945 Jan Kent 1:08:59

946 This is the shoreline protection area, which is the 75 feet zone G and then there's
947 your Groundwater Protection area, which is on the map.

948

949 Ms. Bridgeo 1:09:07

950 Yeah. And then remove the land from a lot is under Section I. Two separate
951 requirements.

952

953 Ms. Gott 1:09:18

954 Right. And blasting would impact the 75-foot setback of the shoreline protection. Is
955 that what you're saying? No, no, let's see. I'm still doing it.

956

957 Keith Martel 1:09:27

958 I'm fully lost.

959

960 Jan Kent 1:09:28

961 I don't unless there's something in the Groundwater Protection area about blasting.
962 There was nothing related to blasting.

963

964 Maddie Dilonno 1:09:40

965 And any private residence is exempt from the groundwater Conservation District
966 performance standards or zoning so that's when this would be a private residence.

967

968 Ms. Gott 1:09:56

969 I don't know why we all got letters saying we had to follow this and be careful and all
970 that kind of stuff. Those of us who are residents there anyway? Well, I think, I guess
971 the big thing for me is to see that you have the Site walk, take a look at what I
972 believe are three wetland crossings. And we'll go from there.

973

974 Mr. Reed 1:10:43

975 Anybody else in the public about this?

976

977 Ms. Bridgeo 1:11:02

978 Oh, here's my so if this is to be taken almost as two parts what's before us is a
979 special permit for driveways. And then the questions that are forking off of this are in
980 relationship to the lots. The next step not related to these this special permit with the
981 driveway, right? Because it's kind of a multi-pronged question that you're asking. So,
982 some of my questions go on to what people are now bringing into this, which is the
983 buildability of the lots? Not we're digressing from no driveway permits versus,
984 because there's questions about the well, radiuses they're there on different lots
985 here. So, you know, there's all of the things that would have to be there separate
986 from what we're sitting here tonight. So, I'm wondering if I don't go down that
987 avenue, because that's a lot of other things that are not pertinent to right now, which
988 is the driveway.

989

990 Mr. Reed 1:12:08

991 Because of the Green Road conditions and the drainage that already exists out
992 there. I would suggest that somebody makes a motion to have these go to TRC. And
993 to make sure that the tech review actually checks these because we need drive by,
994 they need to apply for driveway permits anyway. And then we then the town
995 engineer would get a look at this. Steve Brewer DPW, the Fire Chief and everybody
996 would have a chance to look at this. Give us their professional opinion on what's
997 being asked here. And what can be done from the standpoint of getting on and off
998 Green Road from the standpoint of drainage coming down the ditches. And from I
999 guess we could also get their input as to fire as the DES permit as far as if they have
1000 any questions about what they're permitting there. And whether that can be rolled in
1001 as requested. I know a lot of the permits get recorded so that you have ongoing
1002 responsibilities as you were asking Gretchen. But I've got to actually see the
1003 paperwork to see if that's already there. So that's a question we need to check on.
1004 Yeah. So that does need to be checked on to make sure that its ongoing
1005 maintenance that they don't just blow the wall out one day and walk away from it.

1006

1007 Motion:

1008 Mr. Plante made a motion that this goes before TRC for the application, for the
1009 special permits just for the driveways. Ms. Bridgeo seconded the motion.

1010

1011 Mr. Reed 1:14:02

1012 So, we can take care of the technical issues that are going to go back to the DPW
1013 anyway, and then they'll answer them directly, and they'll give us a recommendation.
1014 So, we'll have it in writing, it won't be

1015

1016 Keith Martel 1:14:13

1017 good. I understand that. I'm getting a little confused with the scope, to be honest with
1018 you. Because I believe that I have preexisting lots of record that are asking for a
1019 special permit to impact the buffers around a wetland crossing. And I believe that
1020 that umbrella has been cast very far in our conversations and I want to make sure
1021 that I'm engaging in bringing the right professionals with me to properly answer and I
1022 feel like I'm leaving the reservation of my application.

1023

1024 Mr. Reed 1:14:39

1025 Okay. The questions they need to answer are in relation to the wetland crossings.
1026 And how you cite the house and how you meet the setback requirements that our
1027 zoning says the 75 feet. So, let's see if we can come to an agreement on how that
1028 can be met.

1029

1030 Keith Martel 1:14:59

1031 So, is it a town review engineer that perhaps I could go along with to help define
1032 that? That ordinance. And that timing of running of water and which of those two, the
1033 ordinance is awkward? I haven't encountered that in another town.

1034

1035 Mr. Reed 1:15:18

1036 Well, what George, what George has recommended is that your plans go to the TRC
1037 strictly for the driveways and the culverts. If you want to expand that. And I really
1038 doubt you do. Because the cost is going to just keep going up and up and up every
1039 time if we get the town engineer involved with the whole project, which your project
1040 does not require as preexisting house lots?

1041

1042 Keith Martel 1:15:46

1043 Well, but we do need to define that if there's some ambiguity in the ordinance itself
1044 and what the setback to that stream is, I think, for the specific reason of doing that,
1045 I'd imagine that your review engineering firm may have wetland guy and if the two
1046 guys talking, maybe they're smarter than me.

1047

1048 Mr. Reed 1:16:05

1049 Yeah. But from our standpoint, then we'd be doing a site plan review. And that's
1050 ratcheting this up considerably from a special permit.

1051

1052 Mr. Plante 1:16:15

1053 Just you came forward with an application. And what I said was, I want to take care
1054 of this application, right, regardless of where these houses are. So, I think that it
1055 would be in your best interest to go with that one step at a time. You know what I'm
1056 saying?

1057

1058 Keith Martel 1:16:44

1059 I do and I appreciate where you're going with that. Okay, on the flip side of that, if we
1060 need to be applying for a setback second, wetlands crossing, because your
1061 interpretation is different amongst professionals? That's where I'm having the hard
1062 time with it, as your comment was suggestive of its zoning requiring the 75 foot and
1063 our professionals didn't see it the same way. So, the two of them need to,
1064 somebody's got to tell me who's right.

1065

1066 Mr. Reed 1:17:15

1067 Maddie once the next time, they could go TRC?

1068

1069 Maddie Dilonno 1:17:18

1070 I would have to check with Chris, not sure.

1071

1072 Mr. Reed 1:17:20

1073 What I would I would recommend, have our site walk next week. See when you can
1074 go before TRC see what we can resolve on the site walk with your guys. And then
1075 when you get to TRC. If there's still things, you're not clear, you can ask that

1076 question, then if you need to do more you can.

1077

1078 Ms. Gott 1:17:51

1079 This is Sammy. I'm Gretchen. Yes, ma'am. I just want to say first of all, I am not
1080 opposed to the three lots being divided. It's a huge change. Don't get me wrong. But
1081 it's it allowed us it's three lots that were created prior to the 42 years that I've lived
1082 there. So, I'm not opposing that. I just want it done. Right. I have great concerns
1083 about the grade and the wetland crossings. So those are the things that I'm
1084 questioning.

1085

1086 Mr. Reed 1:18:22

1087 And I completely understand. And what we're telling him is we don't want him to go
1088 to the expense of a full site plan review, because I don't believe it's required.

1089

1090 Ms. Gott 1:18:30

1091 I got it. But let's, thank you for doing the site walk. Thank you for the referral to TRC
1092 because those who will answer some of these questions.

