



# TOWN OF RAYMOND

## Planning Board Agenda

**July 25th, 2024**

**6 p.m. - Raymond High School  
Media Center - 45 Harriman Hill**

### Public Announcement

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

**1) Pledge of Allegiance**

**2) Roll Call**

**3) Public Hearing**

- a. **Application #2022-016 Woodside Village:** An Amended SUBDIVISION application is being submitted by Kevin Hatch of Cornerstone Survey, Inc. The intent of this application is to amend a previously approved 4 lot subdivision (1/5/2023) to subdivide the property into 3 lots. The property is owned by Woodside Village located on Route 27, Raymond NH also known as Tax Map 33, Lot 106 in Zone C2. **(Rescheduled from 5/2/24 and 6/6/24)**

**4) Work Session (STARTS AT 7 PM)**

- a. e360 Discussion
- b. NH DOT letter template for review

**5) Approval of minutes**

- a. July 10 (site walk)
- b. July 11

**6) Staff Updates**

**7) Board Member Updates**

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

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

### 2024 Planning Board Meetings Calendar

Submittal Deadline for Completed Application & Materials	Meeting Date	Agenda Item(s)
Wednesday, July 3, 2024	Thursday, August 1, 2024	<b>PB-2024-001 American Building Solutions/Scott's Roofing</b> - Site Plan (Continued from 2/15/24, 3/21/24 & 6/6/24) <b>PB-2024-011-PII - Onway Lake Village (Phase 2) - Site Plan</b> (Continued from 6/13/24) <b>PB-2024-009 AutoZone - Non-binding Design Review</b> (Continued from 6/20/24) <i>Request for continuance to 8/15/24</i>

\* Note: If you require personal assistance for audio, visual or other special aid, please contact the Selectmen's Office at least 72 hours prior to the meeting. If this meeting is postponed for any reason, it will be rescheduled to the next regularly scheduled Public Hearing date 8/1/2024



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**6 p.m. - Raymond High School  
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	Thursday, August 8, 2024	<p>Legal Training Session 5:00-6:30 PM State Representatives 6:30-7:00 PM <b>PUBLIC HEARING 7:00 PM</b> <b>2021-004 Mareld - Revocation of Approved Site Plan</b> <b>Site Plan Review Regulations</b> <b>WORK SESSION</b> Subdivision Regulations</p>
Wednesday, July 17, 2024	Thursday, August 15, 2024	<p><b>PB-2024-010 197 Lane Rd - Conservation Subdivision w/ SP</b> (Continued from 5/16/24, 6/13/24, 7/11/24) <b>PB-2022-008 Onyx Warehouse - Site Plan w/ CU and SP</b> (Continued from 11/2/23, 12/7/23, 1/18/24, 3/7/24, 4/18/24 &amp; 6/20/24) <b>PB-2024-002 Lamprey Waters, LLC - Lot Line Adjustment</b> (Continued from 2/15/24, 3/21/24, 5/2/24 &amp; 7/11/24) <i>Tentative PB-2024-009 AutoZone - Non-binding Design</i> <i>Review (Continued from 6/20/24)</i></p>
	Monday, August 19, 2024	<b>Site Walk PB-2023-008 Onway Lake Village (Phase 1) - Conservation Subdivision w/ Special Permit</b>
	Thursday, August 29, 2024	<b>Work Session 6:30-9:00 PM (TBD)</b>
Wednesday, August 7, 2024	Thursday, September 5, 2024	<p><b>PB-2022-010 Onyx Excavation - Excavation Permit</b> (Continued from 10/19/23, 11/30/23, 5/2/24 &amp; 6/20/24) <b>PB-2023-008 Onway Lake Village (Phase 1) - Conservation Subdivision w/ SP</b> (Rescheduled from 1/11/24, 2/22/24, 3/28/24 &amp; 7/11/24)</p>
	Thursday, September 12, 2024	<b>Work Session 6:30-9:00 PM</b>
Wednesday, August 21, 2024	Thursday, September 19, 2024	<b>PB-2022-009 Jewett Warehouse - Site Plan w/ CU and SP</b> (Continued from 1/4/24, 2/15/24, 3/21/24 & 7/11/24)
Wednesday, September 4, 2024	Thursday, October 3, 2024	
	Thursday, October 10, 2024	<b>Work Session 6:30-9:00 PM</b>
Wednesday, September 18, 2024	Thursday, October 17, 2024	
	Thursday, October 24, 2024	<b>Work Session 6:30-9:00 PM (TBD)</b>
Wednesday, October 9, 2024	Thursday, November 7, 2024	
	Thursday, November 14, 2024	<b>Work Session 6:30-9:00 PM</b>
Wednesday, October 23, 2024	Thursday, November 21, 2024	
Wednesday, November 6, 2024	Thursday, December 5, 2024	
	Thursday, December 12, 2024	<b>Work Session 6:30-9:00 PM</b>
Wednesday, November 20, 2024	Thursday, December 19, 2024	

\* Note: If you require personal assistance for audio, visual or other special aid, please contact the Selectmen's Office at least 72 hours prior to the meeting. If this meeting is postponed for any reason, it will be rescheduled to the next regularly scheduled Public Hearing date 8/1/2024



# TOWN OF RAYMOND

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

Tel: (603) 895-7016  
Fax: (603) 895-7064  
<http://www.raymondnh.gov>

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## NOTICE OF DECISION & CONDITIONS OF APPROVAL

### Application #PB-2022-016

Amended Woodside Village Subdivision  
Raymond Tax Map 33, Lot 106  
Rt.27 Raymond, NH

**Date of Decision:** July 25<sup>th</sup>, 2024

I make a motion to approve Amended Application #PB-2022-016, a three lot subdivision of property owned by Kevin Hatch of Cornerstone Survey, Inc. for property located Tax Map 33, Lot 106 – where 4 lots were previously approved. 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 Department of Planning & Development;
- b. All fees authorized to be charged to the applicant pursuant to the Raymond Regulations including, but not limited to application fees, filing fees, costs of special studies, and legal and engineering review, shall be paid by the applicant;
- 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. The applicant shall address, to the satisfaction of the Town's Review Engineer, any remaining engineering issues identified during peer review. Written concurrence, from the Town's Review Engineer and the Director of Planning & Development, with the design corrections of any identified engineering issues shall be required prior to final plan approval.
- e. The signed Performance Guarantee Agreement between the Town of Raymond and the Applicant signed on 1-30-2023 shall remain in effect.

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 amended subdivision plan 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:
  
4.
  - a. Placement of new property boundary markers.
  - b. Recording of the amended subdivision plan at the Rockingham County Registry of Deeds.
  
5. This approval is subject to the following waivers, as granted by the Raymond Planning Board: N/A
  
6. Other Conditions imposed by the Planning Board:
  - a. Impact fees shall not be accessed.

<b>Member Name</b>	<b>Motion/Second</b>	<b>Approve</b>	<b>Deny</b>	<b>Abstain</b>	<b>Recuse</b>
<b>Dee Luszc- Chairwoman</b>					
<b>Scott Campbell, Vice Chair</b>					
<b>Gretchen Gott</b>					
<b>Bob McDonald, Sec.</b>					
<b>Stacey Daigle</b>					
<b>VACANT</b>					
<b>Tricia Bridgeo, Selectmen Rep.</b>					

