



TOWN OF RAYMOND

Planning Board Agenda
April 01, 2021 at 7:00 p.m.
Electronic Zoom Meeting

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

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the website address: <https://zoom.us/j/99429059850> or by dialing the following phone 312- 626- 6799 or 646- 558- 8656 The required meeting ID is 994 2905 9850.

We are encouraging residents who wish to speak during Public input or have questions under the Citizens questions portion of the agenda to submit them via email to cmccarthy@raymondnh.gov or by phone at 603-895-7016 by 04/01/2021 at noon.

For problems, please call 603-895-6405 or email at: communication@raymondnh.gov. The virtual meeting will also be simulcast for viewing purposes only on Raymond Community Television Channel 22 and streamed live at: <https://raymondtv.viebit.com/>

Continued from 2/18/21

- a) **Application #2020-011:** An application for a subdivision has been submitted by Roscoe Blaisdell for property identified as Raymond Tax Map 8 Lots 36 and 37, located at Bald Hill Rd., Raymond NH, 03077 within Zone B. The applicant is proposing to subdivide the lot into 37 building lots and 1 open space lot.
NOTE: The property proposed to be subdivided is shown on the town tax maps as two lots. There is a pending legal action regarding that designation.
- b) **Continuing discussion on going live or remaining as zoom**

2. Approval of Minutes

- 03/18/2021

3. Public Comment

4. Other Business

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

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



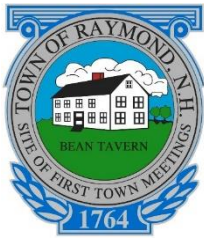
TOWN OF RAYMOND

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 April 01, 2021 at 7:00 p.m.
 Electronic Zoom Meeting

- **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)
January 21, 2021	February 18, 2021
February 04, 2021	March 04, 2021 Canceled
February 18, 2021	March 18, 2021 Ordinance Discussion
March 04, 2021	April 01, 2021 Bald Hill
March 18, 2021	April 15, 2021 LLA on Butterfield Lane
April 01, 2021	May 06, 2021
April 15, 2021	May 20, 2021
May 06, 2021	June 03, 2021
May 20, 2021	June 17, 2021
June 03, 2021	July 01, 2021
June 17, 2021	July 15, 2021
July 01, 2021	August 05, 2021
July 15, 2021	August 19, 2021
August 05, 2021	September 02, 2021
August 19, 2021	September 16, 2021
September 02, 2021	October 07, 2021
September 16, 2021	October 21, 2021
October 07, 2021	November 04, 2021
October 21, 2021	November 18, 2021
November 04, 2021	December 02, 2021
November 18, 2021	December 16, 2021

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



TOWN OF RAYMOND

Community Development Department
Office of Code Enforcement
4 Epping Street
Raymond, NH 03077

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

Zoning Determination

Date Prepared: December 15, 2020 (Amended 2/8/21)

Property Owner: Roscoe Blaisdell (under litigation)
22 Scribner Road
Raymond, NH 03077

Applicant: Roscoe Blaisdell
22 Scribner Road
Raymond, NH 03077

Property Address: Bald Hill Road

Map & Lot: Map 8 /Lot 36 & 37

Zoning Districts: Zone B

Special Considerations:

PROJECT DESCRIPTION

The applicant is proposing to subdivide the lot into 37 building lots and 1 open space lot.

NOTE: The property proposed to be subdivided is shown on the town tax maps as two lots. There is a pending legal action regarding that designation.

ANALYSIS

1. Raymond Zoning Ordinance:

- A. **2.9. Wetlands:** All development that requires Planning Board approval or re-approval, as determined by the Code Official, shall be subject to the following:

2.9.1 In recognition that the majority of drinking water supply sources come from groundwater; and further, that wetlands provide the chief source of groundwater recharge, all development shall result in no net loss of area or function of wetlands. This must be achieved within the same watershed of the proposed development area. In order of preference, no net loss shall be achieved utilizing the following approaches with input for the Raymond Conservation Commission:

2.9.1.1 Achieve no net loss within the boundaries of the proposed development area and within the Town of Raymond boundaries;

2.9.1.2 Achieve no net loss within Town of Raymond boundaries and within a five (5) miles radius of the development area;

2.9.1.3 In cases where neither option 2.9.1.1 nor option 2.9.1.2 can be reasonably achieved, as determined by the Planning Board based upon the applicant's application and testimony and the input of the Raymond Conservation Commission, no net loss shall be achieved within a five (5) mile radius of the same watershed as the proposed development area.