1093

1094 Keith Martel 1:18:40

1095 Could I ask the building inspector or code enforcement for zoning?

1096

1097 Mr. Reed 1:18:44

1098 We can ask him if he can attend during his work hours. So as long as he's available,
1099 he's part of TRC.

1100

1101 Keith Martel 1:18:52

1102 So, we would just like to get a jumpstart on the second permit.

1103

1104 Mr. Reed 1:18:56

1105 I fully understand. Okay, Trish, is there anything else you wanted to ask tonight?
1106 While we're in this meeting, before we go to our site walk?

1107

1108 Ms. Bridgeo 1:19:05

1109 Could you review some of your notes in your drawing for instance, and you know, it's
1110 not part of your permit for your driveway. But for instance, our zoning is B is what I
1111 think you should say on here. We don't have our zoning. There are some notes.
1112 Could you check that please? And you would like me to under zoning? Well, I'm
1113 saying we don't have our zoning, zonings B zoning. You do have G land on here as
1114 far as where, and that's what they're talking about some of that if you look that up
1115 under that code, you can see some of the that will help. And then you can put it on
1116 your drawing. I just also you put on the drawing that you're in the drinking water
1117 protection area. Do you know if you are in Ga one j two? I'd have to have that. Could
1118 you Yes, thank you. And again, that's not anything to do with your driveway permit,
1119 do some notes.

1120

1121 Mr. Reed 1:20:03

1122 Before we go further. We do have a motion on the floor. It was not seconded here.
1123 There was a motion to Yes. To send the driveways to TRC. That we never voted on.

1124

1125 The motion passed unanimously with a vote of 6 in favor, 0 opposed and 0
1126 abstentions.

1127

1128 Ms. Bridgeo 1:20:37

1129 I'm just so there's some notes and things that if you could review some of that it's not
1130 to do with your permit. So, you have your pictures of your snakes and turtles and
1131 things? That's part of New Hampshire wildlife action plan? Is that something that
1132 you're bringing forward ?

1133

1134

1135 Keith Martel 1:21:12

1136 It is part of the DES permit.

1137

1138 Ms. Bridgeo 1:21:13

1139 They're part of the permit. So, this is just part of your driveway. It's not coming
1140 forward on your drawings.

1141

1142 Keith Martel 1:21:17

1143 I don't understand what you're asking there.

1144

1145 Ms. Bridgeo 1:21:20

1146 So, you've listed on here, a threatened and endangered, two different things for
1147 what is that? Why are you putting those criteria on your drawings, so of our plans for
1148 the person to buy?

1149

1150 Keith Martel 1:21:29

1151 Yes, permitting requires fishing game to comment on it. So, if they're in the vicinity of
1152 known sightings in the vicinity is a very broad brush. They require an educational
1153 factor to be part of the plan so that the construction guys out there working if they
1154 were to encounter a turtle that looked like that, or a snake that looked like that, there
1155 would be instructions to call somebody.

1156

1157 Ms. Bridgeo 1:21:49

1158 Okay, so somewhere on the plan says call the Snake Man. Okay. And we talked. So,
1159 we talked about runoff mitigation, I know Gretchen brought that up. But that also was
1160 not something Well, I guess TRC would go over all of that. So, we TRC would take
1161 care of that part we do. And then, like I said, where you have on your drawing, you'd
1162 need easements for the wells, because you're sharing well radius, things like that.
1163 Again, it's not part of what you were asking. So, I just

1164

1165 Mr. Reed 1:22:39

1166 Okay, do we have any other questions concerning this before the Site walk because
1167 we need to vote on a continuation for the meeting? And we're not sure when we can
1168 get you into TRC. So, based on what you've heard here tonight, how soon do you
1169 want to come back? Our next one is December 16. Right?

1170

1171 Keith Martel 1:22:57

1172 Yeah, I'm ready.

1173

1174 Mr. Reed 1:22:58

1175 You'd like to continue until then?

1176

1177 Keith Martel 1:23:00

1178 Yeah, I think questions are just very broad.

1179

1180 Mr. Reed 1:23:06

1181 Very, very possible. You won't, we won't get anything back from them at that point,
1182 just so you know. So, we would have to continue it again. Which would be until
1183 January 6. Six is the first one on the New Year.

1184

1185 Keith Martel 1:23:23

1186 How would I schedule that? TRC so that we would know when it will be?

1187

1188 Mr. Reed 1:23:26

1189 Motion:

1190 Mr. Reed made a motion that we continue this application till December 16, 2021 at
1191 7pm at Raymond High School. Mr. Plante seconded the motion.

1192

1193 Ms. Gott 1:23:58

1194 It's a TRC. Regarding it, definitely permitting. Glenn is there abutter's notices that
1195 have to be set out for TRC. And that may impact your timing is what I'm trying to say.

1196

1197 Mr. Reed 1:24:10

1198 He's aware that he may not be done with TRC when he comes back.

1199 The motion passed unanimously with a vote of 6 in favor, 0 opposed and 0
1200 abstentions.

1201

1202 Okay, so this is continued to December 16. You can be in touch with Maddie and
1203 Chris in the office, if you have any procedural questions or anything that we actually
1204 need to do and that abutters do need to be noticed or because they were noticed for
1205 this.

1206

1207 Maddie Dilonno 1:24:47

1208 I need to check on that and make sure.

1209

1210 Mr. Reed 1:24:50

1211 Because we did not announce the TRC meeting so I think they need to be notified, I
1212 believe.

1213

1214 Mr. Coppelman 1:24:55

1215 It's probably would be a separate meeting so probably I believe require separate
1216 notice

1217

1218 Mr. Reed 1:25:00

1219 I believe it is. Okay. Are we good with this for now? We're going to see everybody at
1220 two o'clock next ones. Thank you very much for your time. Thank you guys okay, I
1221 have down here approval of minutes, but I don't believe we have them. We don't
1222 have minutes for this meeting. So, you'll get double next meeting? I do not believe
1223 they were handed out. Yeah. Okay. So, is there anything else before we go to public
1224 comment? I believe October 28. And November 4, we still need to do that from our
1225 last meeting. But if everybody doesn't have them, then we can't do them. Okay. Let's
1226 do public comment. And if we have time, we can talk about our warrant articles. You
1227 folks have been waiting patiently. Thank you. Please introduce yourselves.

1228

1229 Tina Thomas 1:27:15

1230 I am Tina Thomas. And this is Brian Damonovich. And we are coming before you
1231 this evening to talk. Actually, I have a few things before I bring up so my first
1232 question that I have is when is TRC, what time and where is it for the December 7
1233 meeting?

1234

1235 Maddie Dilonno 1:27:34

1236 It's Tuesday at 1pm. at the safety complex Torrent Hall.

1237

1238 Tina Thomas 1:27:40

1239 Okay. All right. So anyways, we're coming before you this evening to discuss to
1240 make comments on application 2021 -009, which is a two-unit condominium
1241 subdivision that was approved on Raymond Tax map 18 lot 17 located at 828
1242 Prescott Road within zone B, I have the minutes here, and there were a lot of
1243 comments made. And unfortunately, when I went to the conditions of approval on the
1244 town's website, there were no conditions listed. And there were no you can't see who

1245 approve what who, what the vote was. So, our concern is this.

1246

1247 Mr. Reed 1:28:49

1248 What was the date of that ruling?

1249

1250 Tina Thomas 1:28:51

1251 I'm sorry, it was on August 5, 2021. So, there was a question about the vegetative
1252 buffer. And it was stated many times by Ms. Gott about having an appropriate buffer.
1253 And then Mr. Wood who had commented condition of approval then and Mr.
1254 Beauvilliers suggested a condition of approval for a vegetative buffer for the length of
1255 150-foot boundary line. Mr. Wood commented as landscaping buffer along the
1256 western boundary from 30 feet from the road to the corner. 120 feet will be
1257 landscaped with four-foot blue spruce 20 feet on center. I have a picture on my
1258 phone which I can't show you because you're not going to be able to see it. They
1259 planted Aphrodite ease and the Aphrodite's are four feet/ six feet apart.