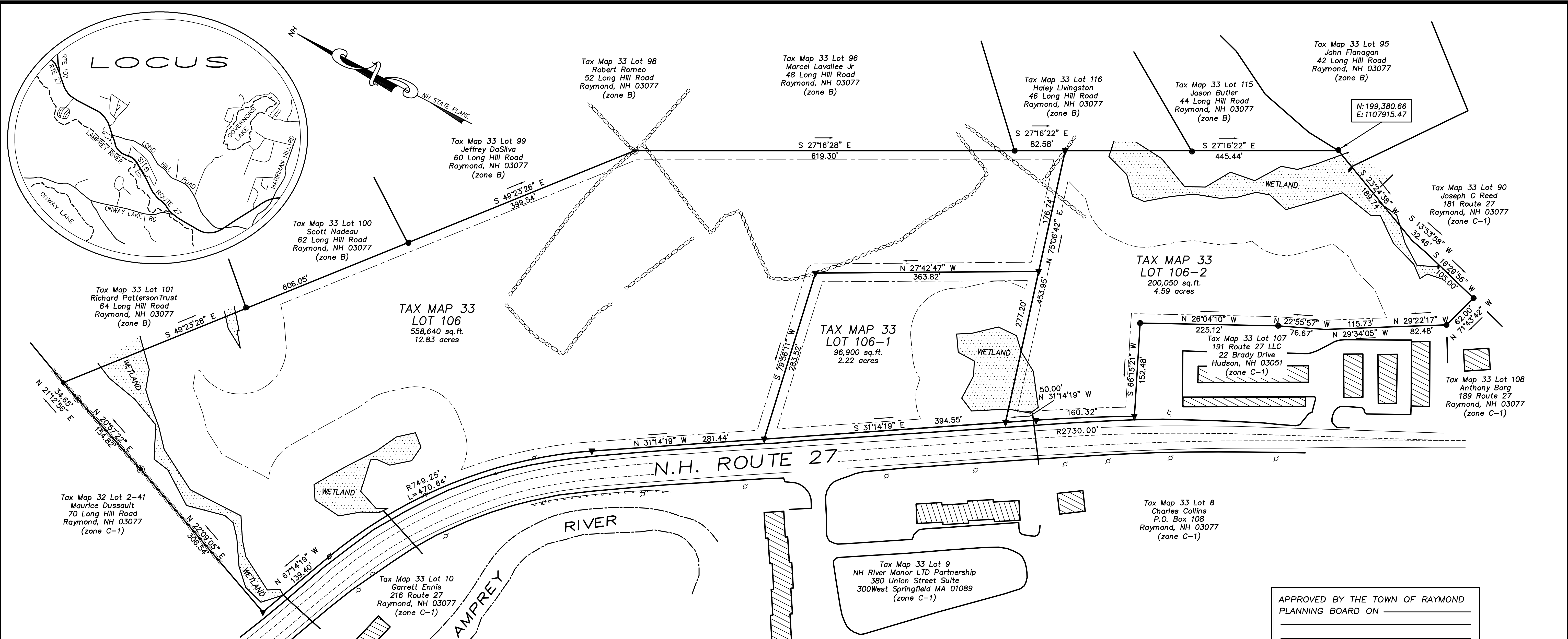
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James M McLeod  
 Director of Planning & Development

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Date

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.



- NOTES:**
- OWNERS OF RECORD; WOODSIDE VILLAGE LLC  
25 WHITETAIL LANE  
CHESTER, NH 03036
  - SOURCE OF TITLE; R.C.R.D. BOOK 6448 PAGE 1455
  - THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE EXISTING 19.64 ACRE (855,542sqft) LOT INTO 3 LOTS.
  - ALL LOTS SHALL BE SERVICED BY ON SITE WELLS AND SEPTIC SYSTEMS AND DRIVEWAYS.
  - THIS PROPERTY IS ZONED C-2;;  
CURRENT BUILDING SETBACK AND AREA REQUIREMENTS ARE AS FOLLOWS;  
SETBACKS; FRONT=15' SIDE=15' AND REAR=15'  
WETLAND=75'  
FRONTAGE; 50'  
MAX BUILDING HEIGHT; 35'  
AREA; 21,780 S.F. (0.50 ACRES)  
(ADDITIONAL SETBACK MAY APPLY BASED UPON PROPOSED USE)
  - A PORTION OF THESE LOTS ARE LOCATED WITHIN THE "ZONE G" OVERLAY DISTRICT AND THE GROUNDWATER PROTECTION ZONE,
  - THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0556E DATED 5/27/2005.
  - ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON NAVD '88 DATUM, AND BEARINGS ARE BASED UPON NH STATE PLANE COORDINATE SYSTEM.
  - STATE SUBDIVISION APPROVAL # eSA2023110602

- A DRIVEWAY PERMIT FROM NH DOT SHALL BE REQUIRED FOR EACH LOT AT TIME OF INDIVIDUAL SITE PLAN APPROVAL.
- WETLAND DELINEATION AND SOIL MAPPING WAS PERFORMED BY B.A.G. LAND CONSULTANTS IN AUGUST 2022 USING THE STANDARDS SET FORTH IN THE SSSNNE PUBLICATION #1. WETLANDS WERE IDENTIFIED USING THE 1987 FEDERAL MANUAL FOR IDENTIFYING WETLANDS. HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND VERSION 3. NO VERNAL POOLS EXIST ON THIS SITE.
- S.C.S. SOIL TYPE; 43C CANTON.
- A NOTICE OF INTENT MAY BE REQUIRED BY THE E.P.A. AT THE TIME OF LOT DEVELOPMENT.
- INDIVIDUAL LOT DEVELOPMENT SHALL REQUIRE PLANNING BOARD APPROVAL.
- PLAN REFERENCES;  
A) A SURVEY PLAT AND SUBDIVISION PREPARED FOR ROBERT E BONDS LOCATED IN RAYMOND NH PREPARED BY RSL LAYOUT AND DESIGN DATED JUNE 1986 AND RECORDED AT THE R.C.R.D. AS PLAN D-15381.

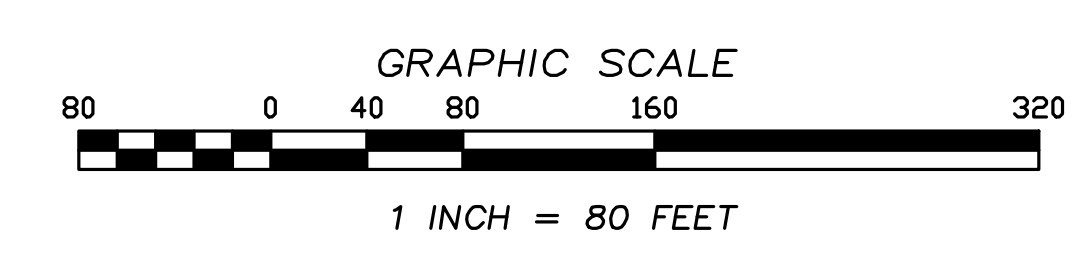
**LEGEND**

STONE WALL	
5/8" IRON PIN SET WITH YELLOW I.D. CAP	
UTILITY POLE	
IRON PIN FOUND WITH RSL CAP	
DRILL HOLE FOUND	
BUILDING SETBACK	

I CERTIFY THAT THE ERROR OF CLOSURE USED IN THE PREPARATION OF THIS PLAN DOES NOT EXCEED 1 PART IN 10,000.

*Kevin E. Hatch*  
KEVIN E. HATCH L.L.S.

NO.	DATE	DESCRIPTION	BY
3	6/3/24	DOT NOTE	K.E.H.
2	9/25/23	REVISE LOT LINES	K.E.H.
1	1/5/23	REVISE NOTE 4	K.E.H.
0	8/6/22	INITIAL RELEASE	K.E.H.
NO.	DATE	DESCRIPTION	BY



APPROVED BY THE TOWN OF RAYMOND PLANNING BOARD ON \_\_\_\_\_

THIS SUBDIVISION PLAN CONTAINS A TOTAL OF 2 SHEETS. SHEET NUMBER 1 IS RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE REMAINING SHEET IS ON FILE AT THE TOWN OF RAYMOND PLANNING BOARD OFFICE, WHICH IN ITS ENTIRETY, ALONG WITH THE CONDITIONS OF APPROVAL, CONSTITUTES THE SUBDIVISION PLAN AS APPROVED BY THE PLANNING BOARD.