2.9.1.4 Applicants to the Planning Board shall be required to work within the framework of techniques, latest technology and best management practices available in the Town of Raymond and the State of New Hampshire to further the objective of achieving no net loss of wetlands.

B. 6.8. Conservation Development:

6.8.2.1. CONSERVATION SUBDIVISION: A subdivision of land consisting of protected open space and single-family detached homes located on unconventional lots that would not otherwise be permitted by the minimum lot size, frontage and yard requirements of this 2020 Zoning Ordinance Town of Raymond, NH Page 52 of 95 Ordinance. Private roads built to Town standards are permitted in a Conservation Subdivision, but a Homeowner's Association must be established to maintain the roads.

6.8.2.2. YIELD CALCULATION: An analysis showing the maximum number of single-family lots that will be permitted within a Conservation Development, as determined by the underlying zoning as outlined in Article 15 (03/2010).

6.8.3. MINIMUM SIZE AND SETBACK REQUIREMENTS

6.8.3.1. The minimum area required for a Conservation Subdivision shall be ten (10) acres. A side and rear dense vegetative buffer of at least twenty feet (20') must exist or be created at all side and rear exterior boundaries of the original parcel. This buffer must screen visibility by at least seventy-five percent (75%) to a minimum height of six feet (6') above finished grade.

6.8.3.2. When any Conservation Subdivision abuts another lot which was not developed as part of a conservation subdivision, then any proposed structure within the conservation subdivision shall be no closer than fifty (50) feet from the lot line of the abutting non- conservation subdivision lot.

6.8.3.3. Buildings within the Conservation Subdivision must conform to Section 2.7. Furthermore, a minimum building separation of thirty-five (35) feet and a

minimum side and rear setback of thirty-five (35) feet must be provided for all structures in a Conservation Development. In cases described in Section 6.8.3.2, side or rear setbacks for any proposed structure shall be fifty 50 feet.

- C. **6.8.5. REVIEW CRITERIA:** In general, the proposed development shall be consistent with the general purpose and goals and objectives of the Master Plan and this Zoning Ordinance. Approval for Conservation Development will be granted only after the Planning Board has rendered a "Finding of Fact" that all of the following criteria have been adequately addressed, including the purpose statements outlined in Section 6.8.1.

6.8.5.2.8. All plans shall adhere to the Town of Raymond's Subdivision Regulations.

6.8.5.2.9. (03/2018) All Conservation Subdivision applications shall be submitted to the Conservation Commission concurrent with submission to the Raymond Planning Board to allow for timely input from the Conservation Commission to the Raymond Planning Board.

- D. **6.8.6. OPEN SPACE REQUIREMENTS:** At a minimum, the open space set aside and preserved in the conservation development must be equivalent to fifty percent (50%) of the total parcel. A portion of the open space may be dedicated to recreation and other uses occasioned by the development and public.

6.8.6.3. If conservation open space is not dedicated to public use, it shall be protected by legal arrangements, satisfactory to the Planning Board, sufficient to ensure its maintenance and preservation for whatever purpose it is intended. Covenants or other legal arrangements shall specify ownership of the conservation open space; method of maintenance; responsibility for membership and compulsory assessment provision; guarantees that any association formed to own and maintain conservation open space will not be dissolved without the consent of the Planning Board; and any specifications deemed necessary by the Planning Board.

6.8.6.4. The open space, recreational or common land shall be retained and managed by the developer until it is transferred to a Homeowners' Association, the Town, a conservation trust or other suitable public or private organization, which will ensure its retention and maintenance as open space by means of deed restrictions or conservation easement.

- E. **6.8.7. ASSOCIATION RESPONSIBILITIES**

6.8.7.1. When applicable, the applicant shall establish a private organization commonly referred to as a Homeowners' or Property Owners' Association whose responsibilities will be to assess the homeowners a reasonable fee for general maintenance and upkeep of any roads the Planning Board may deem to be private, common land, community sewerage and water systems, open

space, and recreational amenities. If for any reason, the developer or any subsequent organization fails to adequately maintain the utilities and open space as indicated on the subdivision plan and in the Performance Agreement, the Board of Selectmen, after a duly noticed hearing, may assume such responsibility and assess the homeowners and property owners the cost of such maintenance.

- F. **13.1.19. DEFINITIONS: CONSERVATION SUBDIVISION:** A subdivision of land consisting of protected open space and single-family detached homes located on unconventional lots that would not otherwise be permitted by the minimum lot size, frontage and yard requirements of this Ordinance. Private roads built to Town standards are permitted in a Conservation Subdivision, but a Homeowner's Association must be established to maintain the roads. Private roads built to Town standards are permitted in a Conservation Subdivision, but a Homeowner's Association must be established to maintain the roads.