1260

1261 Brian Damonovich 1:29:53

1262 He substituted blue spruce trees that was going to be 20 feet apart. substitute them
1263 with Aphrodite trees. But the blue spruce was supposed to give me some type of
1264 type of buffer or barrier or something right like suddenness, a little more discreet,
1265 because I don't like watching the TV where I am now I can we put these little
1266 Aphrodite in, but these things need to be four to six feet apart to give you anything,
1267 any little, tiny things. So he wasn't in compliance, they switched and baited this the
1268 whole, the whole thing about that house coming in should not have happened. I've
1269 already mentioned this prior whatever it is, it is now, and it was mistakes
1270 compounded on mistakes and allowances compounded on allowances, whatever it
1271 is, they got this thing done. So now he's not in compliance with that. Is Aphrodite say
1272 if not this blue spruce. The other thing is this a shed on a built on the property, as we
1273 know more building up there. I mean, it's already got a duplex up there. But now
1274 should condo, a condo at two different owners and stuff. And there's more building
1275 going on. Now I don't know when it's going to stop, I granted. Granted the property
1276 the properties like improved in a sense, but not for me. The people that lived there
1277 before, regardless of who they were what they did, I couldn't see them. Now I see
1278 everything, everything is clear cut right into the water. But right into the water, there
1279 used to be wild cranberries, there's no more wild cranberries, they're gone. There
1280 used to be ducks, and feed the ducks fed the ducks by neighbors for the day is no
1281 more ducks. There's no nothing now. Now it's just like why don't replace it. And now
1282 what I'm in my backyard, and I'm sitting down and get a little burn pit and going on
1283 some guests over there. We're watching the TV as big as that board right there and
1284 watching people go by in their living room. I want to prevent that stuff from

1285 happening. And they didn't want to have to go to this owner and that owner in this on
1286 it now because there's multiple owners. I've heard a lot of stuff take place here
1287 tonight, about wetlands about impeaching onto this and on two different things here
1288 and setbacks and so forth. Right. And also, about property that's above water is
1289 there's not much property above water. He might have had two acres, but you know,
1290 most of that acreage was all underwater. You see, what I'm saying in house that was
1291 there weren't really houses. It was just little small shacks, basically. Now the great
1292 big thing and it's moved up front. It's not even setback. I'm just saying. It's troubling
1293 to see. So much leniency in the mistakes, then there were mistakes made. And the
1294 board even said, you know, there was a mistake made this guy with the Planning
1295 Board of the building inspector signed off, I don't even know if the building inspector
1296 actually signed off. It was somebody else's signed off. But anyways, when they
1297 made that mistake, and they allow the duplex to come in, which would have been
1298 basically one owner to family. So, whatever the board acknowledge that, then the
1299 guy he's been through this before he says well, you know, we want to turn it into
1300 basically a condominium. We already had one mistake and he say, Okay, I don't see
1301 what harm that's going to do. Because you already got basically a two-family house.
1302 So go ahead turn into a condominium. So firstly, was one violation. And as a second
1303 one, you know what I mean? Why not just draw the line. So, listen, we already gave
1304 you we already gave you what you wanted, you got more than what we should have
1305 given you it was a mistake. Draw the line there. That was mentioned two by one
1306 members on the board like hey, we already made one mistake. Why give them two,
1307 but then that one got out voted. So, I'm here just to point out that is, is another
1308 building put on there. regardless of size. It was there after the fact that minutes say
1309 no more buildings, no more structures, no nothing. They say they can have if you
1310 want to give me these blue spruce every 20 feet, which would probably take 10
1311 years or 15 years to give me any type of privacy if I'm there, but he swapped those
1312 out to these little, tiny Aphrodite's that if you know how they blocked, they got to be
1313 five, six feet apart. And not. So, what do I do and where do I go from here?

1314

1315 Mr. Reed 1:34:39

1316 Have you talked to the code enforcement officer?

1317

1318 Brian Damonovich 1:34:43

1319 No this is I'm back here tonight and with the encouragement of Tina, so you might
1320 want to stop in here and bring this to somebody's attention. So, I'm just bringing it to
1321 somebody's attention.

1322

1323 Mr. Reed 1:34:59

1324 I don't know if the enforcement officer is the one you need whose attention you need

1325 to bring it to,

1326

1327 Brian Damonovich 1:35:04

1328 I was going to do an appeal, but when I found out the appeal was going to be sent
1329 out to six different abutters and stuff, and they're going to be 7-800 dollars, to appeal
1330 something that's probably going to be unwinnable at this point, because permissions
1331 were granted.

1332

1333 Tina Thomas 1:35:18

1334 Actually, we were, I was told by the planning technician, there was no guarantee that
1335 it would be reviewed if we paid all these fees. And at which point, we walked away,
1336 hoping that the Planning Board was going to step up, step up and stand up to their,
1337 what that was in the minutes.

1338

1339 Mr. Reed 1:35:37

1340 So, what you can do is bring to the code enforcement what I would suggest, instead
1341 of going through all that is to bring to the code enforcement officers attention, the
1342 things that were approved that they have not done. Start there, okay, because those
1343 things are supposed to be done.

1344

1345 Tina Thomas 1:36:01

1346 And even though you didn't have them listed in your conditions,

1347

1348 Mr. Reed 1:36:04

1349 they should be listed there. And I'm going to I've just made a note to find out what
1350 happened to the conditional letter. We'll follow up on that I will follow up on but what
1351 was voted on and what was given to those folks that night was that they were
1352 supposed to do that, buffer came up in the discussion, it was required. I remember
1353 that discussion. Specifically, I just look, I don't have that note on my computer. But
1354 we will follow up on that. But I would highly recommend that you talk to them if there
1355 is a path to go there without doing a long legal appeal, because he has the authority
1356 to make sure it was built to the plans that were approved by us.

1357

1358 Brian Damonovich 1:36:49

1359 Now, I think these here, I don't know for a fact. But I think that at least one of the

1360 units, possibly both of them, has already been sold. So now we're dealing with third
1361 party entities, which before we had, we had the head of it right here.

1362

1363 Mr. Reed 1:37:10

1364 Well, we've got to find out if they have, I don't know if that had to be bonded for
1365 anything or not. And if those bonds have been released. The only thing we have for
1366 that sort of thing is the town holds bonds until everything is met. So, it's a question of
1367 whether those bonds have been released to the original builder. And, you know,
1368 beyond that it becomes it, then it would become a legal battle. And the only way you
1369 could go would be to take to take him to court over you know take the original builder
1370 to court. I mean, we could call the original builder if we if we talked the code
1371 enforcement officer and find out it was missed, but it should have been done, then
1372 we should be able to contact the original builder and say, Do you want to build in
1373 Raymond again, you know that it might be good to follow through with what you
1374 agreed to do. And see if we can get him to do what should be done and do it right.

1375

1376 Brian Damonovich 1:38:09

1377 That's reasonable.

1378

1379 Tina Thomas 1:38:12

1380 We'll do that. So, I have a question. How did this person get a shed?

1381

1382 Mr. Plante 1:38:18

1383 I can speak to that. Because I do remember the conversation? I think what was said
1384 was there would be no additions to the building itself.