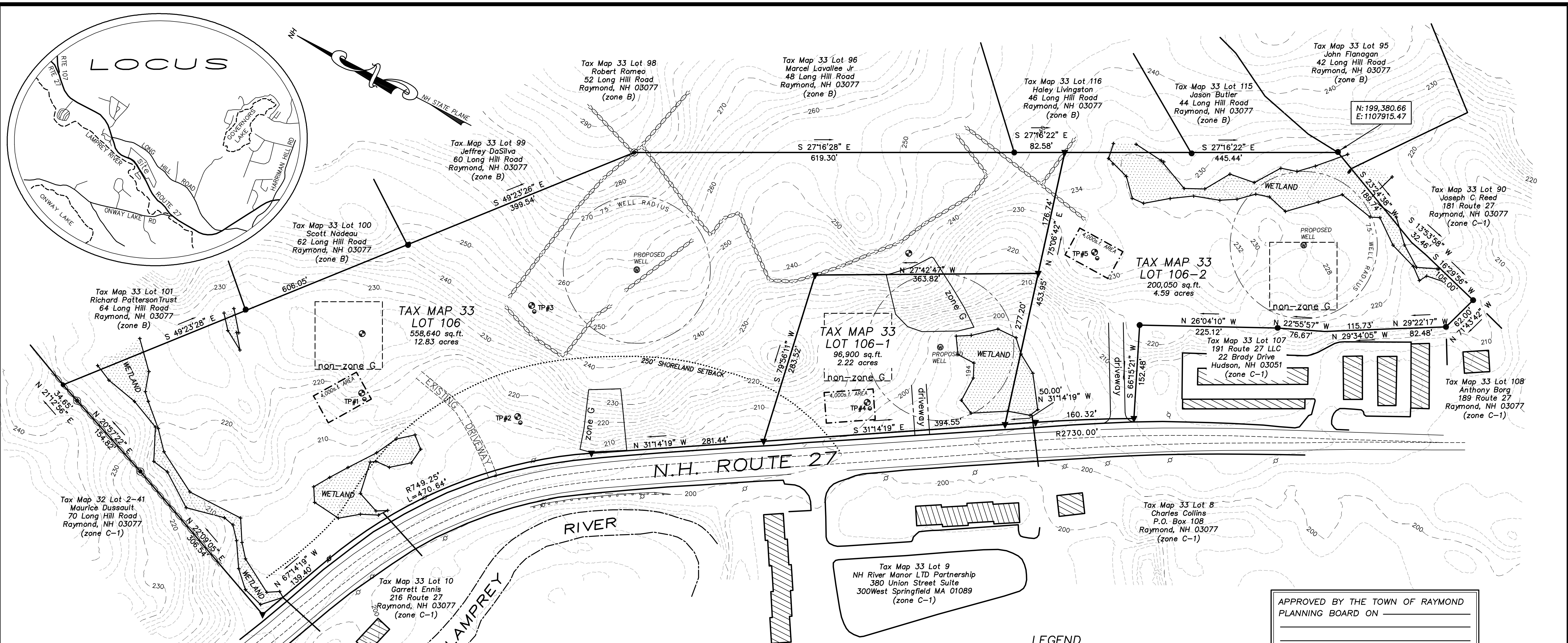
**== SUBDIVISION PLAN ==**

**Tax Map 33 Lot 106**  
NH Route 27  
Raymond, NH

PREPARED BY:  
**CORNERSTONE SURVEY INC.**  
25 WHITETAIL LANE, CHESTER, N.H. 03036  
PHONE/FAX (603) 887-6647

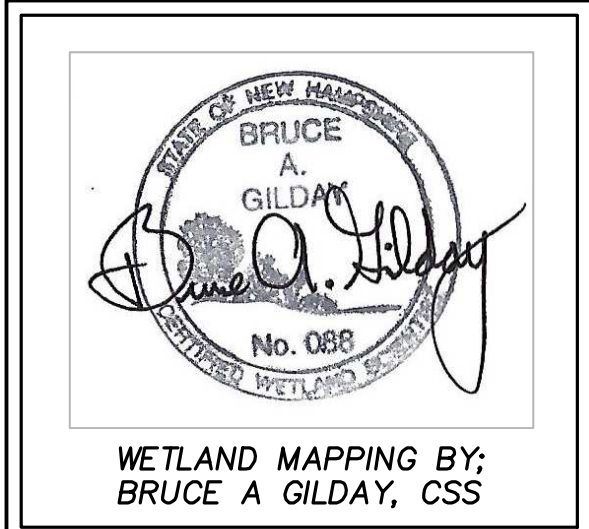
OWNER:  
**Woodside Village LLC**  
25 Whitetail Lane  
Chester, NH 03037

SCALE: 1" = 80'      DATE: August 2022



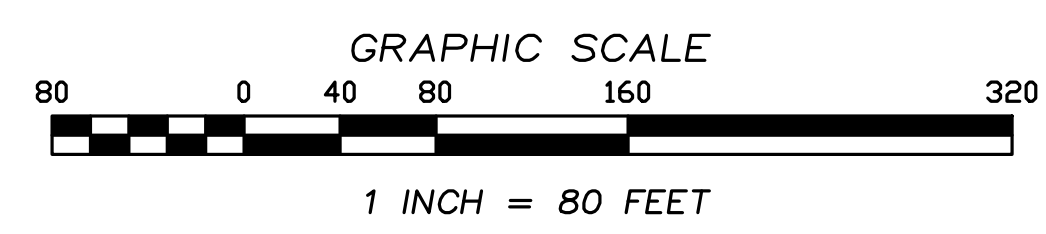
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**TOPOGRAPHY PLAN**

**Tax Map 33 Lot 106**  
NH Route 27  
Raymond, NH

PREPARED BY:  
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PHONE/FAX (603) 887-6647

OWNER:  
**Woodside Village LLC**  
25 Whitetail Lane  
Chester, NH 03037

SCALE: 1" = 80'      DATE: August 2022

Date

Name  
Title or Department  
Mailing Address  
Town, NH Zip

Re: Project, //

Dear Ms. Name:

The NH Department of Transportation is planning the subject project, which will entail.....

Engineering studies have been initiated to refine the scope and limits of work necessary for this project. The Department's Bureau of Environment is in the process of evaluating the potential environmental impacts associated with the project. To assist in this evaluation, I am asking that you provide comments relative to the project's potential impacts on environmental, social, economic, or cultural resources, by responding to the following questions.

1. Are there any existing or proposed community or regional plans that might have a bearing on this project?
2. Are there any natural resources of significance in the vicinity of the project? (e.g. prime wetlands, floodplains, rare species, etc.)
3. Are there any cultural resources of significance in the vicinity of the project? (e.g. stonewalls, cemeteries, historical or archeological resources, etc.) *Please note that Section 106 of the National Historic Preservation Act offers those that possess a direct interest in historical resources, including town officials, Historical Societies, and Historical Commissions, an opportunity to become more involved in an advisory role during project development as "Consulting Parties." Those interested should contact the Department.*
4. Are there any public parks, recreation areas, conservation lands, or wildlife/waterfowl refuges in the vicinity of the project? Have Land & Water Conservation Funds been used in the project area?
5. Are there any locally or regionally significant water resources or related protection areas in the project vicinity? (e.g. public water supplies, wellhead protection areas, aquifer protection districts, etc.)
6. Are there any water quality concerns that should be addressed during the development of this project? (e.g. stormwater management, NPDES Phase II, impaired waters, etc.)

7. Are you aware of any existing or potential hazardous materials or contaminants in the vicinity of the project? Are there asbestos landfills or asbestos containing utility pipes located within the project limits?
8. Do you have any environmental concerns not previously noted (e.g. noise impacts, farmland conversion, etc.) that you feel the Department should be aware of for this project?
9. Will the proposed project have a significant effect upon the surrounding area? If so, please explain.
10. Are you aware of any existing roadside populations of non-native invasive plant species (such as Japanese knotweed, phragmites, or purple loosestrife) in the project area?

This letter has been sent to the following departments, boards, and/or commissions:

- Board of Selectmen
- Planning Board
- Town Manager
- Fire Department
- Police Department
- Road Agent
- Conservation Commission
- Historical Society

The tentative advertising date for this project is . Please feel free to contact me if you have any questions or require further information regarding the above referenced project. Thank you for your assistance.

Sincerely,

Name  
Title  
NH Department of Transportation  
Bureau of Environment  
271-3226  
@dot.state.nh.us

CJP: cjp  
Encl.

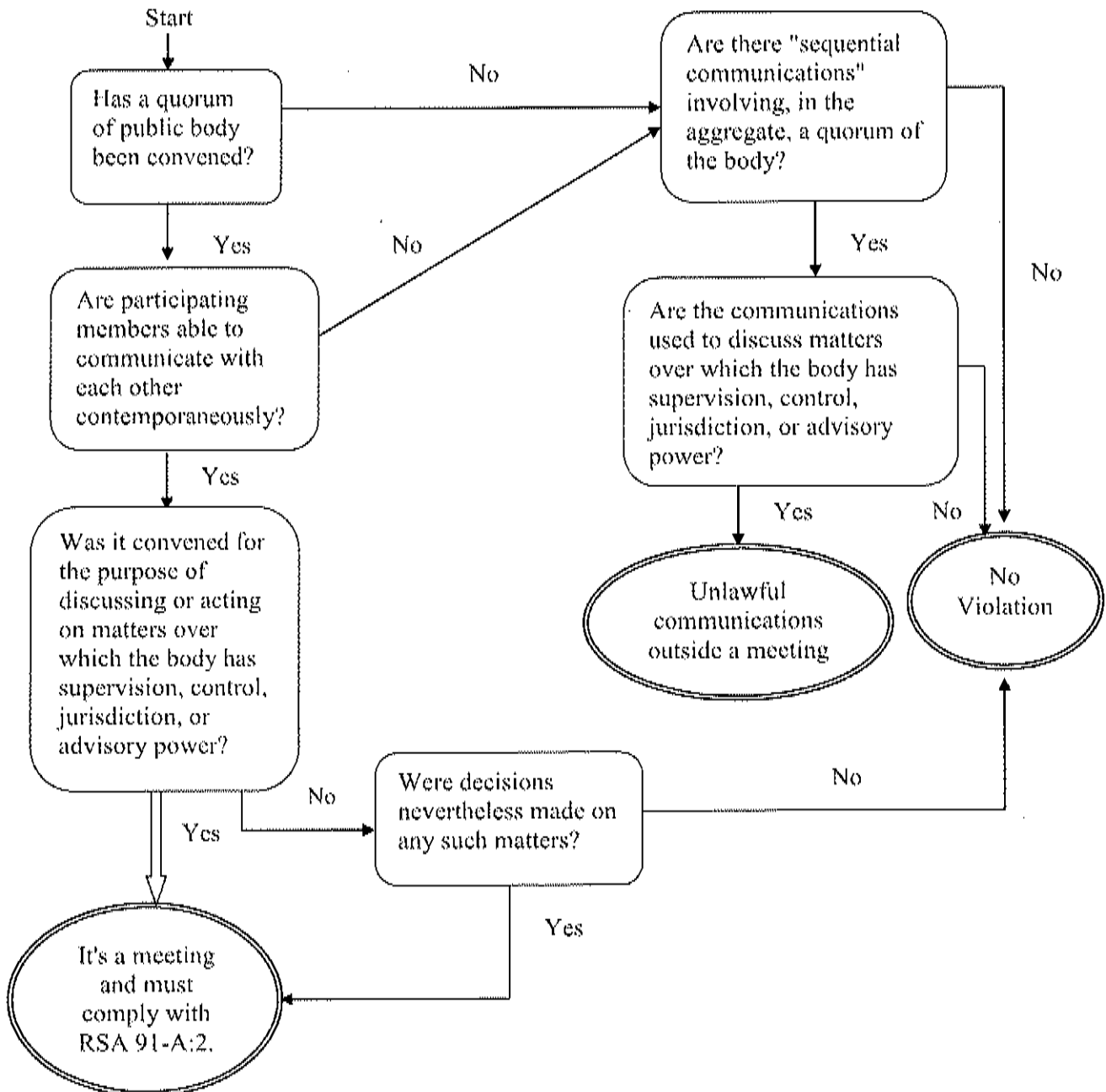
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### Is It a Meeting?

Use this flow chart to determine whether communications among members of a public body constitute a meeting subject to the Right to Know Law, or, if they do not constitute a meeting, whether they are unlawful communications outside a meeting.



# PUBLIC MEETINGS

**BASIC RULE:** All meetings of public bodies must have proper notice and be open to the public.

- *Public body:* All committees, subcommittees, boards, commissions, agencies, etc. that perform a governmental function for a town, city, village district or school district. RSA 91-A:1-a.
- *"Meeting":* The convening of a quorum (majority) of any public body to discuss or act on any of that body's business, including work sessions. It is a "meeting" whether the members convene in person, by telephone, or electronic communication, or in any other way in which all members may communicate with each other contemporaneously. **However**, legal meetings may never be conducted by email or any other format which does not comply with notice and public accessibility requirements, or which does not allow the public to hear, read or discern the discussion contemporaneously at the noticed meeting location. RSA 91-A:2.
- *What is not a meeting?* Gatherings of fewer than a quorum; consultation with legal counsel; chance or social meetings neither planned nor intended to discuss official matters and at which no decisions are made; strategy or negotiations regarding collective bargaining.
- *Notice:* Minimum of 24 hours (not including Sundays or holidays), either published in a local newspaper or posted in two prominent public places, one of which may be the public body's website. RSA 91-A:2. Other statutes or local rules may require more notice.
- *"Open to the public":* Anyone, not just local residents, may attend, take notes, record and photograph the meeting. However, except as required in a public hearing, the public has no guaranteed right to speak. RSA 91-A:2.
- *Telephone participation:* Boards may (but do not have to) allow one or more members to participate in a meeting by telephone or other electronic means (RSA 91-A:2), if:
  - Physical attendance is not reasonably practical (note in meeting minutes);
  - All members can simultaneously hear and speak with each other;

- Except in an emergency, a quorum is physically present in the noticed meeting location;
- All parts of the meeting are audible or otherwise discernible to the public in that location.

- *Deliberations:* Public bodies may only deliberate in properly held meetings and may not use communication outside a meeting (such as sequential emails or phone calls) to circumvent the spirit or purpose of the law. RSA 91-A:2-a.

**MINUTES:** Must be kept for all public meetings and made available to the public upon request within five business days after the meeting (whether or not approved yet). Must include members present, others participating, and a brief description of subjects discussed and final decisions made. RSA 91-A:2.

**NONPUBLIC SESSIONS:** Meetings or portions of meetings that the public may not attend. Begin in a properly noticed public meeting. A motion for nonpublic session is made and seconded, citing the statutory reason, and a majority roll call vote is taken. Once in the nonpublic session, only the reason(s) cited in the motion may be discussed. Minutes must be kept and (unless the board votes to seal them) made available to the public upon request within 72 hours after the meeting, whether or not approved yet. RSA 91-A:3. Nonpublic sessions are allowed only for reasons listed in RSA 91-A:3, II, including:

- Dismissal, promotion, compensation, disciplining, investigation or hiring of a public employee.
- Matters which would likely adversely affect the reputation of any non-board member.
- Buying, selling or leasing real or personal property if public discussion would give someone an unfair advantage over the municipality.
- Lawsuits filed or threatened in writing against the municipality, until fully adjudicated or settled.
- Preparation for and carrying out of emergency functions related to terrorism.

**LEGAL INQUIRIES:**  
800.852.3358, ext. 384  
[legalinquiries@nhmunicipal.org](mailto:legalinquiries@nhmunicipal.org)  
[www.nhmunicipal.org](http://www.nhmunicipal.org)



# RSA Chapter 91-A, New Hampshire's Right to Know Law, Brief Municipal Overview

## GOVERNMENTAL RECORDS

**DEFINED:** Any information created, accepted or obtained by a quorum of a public body, or by a public agency (such as clerk's office, town administrator or police department), in any physical format, received in or out of a meeting, in furtherance of its official function, RSA 91-A:1-a.

**BASIC RULE:** Governmental records must be made available to the public upon request unless they are exempt from disclosure under RSA 91-A:5 or another statute. Electronic records are treated the same way as paper records in this respect. RSA 91-A:4.

**AVAILABILITY:** Records must be available during business hours at the premises of the public body. If not immediately available, respond within five business days: provide the record, deny it in writing with reasons, or acknowledge it in writing with a note of the time needed to respond. RSA 91-A:4.