1385

1386 Tina Thomas 1:38:32

1387 There was a comment. Yes, that was it. Mr. Woods said quote. " So, one of the
1388 conditions of approval is that we say there will be no additional improvements to the
1389 site or be added"

1390

1391 Mr. Plante 1:38:45

1392 To the building.

1393

1394 Tina Thomas 1:38:47

1395 To the site or be added a shed is on the site.

1396

1397 Mr. Plante 1:38:51

1398 Not the way I understood it. But alright.,

1399

1400 Tina Thomas 1:38:53

1401 That's what it says. And then Ms. Gott said no additional improvements, no
1402 additional building no other work. Ms. Gott went on to say that was my point that
1403 there'd be no additional buildings of any kind because it is such a non-conforming.
1404 She went on to say to me that is extending use, I was saying nothing. Nothing more
1405 of anything. I meant the sheds and fire pits and all the rest of it. So, because it says
1406 shed, and again, from your website, which I really am pleading with you guys to get
1407 the right documents on the web. Please. I'm Brad and George. I'm sure you're sick of
1408 seeing emails from me daily, but I'm going to continue because of this because I go
1409 to print this off, can I and I can't even see what the conditions are. It's frustrating.
1410 And it's frustrating because I brought Brian in here and John Gianelli because they
1411 were frustrated. They didn't know what to do. And I said let's go in for the planning
1412 board. The planning board's approving it. Tell them your concerns. We did we
1413 hashed it out. We have minutes that are showing this. And then I drive by I said
1414 where did that shed come from?

1415

1416 Brian Damonovich 1:40:09

1417 If I may? Like, even on here? I mean, it was pretty simple, like on this piece of paper,
1418 could he just says on the last part says, refer to the minutes dated, dated here and
1419 here, you know what I mean on the conditions and stuff when putting all the
1420 conditions on it, because that's, there's like a hardcopy, you got to conform to this
1421 stuff, but it's not filled out. Because on the website, it's really like somebody just say,
1422 because I know it's a little pragmatic, but it could say, on the condition stuff referred
1423 to the minutes dated, blah, blah, blah. And that would have sufficed, in a sense, I
1424 can see, you can see something going on there. But that bill in that big building
1425 shouldn't have even been there.

1426

1427 Mrs. Luszcz 1:40:57

1428 Ask a question. Will it be a formal notice of decision with those conditions on it, not
1429 just ramble through minutes?

1430

1431 Tina Thomas 1:41:05
1432 That are not on the website?
1433
1434 Mrs. Luszcz 1:41:10
1435 Maybe in the file wouldn't there have been a notice of decision?
1436
1437 Tina Thomas 1:41:16
1438 I know that Brian did not receive one. I handle his mail. So, there was nothing
1439 mailed to him saying.
1440
1441 Mr. Reed 1:41:25
1442 Yeah. He should have gotten all that stuff spelled right out.
1443
1444 Mr. Coppelman 1:41:32
1445 That would have gone to the applicant.
1446
1447 Tina Thomas 1:41:42
1448 We are here trying to rectify it without legal . We don't want to, that's not the
1449 intention. The intention is it, you know, somebody wanted to do something,
1450 somebody said, it's a hardship. We said it wasn't a hardship. Planning Board said
1451 XYZ. XYZ wasn't followed. We will go to the code enforcement to find out more. But
1452 if you would follow up, please.
1453 Mr. Reed 1:42:05
1454 I will follow up and find out if there was any bonding, find out what they got. I'll see if
1455 there's any other documentation to do with that.
1456 Tina Thomas 1:42:14
1457 And if you could, please email me. I would appreciate that.
1458 Mr. Ayer 1:42:21
1459 We don't have any control. No, we don't. We can't enforce anything, though. We can
1460 I remember when that came here was already done. In the state of New Hampshire,
1461 you could change any apartment house, anything into condos you want as long as
1462 you do the documentation. We can't stop that, in this building already had an
1463 occupancy permit when it came to us.

1464 Tina Thomas 1:42:45

1465 Again, this is the problem with the town of Raymond.

1466 Mr. Ayer 1:42:49

1467 It should never should have been anything shouldn't have a permit.

1468 Brian Damonovich 1:42:57

1469 He created he purposely intentionally created his own hardship, because he went
1470 and did things ahead of time before getting a stamp of approval. Then he came to
1471 town. I got a hardship now. So, a lot of bleeding hearts and invasives. Okay, yeah,
1472 we get it, we sympathize within you let it skate a little bit, then created another
1473 hardship. Well, it's a hardship. I'm having difficulty. Now. Someone is,

1474

1475

1476 Mr. Ayer 1:43:22

1477 That's zoning, zoning does that Zoning Board of Appeals that comes to us, they
1478 already have a variance, we have to if we want to appeal that we have to go to
1479 Superior Court to appeal it. We don't go to the Select. We have to go to Superior
1480 Court say we don't like this ruling. We want to protest it and say out peace. But that's
1481 what we have to do. If we don't like the variance.

1482

1483 Ms. Bridgeo 1:43:46

1484 I guess having just having citizens here maybe every time we have a meeting, I think
1485 we find more clarity. And also, the clarity of the fact that we need to find a way that
1486 yes, if people are trying to do what's right, people are trying to find the information.
1487 How do we and I've set it all the board's make it so that this is a better process for
1488 everybody, because it's very difficult.

1489

1490 Brian Damonovich 1:44:09

1491 I have respect for the board and all the members on this board here. You know, I'm
1492 kind of unfamiliar territory. And I know you listen, I've listened to you know, just a
1493 brief moment in here and everybody's trying to get some understanding going on in
1494 by the way. I do want to thank who I remember saying I couldn't hear very good. We
1495 should have some microphones and different things. And I mean, it was really a
1496 struggle for me over there. But you guys, you guys had it. So, you can hear
1497 everything going on and I appreciate that. I'm just I guess what I'm trying to say I'm
1498 not really hitting want to watch a big major complaint or something, I guess. We just
1499 want to know I'm not happy about that situation. And I think that he played he played
1500 the system a little bit and created some hardship. And everybody given the leniency

1501 in every break that you give him. He didn't even fulfill, like the basic thing. Like, I
1502 plant the trees, you agreed to do something fun

1503

1504 Mr. Reed 1:45:17

1505 That was in our approval.

1506

1507 Mr. Luszcz 1:45:21

1508 Thomas Luszcz, 39 old Manchester Road. I've been watching the meetings for a
1509 year now. Okay, faithfully. watch everything. I remember the whole thing that came
1510 in front there and how upset you guys were. But I believe that that developer came
1511 back to this board and asked for a change on that. So, I would just check on that to
1512 make sure. Before maybe code enforcement so because if he got an approval for a
1513 change, code enforcement go this all Yeah, they didn't do it. So. Okay, I would check
1514 on that. Because I'm pretty sure he did ask for that change. He wants to change that
1515 type of tree was put in there. Okay. Well, we'll have to try that.

1516

1517 Brian Damonovich 1:46:15

1518 I had said something when they first said about planting some type of foliage there. I
1519 said, I'd like to see Aphrodite. Nope. I said, I would like to see Aphrodite, because
1520 they give you instant green. Then it was a member here says hey, you're getting
1521 blue spruce, a member of the Board says you're getting blue spruce, which would be
1522 more expensive tree. Right. But I wanted the Aphrodite.

1523

1524 Mr. Reed 1:46:46

1525 I don't recall that part of the conversation. I'm sorry,

1526

1527 Tina Thomas 1:46:48

1528 Line 190. And line 191 of the August 5 minutes.

1529

1530 Mr. Reed 1:46:54

1531 But anyways, well, thank you, sir, for coming.

1532

1533 Tina Thomas 1:46:59

1534 So, at this point, should we just wait to hear back from you? Or should we go to
1535 court? And now that he just said what he said I don't recall?