- *Copies:* Anyone may make notes, tapes or copies. Never hand over without supervision or lend records out. Citizens may be charged the actual cost of providing the copies. RSA 91-A:4.
- *Format:* Maintain in a manner accessible to the public. May provide in any format the municipality already has, but if one is more convenient, it must be made available. May provide electronic records by access to a municipal computer, or by a copy in standard or common file formats, a printout, or any other means reasonably calculated to comply with the request. RSA 91-A:4.
- *Motive:* The reason for requesting a governmental record is irrelevant; do not even ask.
- *Raw materials:* Tapes and notes used to compile meeting minutes are governmental records as long as they are retained; policy to discard/reuse after minutes are approved is acceptable.
- *Partial release:* If only part of a record is exempt from disclosure, the remainder should be released. Redact the exempt portion(s).

**RETENTION OF RECORDS:** RSA Chapter 33-A:3-a governs the length of time records must be kept. Keep electronic records for the same length of time as their paper counterparts. RSA 91-A:4. However, if a record must be kept for more than 10 years, it must also be transferred to paper or microfilm. RSA 33-A:5-a. *Do not destroy a record after a request has been made for it until the request is fulfilled or disputed requests are fully resolved.* RSA 91-A:9.

**DELETING ELECTRONIC RECORDS:** Electronic records are not subject to disclosure under RSA 91-A after they have been "initially and legally deleted" so that they are no longer readily accessible to the public body or agency. A record is "legally" deleted if the retention period has ended and there are no outstanding or disputed requests for that item. *To "delete," you must empty the "Deleted Items" or "Recycle Bin" folder.* RSA 91-A:4.

### EXEMPTIONS TO THE DISCLOSURE REQUIREMENT INCLUDE:

- Records pertaining to internal personnel practices
- Medical, welfare, library user and videotape sales or rental records
- Confidential, commercial or financial information and any other record whose disclosure would be an invasion of privacy
- Notes or materials made for personal use that do not have an official purpose
- Preliminary drafts, notes or memoranda and other records not in their final form and not disclosed, circulated or available to a quorum of a public body
- Some law enforcement records (but not all)
- Written legal advice (until the client shares it with a third party outside the privilege)

**LEGAL INQUIRIES:**  
800.852.3358, ext. 384  
[legalinquiries@nhmunicipal.org](mailto:legalinquiries@nhmunicipal.org)  
[www.nhmunicipal.org](http://www.nhmunicipal.org)



Town of Raymond, NH  
Planning Board Minutes  
Site Walk 7/10/2024  
2023-08 Phase 2 (Part of a three-phase development)

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On Wednesday July 10, 2024 at 5 PM, the Planning Board conducted a site walk for a **proposed 57-unit condominium (age restricted for 55 years old and over)**. **Application # 2022-08.**

The purpose of this site walk is for the Planning Board to become familiar with the existing conditions before the July 11, 2024 public hearing. The property is located at 15 Sargent Dr and Deer Run Rd-Tax Map 20 Lot 58 and Tax Map 26 Lot 1 with Zone B.

The meeting started at 5pm by Planning Board Chair- Dee Luszcz:

**Planning Board members present:**

- Scott Campbell
- Patricia (Trisha) Bridgeo-Selectman rep
- Robert McDonald
- Gretchen Gott
- Excused absence- Stacey Daigle

**Applicate attendees:**

- Matt Silverstein of Onway Lake Development, LLC.
- Joseph Coronati-spoke person for Jones & Beach Engineers, Inc.
- Kevin Baum-Atty

**Town Staff**

- James McLoed-Community Development and Planning Director

The group 1<sup>st</sup> met in at the intersection of Deer Run Rd and Snap Dragon Dr. On the left was one existing three season house #84. The group walked past 4 existing three season houses #'s 80, 81, 83 and 87 next to Deer Run Rd. It was decided that the best way to walk the proposed Phase 2 area was along the existing road network, some areas were paved and other portions of the existing road alignment were gravel or grass covered. **It is noted that the "site plan" CS2-CS3 and CS4 shows lines (aka lots) between each of the 57 proposed housing units as well as existing 11 three season houses.**

The group walked on Deer Run Rd by the existing office and care takers apartment, pool area, pickleball and basketball courts and a community center on the left. There were existing 2 three season houses # 102 and 103, on the right and newer house # 58.

The group then took a right onto Sesamaca Dr and walked down to an existing narrow stone bridge. Off to the left was a large wetland are. To the right was the Rockingham Rail Trail which had an existing concrete tunnel for water to leave the existing wetland and drain into Onway Lake. There was also a wooden bridge in the same area on the same rail trail. This existing narrow unpaved road is proposed to use as an emergency vehicle access which leads to right of way on to Green Rd.

The group walked back along Sesamaca Dr, on the left two proposed houses # 59 and 60 would be built down off the existing road. Continued the walk along Sesamaca Dr and on the left were the existing two courts (as mentioned previously) and community center, there will be a proposed parking area next to the community center. On the right in the wooded area are Horseshoe pits and a Tennis Court.

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42 On the left is an area for 4 proposed house #'s 54, 55, 56 and 57. On the right were 4 existing three  
43 season houses #'s 91, 92, 93, 94 and 95.

44

45 The group continued along Sesamaca Dr and passed Snap Dragon on the left.

46

47 The Group continued along Sesamaca Dr. On the right was an existing cemetery and an area for  
48 proposed house #'s 47,48,49 and 50. The area for proposed house # 47 will be a proposed dead end side  
49 street with the name will be Murmuring Pines with proposed house #'s 43, 44, 45, 46 and 47.

50 Further along on the right there will be another proposed dead-end street with the name Whispering  
51 Willows with proposed house #'s 37, 38, 39, 40, 41 and 42.

52

53 There was a large wetland area next to Sesamaca Dr on the left across from the beginning of the proposed  
54 Whispering Willows Street. And another wetland area on the left next to Sesamaca Dr, located behind  
55 proposed house #37 and next to proposed house # 34 on Sesamaca Dr.

56

57 On the right after the large wetland area will be proposed House #'s 33, 35 and 36. Behind these three  
58 proposed houses is an existing vernal pool # 11 and large wet land area. On the left will be proposed  
59 houses #'s 32 and 34.

60

61 It was noted that the existing Sesamaca Dr alignment will change location in this area because of the  
62 existing wetland area behind the proposed House # 33.

63

64 Continued along Sesamaca Dr and to the left will be proposed houses 27, 28, 29, 30 and 31.

65 It was noted that house # 30 will have a longer drive than other houses on this side of Sesamaca.

66 On the left is the same large wetland area.

67

68 After proposed house # 27, there will be a proposed unnamed street or drive-way with three proposed  
69 houses #'s 24, 25 and 26.

70

71 After the proposed unnamed street there will be four proposed houses on the left with #'s 16, 18, 20 and  
72 22. On the right will be four proposed houses #'s 17, 19, 21 and 23.

73

74 Continued along Sesamaca Dr. On the left is the same large wet land area with Vernal Pool # 11 and on  
75 the right is an open area that drops down to an unnamed stream which runs behind proposed house #'s  
76 17, 19, 21 and 23

77

78 Continued past the open area on the right along Sesamaca Dr. is one proposed house # 15 and, on the  
79 left, will be three proposed houses #'s 12, 13 and 14.

80

81 After proposed house # 15 will be a proposed street named Balancing Rock Circle with four proposed  
82 houses #'s 3, 6, 8 and 9.

83

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2023-08 Phase 2 (Part of a three-phase development)

84 Continuing past the proposed Balancing Rock Circle, there will be proposed Houses # 10 and 11 on the  
85 left and one proposed house #2 on the right.

86  
87 After proposed House # 2 there is an existing dirt road that will be named The Knoll with two existing  
88 three season houses # 5 and 7. Across from the end of the proposed road named The Knoll is a planned  
89 open space area next to Sesamaca Dr on the left and this open area continues to Deer Run Rd.  
90 On the right will be one proposed house with a # 1 and an existing three season house # 4.

91  
92 The group stopped at the intersection of Sesamaca Dr and Deer Run Rd.

93  
94 Across Deer Run Rd is a large wet land area and open space area where the existing community septic  
95 systems are located. If you took a right on from Sesamaca Dr on to Deer Run Rd you would return to  
96 Sargent Dr. About 200 Feet from this intersection is a bridge that allows the running unnamed stream to  
97 enter the large wet land area and drains towards Onway Lake under the Rockingham Rail Trail. Further  
98 up along Deer Run Rd (about 400 feet) on the left side of Deer Run, back towards Sargent Dr, is where  
99 the community well and water system are located.