1536

1537 Mr. Reed 1:47:08

1538 Does anybody else ever recall revisiting this one for change and trees? Gretchen?

1539

1540 Ms. Gott 1:47:13

1541 No, we did not. No, I don't. But I was going to say something else. Part of the
1542 problem, and we need to work harder as a board on this is that there's a difference
1543 between what is said during a meeting? And what comments for example, I may
1544 have made that you quoted, in what gets translated into the conditions of approval.
1545 We have not always had the conditions of approval translated completely. You know,
1546 not all the board feels that, for example, what I said was as important. So, it didn't
1547 make it into the conditions of approval. If it's not listed as the condition of approval, it
1548 isn't going to happen, no matter what we talked about in the meeting.

1549

1550 Ms. Bridgeo 1:47:56

1551 But I think at the end, when some of them have been read back, the questions
1552 weren't brought up have been saying, read them back to us so that we can hear
1553 them and sometimes those haven't. So even though they've been said and stated.
1554 So, it's how do we get that procedurally so that it's a process that that process may
1555 be that's on our paperwork?

1556

1557 Mr. Ayer 1:48:18

1558 That the minutes aren't verbatim.

1559

1560 Tina Thomas 1:48:22

1561 But when you have a condition when you have it on your website, and it's not filled
1562 out properly, it's not even signed the copy that's on the take care of? What are we
1563 supposed to do? I mean, we're going based off your minutes,

1564

1565 Mr. Reed 1:48:37

1566 I'm going to ask Maddie going forward. Like tonight, the thing we voted on, would
1567 you make sure when we get our minutes that we get our copy of the approved copy
1568 of that, so that after so that our next meeting will approve the minutes, and we will

1569 approve the actual written copy of that approval, and they will have signatures and
1570 then they will get posted. I mean, I know you have to post preliminary stuff, but then
1571 we can make sure that everything that's supposed to be on there is on here. Is there
1572 any other better way to do that, Glenn? I mean, you've been doing this a lot longer
1573 now.

1574

1575 Mr. Coppelman 1:49:09

1576 Oh, I don't think so. And I, you know, I have no idea why, yeah. The document that's
1577 on the website doesn't have the information as it should.

1578

1579 Tina Thomas 1:49:19

1580 Yeah. And this isn't the first there's many, I've had many 91a's this week.

1581

1582 Mr. Reed 1:49:24

1583 And I apologize, I'm new to that part of this keeping up with this stuff. Like I told you
1584 guys at our last thing I used to just show up and look at the project and walk away
1585 happy.

1586

1587 Tina Thomas 1:49:34

1588 Because of this, I would love to be on the planning board. But I have hesitations
1589 because if you can't get your documents, right. I might as well go back on the school
1590 board because at least I know everything's right. One thing sitting on the school I
1591 was sitting on the school board for three years, t's were crossed, and i's are dotted
1592 and it's very frustrating as a citizen, nine o'clock on a Monday night or Tuesday night
1593 you know trying to find documents and you are Now here it is 10 of 9. And I
1594 apologize because I, you know, he was getting antsy again it you know, we're
1595 waiting your public comments at the end of the meeting, but we feel this is important
1596 to bring to your attention.

1597

1598 Mr. Reed 1:50:11

1599 Well, thank you for bringing it to our attention. And we will do some follow up on the
1600 documentations and making sure they're accurate. And when we get done with a
1601 meeting, we will get those approvals back here with our approvals of minutes and
1602 make sure all the signatures that the votes are accurate. I know you; I see you doing
1603 it every week.

1604

1605 Maddie Dilonno 1:50:31

1606 I don't know where it gets posted.

1607

1608 Mr. Reed 1:50:33

1609 That's always going to follow up on and we do not have. We appreciate Maddie and
1610 all she does, but we just have two full time staff that used to support what we do
1611 here. We accept that, you know, the town has made a huge change on that. And this
1612 is not all Maddie's fault. So don't feel at all. She's doing a great job and the wait, but
1613 we do have some work to do, Tina, thank you. Thank you. Any questions,

1614

1615 Ms. Gott 1:51:00

1616 Brad, again, looking for that link between what is discussed in the meeting, shows up
1617 in the minutes and then actually turns into conditions of approval? We need to
1618 approve that link to make sure and that's were right now, there's an issue.

1619

1620 Mr. Reed 1:51:16

1621 Well, and that's why when we take a vote, we need to make sure I know Jonathan
1622 used to take notes on it. We haven't had a lot lately. We've referred to specific
1623 things. We need to follow up when we approve our minutes and make sure that
1624 those are accurate. And then it translated accurately to what we voted on and
1625 approved. Okay. Then we will. After we take a vote, we'll make we'll go over it then.

1626

1627 Mr. Coppelman 1:51:52

1628 Well, you have to do it before you take the vote, because once you've voted, it's
1629 done. Unless you vote to reconsider your vote?

1630

1631 Mr. Reed 1:52:00

1632 Well, no, what I mean is that we need to make sure before we leave the meeting that
1633 what's recorded is accurate as to what we voted on.

1634

1635 Mr. Coppelman 1:52:07

1636 Well, no, it's incumbent upon the board members to make sure that when you do
1637 that, that whole conditional approval, that the things that are listed on there are the
1638 things that you want to be conditions of the plan approval.

1639

1640 Mr. Plante 1:52:27

1641 I don't think the issue was that she had nothing to go by. I'm quite sure that there are
1642 conditions of approval somewhere. Were they on the website? No.

1643

1644 Mr. Reed 1:52:42

1645 That's the problem for Tina, as they are not on a website.

1646

1647 Mr. Plante 1:52:46

1648 I don't believe legally that they need to be on a website. They need to be posted in
1649 two places. Yeah, if I am correct.

1650

1651 Mr. Reed 1:52:56

1652 All of our documents, yes.

1653

1654 Mr. Ayer 1:52:57

1655 You should be able to go to the building inspector tomorrow. And he should be able
1656 to pull that plan and read those right off right to you.

1657

1658 Mr. Coppelman 1:53:06

1659 And there's also a file.

1660

1661 Brian Damonovich 1:53:11

1662 I still feel I got this. I think that even the occupancy on that building came before
1663 everything was resolved and settled. All of a sudden, pow, the guy had an
1664 occupancy permit signed off and gave it to him. And we were still having town
1665 meetings on a place. How is that possible? I mean, really, and truly, we couldn't just
1666 kind of like, hey, nobody, you can't sell a place. Nobody can get in here to you to
1667 meet these requirements, then this resolved,

1668

1669 Mr. Ayer 1:53:40

1670 But once he gave him that occupancy permit, we're on the hook. Correct. Nothing

1671 we can do.

1672

1673 Tina Thomas 1:53:47

1674 That is what happened. Before they came to you for the condominium shouldn't have
1675 been there.

1676

1677 Mr. Ayer 1:53:53

1678 When there's nothing we can do.

1679

1680 Mr. Reed 1:53:57

1681 Starting tonight when we vote just so you guys know when we vote on a project. The
1682 vote will be recorded. The conditions of approval will be double check before we vote
1683 on it. My name will be signed there. If I'm Chairman, I don't know how much longer
1684 I'm going to do this.

1685

1686 Tina Thomas 1:54:14

1687 But it's actually not your name. It's been signed by the planning technician.

1688

1689 Mr. Reed 1:54:18

1690 and that's fine. I want to make sure that before we vote to Gretchen's point, when
1691 we're when we're taking a vote, we'll make sure that the conditions of approval are
1692 written down. And they are read out as written. We'll have to take a few more
1693 minutes when we're doing that. So that they're written right now, Maddie, you've
1694 been doing a great job. This is no reflection on you. But we want to make sure that
1695 it's accurately that that's what we have voted on.

1696

1697 Tina Thomas 1:54:43

1698 Let me ask you another administrative question. Should I be sending my 91A to
1699 Maddie?

1700 Mr. Reed 1:54:48

1701 No.

1702

1703 Tina Thomas 1:54:57

1704 I just want transparency. Yeah, you know, everybody in town wants transparency.

1705

1706

1707 Ms. Bridgeo 1:55:04

1708 I don't think that's what people are using that word, what we need is access. So, it's
1709 not, its people, its access, we're having a hard time accessing our own information.
1710 It's not that the people aren't transparent, we can't get the information. If it's not
1711 accessible, easily.

1712

1713 Mr. Reed 1:55:26

1714 Going forward, when we make a motion that has conditions of approval, we will take
1715 the magic words, as John always called them, and anything we add to it, we will add
1716 to it, and write it right out here. Before we vote on it, we will record it, we'll make sure
1717 everybody will read it back and make sure everybody agrees that that's what we're
1718 voting on, because it has to be done before we vote. And then it will be recorded that
1719 way. Okay.

1720

1721 Ms. Gott 1:55:49

1722 Our responsibility as board members, is, for example, if I discussed this, then I
1723 should have sure that it translates into a condition of approval, we should be aware
1724 of what we've all said and discussed in the meeting. And, and then move it over to a
1725 condition of approval if we think it's that important to be.

1726

1727 Tina Thomas 1:56:14

1728 And one other question, so on building, if I want to see a building permit, I don't 91A
1729 this board I would 91A?

1730 Mr. Ayer 1:56:25

1731 You don't have to 91 anybody.

1732

1733 Tina Thomas 1:56:29

1734 I want to see the building permit or Mega X? Who do I contact? And how did those
1735 footings get in? Nothing to do with the planning board. But this is my request.

1736

1737 Mr. Plante 1:56:41

1738 Town hall.

1739

1740 You could go see Donna. Okay. She could probably put you in the right direction.

1741

1742 Tina Thomas 1:56:53

1743 I will see her tomorrow at 11am.

1744

1745 Mr. Reed 1:56:57

1746 Should be no problem for anything that's public record.

1747 I was asked to make a comment tonight. On behalf of the board of selectmen. Well,
1748 there's been a lot of there's been a lot of stuff going on a lot of questions about a
1749 large piece of property that was cleared down near exit four. I'm not going to
1750 mention, I'm not going to mention a project. So, for the clearing so the question
1751 came up at our last meeting, I told everyone that I would follow up on it and find out
1752 what is the process to clear a large piece of land I still have not found out what the
1753 minimum is. Intention to cut intent to cut intent to cut. You know, if you want to clear
1754 a piece of property in the state of New Hampshire, you have to file an account with
1755 the Board of Selectmen, the Board of Selectmen does not get to make any judgment
1756 call on this. They have to approve this within 15 days. The people with the
1757 responsibility to make sure that it's being done properly, is the New Hampshire state
1758 forester. He's the one who actually approves clear cutting a lot. So, for everybody
1759 who's watching anybody's who's here, the Board of Selectmen did what they had to
1760 do that permit was filed on I believe it was July 25, or something like that. It was
1761 signed shortly thereafter. The cutting commenced just a few days after that, not the
1762 cutting of the whole property. And then I was asked to also point out that the projects
1763 that have been in question for the last few weeks, only take up about 20% of that
1764 piece of property. So, the projects that this board has looked at the projects that
1765 have been approved that we can't directly talk about right now because they're being
1766 appealed, but those projects only take up the land right on the corner adjacent to the
1767 safety complex. The entire piece of property if you look at the maps that are
1768 available to you, the prince goes approximately to Cider Ferry Road That's The edge
1769 of the actual impacts and the actual work that's being done. And approximately
1770 halfway to exit for not even halfway, but just approximately six acres. Yeah, so it's
1771 only about six out of the 39 acres. So that's what we have looked at, that's what we
1772 have approved. And that's the deal on the cutting the New Hampshire state forestry
1773 department, the New Hampshire state forester is the one who approves that sort of
1774 thing and how far they can cut and all that, towards 101 is controlled by the state.
1775 So, I just wanted to make sure everybody is aware of that. I was asked to make that
1776 public service announcement. At this meeting because there's been so much interest
1777 in this.

1778

1779 Ms. Gott 2:00:46

1780 As part of your public service would be that the cutting is not to commence until after
1781 the Selectmen sign the intent to cut. It did not in this case, there have been other
1782 cases that it has, but it did not in this case.

1783

1784 Mr. Reed 2:01:02

1785 I cannot speak to that I was not there. I don't drive by there every day three times
1786 like you do.

1787

1788 Ms. Gott 2:01:07

1789 10. Thank you. But it seriously an Intent to cut has to be signed by the Selectmen
1790 before any cutting takes place anywhere, on any property.

1791

1792 Mr. Plante 2:01:23

1793 Within 15 days.

1794

1795 Mr. Reed 2:01:24

1796 Yeah, but I think it's got to be over 100,000 square feet or something. There is a
1797 minimum. So, within those 100,000 square feet, you could start cutting as long as
1798 you didn't go beyond that, in theory, and I believe it's 100,000. But I'm still trying to
1799 find out where that is.

1800

1801 Mrs. Luszcz 2:01:44

1802 Yeah, I thought I've heard there were penalties. I think there are penalties.

1803

1804 Mr. Reed 2:01:49

1805 There are penalties for everything if you can if you want to take the time and effort to
1806 go after it.

1807

1808 Alyssa Welch 2:02:32

1809 So, what I have is a citizen petition warrant form. And I was told this afternoon by

1810 Deb Intonti that this had to come before the Planning Board before December 8,
1811 which you guys do not meet again before December 8. So here I am. So, this is for it
1812 has the 25 signatures required.

1813

1814 Mr. Coppelman 2:02:56

1815 Just a point of clarification. There's a 30-day window for filing citizens petitions. They
1816 have to be filed with the Board of Selectmen. Then they come to Planning Board,
1817 Planning Board schedules a hearing.

1818

1819 Alyssa Welch 2:03:10

1820 Okay.

1821

1822 Mr. Coppelman 2:03:10

1823 So, the eighth is the last day that you can submit to the Select Board.

1824

1825 Alyssa Welch 2:03:14

1826 Okay, that's different than what we were told.

1827

1828 Mr. Reed 2:03:25

1829 So, they have to see it first if it has to do with zoning.

1830

1831 Ms. Bridgeo 2:03:40

1832 By Wednesday.

1833

1834 Mr. Reed 2:03:41

1835 Yep. Okay, because then we have to at least notice our first public hearing by
1836 Thursday, January 6. So, there's still very little time to get these things done.

1837

1838 Mr. Coppelman 2:03:57

1839 Because that stipulates the time frame for it? Is that our zoning amendments or is
1840 that citizens' petitions?

1841

1842 Mr. Reed 2:04:06

1843 That's the last date to post and publish notice for the first public hearing on proposed
1844 zoning amendments? I believe the citizens proposed right

1845

1846 Ms. Bridgeo 2:04:14

1847 Citizens are different.

1848

1849 Ms. Gott 2:04:20

1850 What it was about, but somebody missed it last year. It's on there. It's about the
1851 chickens last year.

1852

1853 Ms. Bridgeo 2:04:24

1854 Yes.

1855

1856 Mrs. Luszcz 2:04:36

1857 Do you know what the timeline is for citizens petition?

1858

1859 Maddie Dilonno 2:04:39

1860 I think it says it on there does it not?

1861

1862 Mr. Reed 2:04:42

1863 Last day to accept petitions zoning amendments, but then I think it rolls in with
1864 everything else if I'm reading.