100  
101 The group continued back to the intersection of Deer Run and Snap Dragon Dr where the site walk  
102 began. On the left area is an open area and an existing dirt driveway that will be named Knotty Pine Park  
103 with two existing three season houses # 80 and 81. These are the same 2 existing three season houses  
104 that were noted at the start of the site walk.

105  
106 Chair- Dee Luszcz adjourned the meeting and seconded by Bob McDonald at 6:10pm  
107 Minutes by: Bob McDonald, Secretary.

108  
109 **Bob McDonald's comment:**

110 In counting the number of existing three season houses during the site walk, I counted 11 three season  
111 existing houses.

112 In counting the number of proposed houses lots for a proposed 57-unit condominium (age restricted for  
113 55 years old and over) **I counted 57 proposed lots?**

114 It is noted that the "site plan" CS2-CS3 and CS4 shows lines (aka lots) between each of the 57 proposed  
115 housing units as well as existing 11 three season houses.

116  
117 A video of the site walk was taken by Bob McDonald and will be available on RCTV.



Planning Board Minutes  
July 11th, 2024 @ 7:00 PM  
Media Center Raymond High School  
45 Harriman Hill Road, Raymond, NH 03077

1 **Meeting called to order:**

2 The meeting started at approximately 7:00 pm.

3

4 **Pledge of Allegiance:** Recited by all in attendance.

5

6 **Roll Call**

7 Bob McDonald; Stacey Daigle; Dee Luszcz, Chair; Gretchen Gott; Tricia Bridgeo, Board of  
8 Selectmen

9

10 Staff Present: Jim McLeod, Director of Planning and Development, was present and Introduced  
11 Troy, the new Planning Technician; Kera Clements will do minutes remotely.

12

13 Chairwoman Luszcz announced that member Scott Campbell has an excused absence

14

15 **Public Meeting**

16 Chairwoman Luszcz announced that the non-public meeting minutes from April 18, 2024 would be  
17 released and made available on the town website.

18

19 **Public Hearing**

20

21 **Application #2024-002 Lamprey Waters, LLC LLA:** A lot line adjustment application is being  
22 submitted by James M. Lavelle Associates on behalf of James A. Gregoire of Littlewoods/Lamprey  
23 Waters, LLC. A variance request has already been approved by the ZBA in May 2023. The  
24 applicant is proposing to adjust the lot line configuration between Tax Map 27-3 Lot 12 and Tax  
25 Map 28-3 Lots 46, 47, 48, and 49, located at 19 Old Manchester Road in Raymond, NH. All lots are  
26 located within Zone A (Residential).

27

28 A request was submitted by James Lavelle of Lavelle Associates on July 1, 2024 for a continuance  
29 to August 15, 2024. (attached)

30

31 **MOTION**

32

33 **Ms. Daigle made a motion to continue by mutual consent application PB-2024-002**  
34 **Lamprey Waters, LLC to the agreed upon hearing date of August 15, 2024 at the**  
35 **Raymond High School Media Center 45 Harriman Hill Rd. at 7:00PM; Second by Mr.**  
36 **McDonald.**

37

38 **A roll call vote was taken:**

39 **Bob McDonald - Yes**  
40 **Stacey Daigle - Yes**  
41 **Dee Luszcz - Yes**  
42 **Tricia Bridgeo - Yes**  
43 **Gretchen Gott - Yes**

44 **The motion passed unanimously, 5 in favor, 0 opposed and 0 abstained.**

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45  
46  
47 **Application # 2022-009 Jewett Warehouse:** A site plan application is being submitted by Greg  
48 DiBona of Bohler Engineers on behalf of Jewett Construction. The applicant proposes a 200,000 SF  
49 industrial warehouse with applicable access, parking, loading, landscaping, lighting, stormwater  
50 management, utilities, and erosion mitigation. The property is located on Route 27 and is identified  
51 as Raymond Tax Map 28 / Lots 9, 10, & 11.

52  
53 Greg DiBona of Bohler Engineers appeared before the board and provided an overview and  
54 identified key elements from their last meeting, which included a planned discussion with Mr.  
55 McLeod and DuBois & King. A meeting was held on May 29 with Bohler Engineering, Mr. McLeod  
56 and DuBois & King, at which they discussed next steps and provided information to support their  
57 waiver requests.

58  
59 Mr. DiBona informed the board that they had made changes to the plan to include a new sewer  
60 system and identified utility crossings on the site to ensure there were no conflicts.

61  
62 To address any outstanding items, Mr. DiBona affirmed that they had provided a formal response to  
63 D&K, which was submitted in June. An ALTA survey was prepared and provided to the board.  
64 Revisions were made to their plans based on additional stormwater testing, specifically the basin  
65 near the driveway has been revised.

66  
67 Mr. DiBona shared that they believe these to be their final plans, based on conversations with the  
68 board over the past meetings, and requested guidance from the board on any items they feel are  
69 outstanding or need to be addressed.

70  
71 Mr. DiBona asked that the board address their four waiver requests as they had received a letter  
72 from DuBois & King advising them that D&K agree with the waivers being requested.

73  
74 Mr. McLeod reviewed the outstanding items:

- 75 • The applicant is still waiting for information from NHDOT
- 76 • Comprehensive testing on Well #4 will be required by Haley Ward (3<sup>rd</sup> Party Engineer) to ensure  
77 that the development will have no impact on the well.
- 78 • The Conditional Use Permit and Special Permit will need to be noticed in the same manner as  
79 an application, which will need to be done for the next meeting.

80  
81 **Waiver Discussion**

82 1) Waiver request from Site Plan Review Regulations, section 5.02.06:



83 *Locations and widths of adjacent streets, buildings and drives within 200 feet of the site*  
84 *boundaries.*

85 Ms. Luszczyk stated that the applicant has gone out 50ft. If the culvert is included on the plans, going  
86 out 150 more feet is no benefit.

87 Ms. Bridgeo asked if the abutting buildings are within 200ft.

88 Mr. McLeod advised that Raymond Building Supply is within 50ft, but the NHDOT is beyond 2000ft.

89 Ms. Gott expressed concern with the activity in the area

90 Mr. McLeod advised that all work to develop the site is interior to the site

91 Ms. Gott clarified the concern having to do with traffic impacts.

92 Ms. Luszczyk shared that there are no traffic impacts, they are still waiting to hear from the NHDOT,

93 but the waiver is specific to showing less than 200ft on the Site Plan. Further clarifying that the

94 waivers are not for traffic, but for the building and the streets.

95

96 **MOTION**

97 **Ms. Daigle made a motion to grant the waiver from Site Plan Review Regulation**  
98 **Section 5.02.06; Second by Mr. McDonald.**

99

100 **A roll call vote was taken:**

101 **Bob McDonald - Yes**

102 **Stacey Daigle - Yes**

103 **Dee Luszczyk - Yes**

104 **Tricia Bridgeo – No**

105 **Gretchen Gott - No**

106 **The motion passed, 3 in favor, 2 opposed and 0 abstained.**

107

108 2) Waiver request from Site Plan Review regulation, section 5.02.07:

109 *The shape, size, height and location of existing structures located on the site and within two*  
110 *hundred feet of the site boundaries.*

111

112 Ms. Luszczyk explained that this waiver is essentially the same as the previous, which requires the  
113 existing height and structures to be depicted.

114 Mr. McLeod referenced the comments provided by D&K, which stated that they have no concerns if  
115 the board chooses to approve this waiver request.

116 Ms. Bridgeo asked what structures are on the site.

117 Ms. Luszczyk affirmed that there were no existing structures on the site.

118

119 **MOTION**

120 **Ms. Daigle made a motion to grant the waiver request from Site Plan Review**  
121 **Regulations for Section 5.02.72; Second by Mr. McDonald.**

122

123 **A roll call vote was taken:**

124 **Bob McDonald - Yes**

125 **Stacey Daigle - Yes**

126 **Dee Luszczyk - Yes**

127 **Tricia Bridgeo - Yes**  
128 **Gretchen Gott - No**

129 **The motion passed, 4 in favor, 1 opposed and 0 abstained.**  
130

131 3) Waiver Request from Site Plan Review Regulations, Section 5.03.14(b)  
132 *Profiles of all proposed streets, driveways, sewers and drainage structures. Profiles shall show*  
133 *existing and proposed elevations along the center lines of all proposed improvements. Profile*  
134 *scale shall be one-inch equals forty feet horizontal scale, and one-inch equals four feet vertical*  
135 *scale.*

136 Ms. Luszcz advised the board that there is no sewer system, so that would not apply  
137 Mr. McLeod referenced comments from D&K stating that the revised June 14, 2024 Plan Sheets  
138 C502, C503, C554 address this comment to D&K's satisfaction and D&K supports granting the  
139 waiver for the remainder, having previously referenced the septic. Mr. McLeod further explained  
140 that instead of providing cross sections, the applicant has provided the elevations for the pipes to  
141 D&K, which they are satisfied with.

142 Mr. McDonald asked if the decision is based on the site having no public sewer or public water.  
143 Mr. McLeod agreed and explained if you were in an urban area where there is pre-existing  
144 infrastructure, you would want those profiles to ensure that the work you are doing is not going to  
145 intersect with the existing infrastructure. There is no existing infrastructure.

146 Ms. Gott asked about the comprehensive testing on well #4 and if this would have an impact on  
147 that.

148 Mr. McLeod responded that it won't, Well #4 is 1200ft away or further. There is nothing in this  
149 waiver that will affect what is going on with Well #4.

150  
151 The board discussed that the motion should include a condition that the drainage structures be  
152 depicted in accordance with the ordinance, which they have agreed to.  
153

154 **MOTION**

155 **Mr. McDonald made a motion to partially grant waivers from Site Plan Regulations**  
156 **Section 5.03.14(b) per DuBois & King's recommendation letter dated July 10; Second**  
157 **by Ms. Daigle.**  
158

159 **A roll call vote was taken:**  
160 **Gretchen Gott – No**  
161 **Tricia Bridgeo – Yes**  
162 **Dee Luszcz – Yes**  
163 **Stacey Daigle - Yes**  
164 **Bob McDonald - Yes**

165 **The motion passed, 4 in favor, 1 opposed and 0 abstained.**  
166

167 4) Waiver Request from Site Plan Review Regulation Section 5.03.14(c):  
168 *Cross sections of all proposed streets and driveways at one hundred-foot stations and at all*  
169 *catch-basins or culverts. Cross sections shall show all existing grades, proposed subgrades,*  
170 *proposed final grades and all utilities and other structures. Cross sections shall be drawn at a*

171 *scale of not more than one-inch equals ten feet vertically, and one-inch equals fifty feet*  
172 *horizontally. Cross sections shall be provided at regular intervals throughout the site*

173 Ms. Luszcz advised that the septic is profiled, so that is already complete and depicted on three  
174 different plans.

175

176 **MOTION**

177

178 **Ms. Daigle made a motion to grant the waiver request for Site Plan Review**  
179 **Regulations, Section 5.03.14(c) as characterized by D&K letter of July 10, 2024; Mr.**  
180 **McDonald seconded.**

181

182 **A roll call vote was taken:**

183 **Bob McDonald - Yes**

184 **Stacey Daigle - Yes**

185 **Dee Luszcz - Yes**

186 **Tricia Bridgeo - Yes**

187 **Gretchen Gott - No**

188 **The motion passed, 4 in favor, 1 opposed and 0 abstained.**

189

190 Conditions of Approval Discussion

191 Ms. Luszcz noted that the applicant had proposed a compilation of conditions of approval and  
192 requested that going forward, applicants will be informed that such items be submitted as a bulleted  
193 list, not a drafted official document.

194

195 Ms. Luszcz advised the board that while they will not be voting on the conditions, they could review  
196 them.

197

198 Items reviewed included a requirement for an Independent Environmental Consultant for the area of  
199 the shooting range and the former gas station; Excavation activities; a condition requiring testing of  
200 the vernal pool before, during, after construction as well as ongoing monitoring; ongoing water  
201 testing; construction activity limits in the areas of abutters; and fire suppression infrastructure.

202

203 Ms. Luszcz asked that the board prepare their notes for the conditions of approval and bring them  
204 to the next meeting.

205

206 The board further discussed the application regarding the status of a Dredge & Fill permit and  
207 Alteration of Terrain permit from NHDES, which are pending.

208

209 Mr. McDonald inquired about past conversations regarding easements on the property, which he  
210 recalls being specified in the original deed. This will need to be researched and information brought  
211 to the next meeting.

212

213 Public Comment

214 None

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**MOTION**

**Ms. Daigle made a motion to continue by mutual consent application PB-2022-009 Jewett Warehouse to the agreed upon hearing date of September 19, 2024 at the Ramond High School Media Center, 45 Harriman Hill Road, Raymond NH at 7pm; Mr. McDonald seconded.**

**A roll call vote was taken:  
Mr. McDonald - Yes  
Ms. Daigle - Yes  
Ms. Luszcz - Yes  
Ms. Bridgeo - Yes  
Ms. Gott - Yes  
The motion passed unanimously.**

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**Application #2023-008 Onway Lake Village Subdivision:** A subdivision application is being submitted by Joseph Coronati of Jones & Beach Engineers, Inc. on behalf of Shiv Shrestha and Matt Silverstein of Onway Lake Development, LLC. The subdivision proposes the initial construction of a 38-lot conservation subdivision with cul-de-sac streets which will constitute Phase 1 of a potential future 3 phase development. A Special Permit related to wetland impacts within the development accompanies the application. The property is located at 15 Sargent Drive at the intersection of Sargent Drive and Deer Run Road, and is located just west of the Green Road/Sargent Drive intersection, and is identified as Raymond Tax Map 20 Lot 58 and Tax Map 26 Lot 1, and within Zone B.

Kevin Baum of Hoefle Phoenix Gormley & Roberts, Joseph Coronati of Jones & Beach Engineering, and Matt Silverstein appeared before the board.

Mr. McLeod read the abutters list aloud.

Ms. Gott and Mr. McDonald both disclosed that they know several of the abutters, but it has no bearing on their decision making.

Mr. McLeod advised that, in his opinion, the application is complete enough for the board to accept.

**MOTION**

**Ms. Daigle made a motion to accept application PB-2023-008-P1 Onway Lake Village Phase 1 Conservation Subdivision as substantially complete enough to evoke jurisdiction; Mr. McDonald seconded.**

**A roll call vote was taken:  
Ms. Gott - Yes  
Ms. Bridgeo - Yes  
Ms. Daigle – Yes  
Mr. McDonald - Yes**

260 **Ms. Luszcz - Yes**  
261 **The motion passed unanimously.**

262  
263 Ms. Luszcz noted that the board is short one member and asked the applicant if they agreed to  
264 continue with the 5-member board, to which they agreed.

265  
266 Ms. Luszcz polled the board to see if they wanted a site visit, and all members agreed.

267  
268 **MOTION**

269 **Ms. Daigle made a motion to schedule a Site Walk for application PB-2023-008-P1**  
270 **Onway Lake Village Phase 1 for Monday, August 19, 2024 at 4pm; Mr. McDonald**  
271 **seconded.**

272  
273 **A roll call vote was taken:**

274 **Mr. McDonald - Yes**  
275 **Ms. Daigle - Yes**  
276 **Ms. Luszcz - Yes**  
277 **Ms. Bridgeo - Yes**  
278 **Ms. Gott - Yes**

279 **The motion passed unanimously.**

280  
281 Determination of Regional Impact

282 Ms. Luszcz polled the board to determine if they felt the application has regional impact. All board  
283 members agreed that it does.

284  
285 The board, considering the determination that Phase 2 of this development was of regional impact,  
286 agreed that Phase 1 met the same criteria and therefore notice would be given to the same list of  
287 municipalities.