1865

1866 Mr. Coppelman 2:04:47

1867 Your right it does.

1868

1869 Mrs. Luszcz 2:04:49

1870 What if it's not a zoning petition?

1871

1872 Mr. Plante 2:04:52

1873 But it's kind of is.

1874

1875 Mr. Coppelman 2:04:53

1876 Is it a zoning issue?

1877

1878 Alyssa Welch 2:04:55

1879 Yes.

1880

1881 Mr. Reed 2:05:03

1882 They have from November 8 to December 8 to get them in. Right. And then they roll

1883 right in with the rest of the rest of the amendments to be.

1884

1885 Ms. Gott 2:05:14

1886 Okay, so this needs to go to town hall.

1887

1888 Ms. Bridgeo 2:05:16

1889 Yes.

1890

1891 Mr. Coppelman 2:05:35

1892 Well, you know, there's some alternate spots open. You could start with you could

1893 start with that.

1894

1895 Ms. Gott 2:05:40

1896 Start. I think that would be returning.

1897

1898 Mr. Reed 2:05:44

1899 Thank you. Good to see you again. Thanks, Alyssa. Sorry. Okay, any other public?

1900 Comments will save me. Jan, will you be able to be at our Site walk next

1901 Wednesday?
1902
1903 Jan Kent 2:05:57
1904 Yes, I was planning on coming.
1905
1906 Mr. Reed 2:05:59
1907 Thank you. We do appreciate that very much. Thank you. So, our next scheduled
1908 event is next Wednesday, at 2pm. And we will, we will take up our minutes have
1909 been postponed until everybody can get a fresh copy and we can go over them,
1910 which will include there'll be four meetings by the next time we meet plus the Site
1911 walk. And due to the hour, I'm not going to get into warrants tonight.
1912
1913 Ms. Bridgeo 2:06:34
1914 I make a motion for me to make my motion. Yes. Okay. I make a motion. We
1915 adjourn.
1916
1917 Ms. Gott 2:06:41
1918 No.
1919 Ms. Bridgeo 2:06:49
1920 I retract my motion. Sorry.
1921
1922 Ms. Gott 2:07:00
1923 Anyway, what I want to ask is I have a list of things that I understand that people are
1924 very anxious to get out of here tonight. I have postponed discussion for several
1925 meetings now because people are so anxious to get out. I'm not going to say keep
1926 us tonight, but we need to spend some time I have some questions that are things
1927 that we need to talk about. In one or two specific things I need to say to George is
1928 chair of selectmen sorry, George. First thing we need a planner. They we keep
1929 making mistakes and this is no reflection on you folks. You're not here enough.
1930 There are too many things we keep having problems. We need to have a planner
1931 and it needs to be in the budget this year for next year. For the 2022 fiscal year.
1932 Okay, you guys are doing the budget.
1933
1934 Mr. Plante 2:07:56

1935 I believe that's it's gone and past for this year, anyways.

1936

1937 Ms. Gott 2:08:01

1938 There, we keep hearing about things. We keep apologizing for things. We keep
1939 saying well, this wouldn't have happened if we'd had that or they said this and on,
1940 and on, and on. We need not have a disjointed planning department with several
1941 people doing the job, which is what, again, we have great Rockingham Planning
1942 Commission support. It's not enough and it leaves some areas uncovered. It leaves
1943 coordination with the building inspector as just a number of things. Okay, that we
1944 need to have a concerted joined effort. The other thing is, today, I went to work and
1945 drove up to school. So, from where I live now

1946

1947 Mr. Plante 2:08:53

1948 You're not talking about paint, are you? I have an explanation.

1949

1950 Ms. Gott 2:08:57

1951 Okay. And I know exactly what the explanation is. The problem is, is the town's
1952 actions put the town under the liability. So, for those of you don't know, I drove to
1953 school, and they work great big yellow puddles. And they're a great big white
1954 puddles, all along the side of the road, some of them going into the river, it was really
1955 kind of pretty, until you realized that the paint and the lines on the road that were put
1956 down yesterday had all bled Okay, into the puddles which then into the river, the
1957 town in their wisdom, put sand on top in filled these puddles that were yellow, so
1958 then you couldn't see the yellow puddles and you couldn't see the white puddles. But
1959 that's not an effective mitigation for cleaning up paint. By doing the work, we have
1960 transferred the liability from the company the painting company to the town because
1961 now we as the town interfered, not a good thing to do. I appreciate the effort to try.
1962 But that's not the correct direction to have gone. First of all, who's painting road lines
1963 in the middle of beginning of December end of November? That's very foolish, going,
1964 going through the cheapest bid is not the smart idea if that's what happened. Okay,
1965 lines have or have been significantly erased or diminished along the way.

1966 Mr. Plante 2:10:30

1967 All right. Well, I'll answer that. I'll answer that at the next Board of Selectmen's
1968 Meeting. I won't do it here. Because I'm on a Planning Board right now.

1969

1970 Mr. Reed 2:10:43

1971 But this is not something we should be taking up at this?

1972

1973 Ms. Gott 2:10:47

1974 Well, it is the reason, up here instead of as I thought, Brad, instead of going over and
1975 asking as a citizen. The reason I brought it up here as a planning board member, we
1976 talk a lot of protection. But tonight, we talked about it. We talked about the river. We
1977 talked about setbacks and things in the town.

1978

1979 Mr. Reed 2:11:05

1980 Yeah, I understand. And the thing, we have to be careful. And I want to say this to
1981 everybody sitting here as a member of the Planning Board, you have to really be
1982 careful what you say that could be construed in any legal manner, because we could
1983 pass on all kinds of liability to the town. We could. That's a statement and a decision
1984 you've made. But you should take that to the Board of Selectmen, you shouldn't just
1985 say it openly in a meeting that is not called for that purpose. And I've been I just was,
1986 I had several conversations with our legal department for the last couple of weeks
1987 because of other issues. And they warned me to be very careful about what we talk
1988 about, we have to be very careful, we have to be very careful making any kind of
1989 determination that could tie into the town especially. And especially if it doesn't have
1990 directly to do with the application we're dealing with right now.

1991

1992 Ms. Gott 2:12:01

1993 It's not an application, but water protection has been part of our purview. That's why

1994

1995 Mr. Reed 2:12:06

1996 It is part of it. And I understand your passion for it. I understand its virtue, but you
1997 should really pass that along to the Board of Selectmen and the DPW, because the
1998 DPW is who's directly involved. And again, we as we, as you know, members of our
1999 community, should not be afraid to call someone if we see something that isn't going
2000 on, right. I mean, if I saw something going on with DPW, I did not observe that I'm
2001 sorry, I would not hesitate a moment to call Steve Brewer because he's in charge of
2002 DPW. You know, and if I couldn't get ahold of him right now, I would call Mr.
2003 Hammond. I mean, that's what I would do right now. But so, I and I would encourage
2004 anybody watching this, if you see something like that, call those folks who are
2005 responsible for those areas of our town, that's what we should be doing. And we
2006 shouldn't be afraid to do it. You know, that's, that's the job that we've either elected
2007 them or hired them to do. We shouldn't be afraid to do it. And I appreciate the public
2008 comment tonight. I appreciate our Conservation Commission's involvement in the
2009 applications we're dealing with, and the honest input we've had here tonight, very,
2010 very much appreciate that. And I want you to know that and we're not trying to hide

2011 anything. We're trying to work to get better at what we do. And Maddie and Glen
2012 have been very supportive of that. I thank you publicly for helping us with these
2013 areas. Because when I came on the board, we had two full time people in that
2014 department. Right now, we have a part time person. And if it weren't for you guys, I
2015 don't know how this time we'll be getting along. Right. So, I really, really sincerely
2016 appreciate your help.