288  
289 **MOTION**

290 **Ms. Daigle made a motion that application PB-2023-008-P1 Onway Lake Village Phase**  
291 **1 Conservation Subdivision has regional impact, and the following entities will be**  
292 **notified as abutters, the same as Phase 2; Mr. McDonald seconded.**

293  
294 **A roll call vote was taken:**

295 **Mr. McDonald - Yes**  
296 **Ms. Daigle - Yes**  
297 **Ms. Luszcz - Yes**  
298 **Ms. Bridgeo - Yes**  
299 **Ms. Gott - Yes**

300 **The motion passed unanimously.**

301  
302 Public Comment

303 Roscoe Theodore Blaisdell asked if Levett Road or Scribner Road would be used for access and  
304 recommended that both Levett Road and Scribner Road be included in the site walk

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**MOTION**

**Ms. Daigle made a motion to continue by mutual consent application PB-2023-008-P1 Onway Lake Village Phase 1 Conservation Subdivision to the agreed upon hearing date of September 5, 2024 in the Raymond High School Media Center, 45 Harriman Hill Road, Raymond NH at 7pm; Mr. McDonald seconded.**

- A roll call vote was taken:**  
**Mr. McDonald - Yes**  
**Ms. Daigle - Yes**  
**Ms. Luszcz - Yes**  
**Ms. Bridgeo - Yes**  
**Ms. Gott - Yes**  
**The motion passed unanimously**

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**Application #2024-012 Mr. Gas Plus II:** A Design Review prepared by Mark Antonia P.E. has been submitted by Tony Aoude of Aoude Enterprises, INC. The applicant is proposing site improvements to the existing Gas Station and Convenience Store. The property is located at 60 & 62 Epping Steet in Raymond and is identified as Raymond Tax Map 28 Lots 4 & 5, and within zone C1.

Mr. McLeod read the abutters list aloud

Tony Aoude of Aoude Enterprises, Inc and Mark Antonia, P.E. appeared before the board. A verbal authorization was given by Mr. Aoude for Mr. Antonia to present on his behalf.

Mr. Antonia presented that they are proposing to construct a new convenience store and relocate the existing gas pumps to improve the safety of the site. Aoude Enterprises has purchased the adjoining lot, so the plan would include a lot merger.

Currently there are 5 access points, the new design would reduce these to 2 access points. The design would also incorporate the addition of a drive thru. The existing underground storage tanks would remain, although they would be outfitted to utilize one section of the existing tank to accommodate the addition of Deisel fuel.

Mr. Antonia provided information regarding the NHDES requirements for underground storage tanks within proximity to the Lamprey River to include notification to the Lamprey River Advisory Committee.

Ms. Luszcz advised that the snow storage will need to be considered as the site is within the Groundwater Protection area.

The board inquired about the fueling tanks, fuel deliveries and frequencies, logistics of fueling trucks navigating the entry/exit, traffic queuing for the drive thru, fire suppression and monitoring.

350  
351 Public Comment  
352 Marie Longo, abutter, inquired about the hours of operation and the potential impacts the traffic will  
353 have on her residence. Ms. Luszcz advised that there would be a traffic study required and the  
354  
355 Tom Luszcz, resident and patron of Mr. Gas inquired about the placement of the diesel pumps and  
356 made a recommendation to put a KFC in the drive thru.  
357  
358 Mr. Antonia and Mr. Aoude agreed to close the design review at this time.  
359

360 **MOTION**

361 **Ms. Daigle made a motion to officailly close the Desing Review application PB-2024-**  
362 **012 Mr. Gas Plus II on July 11, 2024; Mr. McDonald seconded.**

363  
364 **A roll call vote was taken:**

365 **Mr. McDonald - Yes**

366 **Ms. Daigle - Yes**

367 **Ms. Luszcz - Yes**

368 **Ms. Bridgeo - Yes**

369 **Ms. Gott - Yes**

370 **The motion passed unanimously**

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371  
372  
373 **Approval of Minutes:**

374 June 13, 2024 Minutes

375 Correct the pagination and remove the hanging 1 at the top of page 1.

376 Ms. Luszcz noted that the approved minutes of April 18 had not yet been posted online.

377 Line 315 – Amend Ms. McDonald to reflect “member of the water planning committee”  
378

379 **MOTION**

380 **Mr. McDonald made a motion to approve as amended the minutes of June 13, 2024;**  
381 **Ms. Daigle seconded.**

382  
383 **A roll call vote was taken,**

384 **Ms. Gott - Yes**

385 **Ms. Bridgeo - Yes**

386 **Ms. Luszcz - Yes**

387 **Ms. Daigle - Yes**

388 **Mr. McDonald - Yes**

389 **The motion passed unanimously**

390  
391 June 18, 2024 Site Walk Minutes

392 Ms. Gott requested that names be listed out in place of initials.

393 Mr. McLeod noted that he was not in attendance during the meeting, only prior to.  
394

395 **MOTION**

396 **Mr. McDonald made a motion to accept the site walk minutes of June 18, 2024 as**  
397 **amended; Ms. Daigle seconded.**

398

399 **A roll call vote was taken,**

400 **Ms. Gott - Yes**

401 **Ms. Bridgeo - Yes**

402 **Ms. Luszcz - Yes**

403 **Ms. Daigle - Yes**

404 **Mr. McDonald - Yes**

405 **The motion passed unanimously**

406

407 June 20, 2024 Minutes

408 Line 241 correct spelling of "returning"

409

410 **MOTION**

411 **Mr. McDonald made a motion to accept the June 20, 2024 minutes as amended; Ms.**  
412 **Daigle seconded the motion.**

413

414 **A roll call vote was taken,**

415 **Ms. Gott - Yes**

416 **Ms. Bridgeo - Yes**

417 **Ms. Luszcz - Yes**

418 **Ms. Daigle - Yes**

419 **Mr. McDonald - Yes**

420 **The motion passed unanimously**

421

422 June 27, 2024 Site Walk Minutes

423 Add Jim McLeod and Troy were present

424 Note that Gretchen Gott did not attend a portion of the site walk.

425

426 **MOTION**

427 **Mr. McDonald made a motion to accept the site walk minutes of June 27, 2024 as**  
428 **amended; Ms. Daigle seconded the motion.**

429

430 **A roll call vote was taken,**

431 **Ms. Gott - Yes**

432 **Ms. Bridgeo - Yes**

433 **Ms. Luszcz - Yes**

434 **Ms. Daigle - Yes**

435 **Mr. McDonald - Yes**

436 **The motion passed unanimously**

437

438 **Staff Updates:**

439 Mr. McLeod reminded the board that the 91a submissions are due tomorrow.



440  
441 **Board Member Updates:**  
442 None  
443  
444 **Public Comment:**  
445 None  
446  
447 **Adjournment:**  
448  
449 **Motion:**  
450 **Ms. Daigle made a motion to adjourn; Mr. McDonald seconded the motion.**  
451  
452 **A roll call vote was taken,**  
453 **Ms. Gott - Yes**  
454 **Ms. Bridgeo - Yes**  
455 **Mr. McLeod - Yes**  
456 **Ms. Luszcz - Yes**  
457 **Ms. Daigle - Yes**  
458 **Mr. McDonald - Yes**  
459 **The motion passed unanimously, and the meeting adjourned at 9:59pm**  
460  
461 **Next meeting:**  
462 June 18, 2024 at 7:00pm in the Raymond High School Media Center, 45 Harriman Hill Road,  
463 Raymond, NH 03077  
464  
465 Minutes submitted by:  
466 Kera Clements  
467  
468 The video of this meeting is to be preserved for 5 years, attached to these minutes and made part  
469 of the permanent record.

*James M. Lavelle Associates*

LICENSED LAND SURVEYORS  
2 STARWOOD DRIVE  
HAMPSTEAD, NH 03841  
603-329-6851

July 1, 2024

Town of Raymond  
Planning Board  
4 Epping St.  
Raymond, NH 03077

RE: Lamprey Waters, LLC.  
Old Manchester Rd.  
Map 27 Lots 4-13 & 4-12  
Map 28 Lots 3-46 Thru 3-49

Dear Members of the Board,

Please accept this letter as a formal request for a continuance to the next meeting on August 15<sup>th</sup> 2024 as we are still working to complete changes.

Thank you in advance for your cooperation in this matter and should you have any questions, please contact me at the number listed above.

Sincerely,

A handwritten signature in black ink, appearing to read 'J M Lavelle', written over a horizontal line.

James M. Lavelle