2017

2018 Ms. Gott 2:13:43

2019 I just in brand I again, I'm not casting aspersions on our PC, we just need more.

2020

2021 Mr. Reed 2:13:49

2022 I absolutely do not disagree with you. I just caution everybody to be very careful
2023 about what other things we're talking about here. You are an elected member of this
2024 board. And that does carry some legal implications.

2025 Maddie Dilonno 2:14:20

2026 So, I know we're not talking about zoning amendments tonight. You don't have a
2027 meeting next week. Do we want to schedule a work session?

2028

2029 Mr. Reed 2:14:30

2030 If you do, I am not available. That's why I didn't bring it up. And I'm happy if you go
2031 and do it. We can talk about zoning amendments. I am not available. I just need you
2032 to know that.

2033

2034 Ms. Gott 2:14:43

2035 Okay. May I mention also that I heard that Bud Com is meeting on the same night,
2036 the third Thursday, whatever date that is 14,16 something like that they're meeting
2037 so we need to make sure we're in a room.

2038

2039 Ms. Bridgeo 2:15:13

2040 Do you want to come next week?

2041

2042 Maddie Dilonno 2:15:17

2043 it's up to the board. But in terms of zoning amendments, were really coming down to
2044 the wire here. And we haven't narrowed down necessarily what we want to do. Chris

2045 gave me the December 20 date that everything needs to be pulled together. And that
2046 includes being reviewed by the town council.

2047 Ms. Gott 2:15:53

2048 I think we have to. We haven't we haven't finished?

2049 Ms. Bridgeo 2:16:25

2050 So, December 9 at 7pm.

2051 Mr. Reed 2:16:36

2052 Christine and Maddie put together the list of the need to get done.

2053 Maddie Dilonno 2:16:41

2054 I have a couple that I thought we had some general consensus on at the last
2055 meeting. And I brought those tonight.

2056 Ms. Bridgeo 2:16:49

2057 I retracted the motion for adjournment.

2058 Motion:

2059 Ms. Bridgeo made a motion that December 9, 2021 at 7pm the board hold a work
2060 session, a public meeting to discuss the zoning.

2061 Mrs. Luszcz 2:17:49

2062 I don't think it's going to be your responsibility. But it's been a constant concern. I
2063 think because of the size of the drawings we get. I sent an email to Christina asking
2064 for the applicant. When they're doing this anyway, they could just take this out and
2065 put it on an eight and a half by 11 in Word and just increase the font to like 11 and
2066 then just make it as you know, I mean, I did mine on my scanner. Okay. So, I mean,
2067 isn't that a whole lot easier to read?

2068 Mr. Reed 2:18:31

2069 I go through them on my computer, and I blow up the notes and I go down through
2070 you know,

2071 Mrs. Luszcz 2:18:35

2072 But if we could just maybe make that possible for them.

2073 Maddie Dilonno 2:18:39

2074 I don't know the answer to that.

2075 Mr. Reed 2:18:42

2076 Our requirements are spelled out. We can request it, but I know what we require is
2077 actually spelled out in our zoning.

2078 Ms. Gott 2:18:48

2079 And we don't require that we have to add it to our zoning.

2080 Ms. Bridgeo 2:18:53

2081 Please request it and they can and I'm going to just keep requesting I want a
2082 designed drawing I cannot look at them. I cannot do data on them. I can't measure it
2083 there.

2084 Motion:

2085 Ms. Bridgeo made a motion to adjourn. Mr. Ayer seconded the motion. The motion
2086 passed and the vote was 6 in favor, 0 opposed and 0 abstentions.

2087

2088 Respectfully submitted,

2089

2090 Jill A. Vadeboncoeur

2091



TOWN OF RAYMOND

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

Tel: (603) 895-7018
Fax: (603) 895-7064
<http://www.raymondnh.gov>

CONDITIONS OF APPROVAL

Application #2021-017

James M. Lavelle, on behalf of
Michael D. Duford
Raymond Tax Map 8 /Lot 22
Located at 10 Kristopher Lane

Date of Decision: December 2, 2021

I make a motion to approve Application #2021-017, a subdivision at 10 Kristopher Lane (Tax Map 8 Lot 22) subject to the following conditions:

The following conditions shall apply:

1. The conditions of approval designated as conditions precedent must be completed within six (6) months, unless otherwise specified, or this approval shall become null and void.

The following are conditions precedent:

- a. The applicant must obtain all required local, State and Federal permitting for the project, and provide copies of same to the Community Development Department.
- b. Impact fees shall be assessed for this Subdivision.
The Planning Board, in accordance with Table 3 of the Impact Fee Process and Methodology, adopted January 13, 2005, and amended August 9, 2010, and subsequently on February 15, 2018, hereby assesses impact fees for the Kristopher Lane Subdivision as follows: The project consists of one (1) single family dwelling unit. The school impact fee for each single-family dwelling unit is \$2.48 per square foot. Because it is not known how many square feet each single-family home will be, those impact fees will be calculated at the time of building permit applications and collected before certificate of occupancies will be issued. If impact fees are not collected for any unit prior to the adoption of any amendments to the 2005 impact fee schedule, as amended, then the units which have not paid impact fees will be subject to the amended fee amount.
- c. Deeds, easements, conservation easements, condominium documents, maintenance agreements, and any other legal documentation pertinent to this project shall be reviewed and approved by Town Counsel, and where applicable, the Board of Selectmen pursuant to RSA 41:14-a.

- d. Within 30 days of the date of this decision (January 3, 2022), a Performance Guarantee Agreement shall be executed between the Town of Raymond and the Applicant. **Failure to execute this required agreement will result in plan approval revocation.**
2. The following items must be completed within twenty-four (24) months of the completion of conditions precedent for this project to constitute "active and substantial development or building" pursuant to RSA 674:39:
 - a. Placement of new property boundary markers.
 - b. Recording of the approved subdivision at the Rockingham County Registry of Deeds.
3. The following items must be completed within five (5) years of the completion of conditions precedent for this project to constitute "substantial completion of the improvements" pursuant to RSA 674:39:
 - a. Placement of new property boundary markers.
 - b. Recording of the approved subdivision at the Rockingham County Registry of Deeds.
4. This approval is subject to the following waivers, as granted by the Raymond Planning Board:
 - a. NA
5. This approval is subject to the following Special Permits, as granted by the Planning Board:
 - a. NA
6. This approval is subject to the following variances, as granted by the Raymond Zoning Board of Adjustment
 - a. Article 15 Section 15.2.5 – Granted April 28th, 2021
7. Other Conditions imposed by the Planning Board:
 - a. None

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

Member Name	Motion/Second	Approve	Deny	Abstain	Recuse
Brad Reed, Chair		X			
Gretchen Gott	2	X			
Patricia Bridgeo			X		
John Beauvilliers	ABSENT				
George Plante, Selectmen Rep.	1	X			
Paul Ayer			X		
Diana Luszcz, Alternate		X			

C. McLaughlin, PT
 PLANNING DEPT NAME & TITLE

12/8/21
 Date