15.2. Notes to Area and Dimensional Requirements

15.2.5. Frontage for wedge-shaped lots, on the outside of a curving street, may have two-thirds of the otherwise required frontage, only if their average width meets frontage requirements normally used.

15.2.9. Zones A, B & E, including all residential overlay zones, shall not include the use of Zone G land in determining the maximum number of units or lots being developed. (03/2010)

2. Raymond Subdivision Regulations:

ARTICLE II – DEFINITIONS

Yield Plan: An analysis showing the maximum number of single-family homes that will be permitted within a Conservation Development. This analysis shall be based on applying a conventional layout plan (in accordance with Town Subdivision Regulations) including lots conforming to the underlying zone dimensional standards, streets needed to access those lots, rights of way, and other pertinent characteristics of the tract. The conventional layout shall reflect a development density and pattern, taking into account the presence of lakes, rivers, streams, wetlands, floodplains, steep slopes, existing easements or encumbrances and, if the property is not served by public sewer, the suitability of soils for private subsurface wastewater disposal, as indicated by the Soil Survey of Rockingham County, New Hampshire.

- A. **5.2.W. DRAFTING REQUIREMENTS FOR PLAN** Full legal descriptions of the drainage easements, size easements, right of ways, covenants, reservations and other restrictions shall accompany the plan with notations of each on the plan.

- B. **5.5.C. CONSTRUCTION PLANS (Major Subdivisions Only)** Cross sections of all proposed streets at fifty-foot station intervals and at all catch basins or culverts, showing all areas to be disturbed for the construction, existing grades, proposed sub-grades, proposed final grades, and all utilities and other structures. Scale of cross sections shall be no greater than one-inch equals ten feet (1" =10') vertical scale and one-inch equals fifty feet (1" =50') horizontal scale.
- C. **5.6.E.3. CUL-DE-SACS** The distance from the throat to the nearest intersecting street shall not be less than 400 feet, nor more than 850' feet.

Questions/Observations:

1. The Yield Plan needs to comply with Subdivision Regulations and Zoning Regulations
2. The Yield Plan needs to satisfy the Zoning Ordinance Article 15 "*AREA AND DIMENSIONAL REQUIREMENTS & ASSOCIATED NOTES*", Zone B requirements of 30 ft front, rear, side setbacks, 200 ft of road frontage, and minimum 2-acre lot size
3. The Yield Plan cannot include Zone G land when calculating the number of lots per Section **15.2.9** in the Raymond Zoning Ordinance
4. Deficiency of lot area once Zone G is deducted
5. The Yield Plan is not in compliance with Subdivision Regulations Section 5.6.E.3. 'The distance from the throat to the nearest intersecting street shall not be less than 400 feet, nor more than 850' feet.'
6. The plan needs to show where the proposed utilities are to be placed in accordance with Subdivision Regulations 5.5 C.
7. The Homeowner's Association Documents need to be provided to the town

APPEAL

If you believe this determination represents an error in interpretation of the Zoning Ordinance by the Code Official, an appeal of administrative decision may be filed with the Zoning Board of Adjustment as allowable by New Hampshire State Law.

REVIEWER

Stephanie Gardner
Planning Technician



Technical Review Committee Recommendations to Planning Board

Project Name: Application #2020-011 Bald Hill Road Subdivision

Location: Bald Hill Road, Tax Map 8 Lots 36 and 37 (Pending Legal)

Meeting Date: April 1st, 2021

The TRC has the following concerns about the project:

- Fire Pond vs Cistern
- Topography
- Yield Plan Calculations
- Issues identified in Zoning Determination

The TRC recommends the Planning Board act on the following:

1. Mr. Brewer made a motion to recommend to the Planning Board they require a cistern of 30,000 gallons sited along the Bald Hill Road right-of-way, outside the town right-of-way, then easement of sufficient size to maintain such a structure, including its replacement if necessary. The specific location is to be determined between the applicant and the Fire Chief. That would be property of the Homeowner's Association. Ms. Gardner seconded the motion.

Mr. Tsantoulis said wherever the location is decided, there should be a ground topographic survey be done with grades and locations that are acceptable to the town.

Vote: Unanimous

2. Mr. Brewer made a motion to recommend to the Planning Board that they require the plans be revised to show topographic modifications necessary to make the accurate topographic data in the areas where disturbance and grading are occurring 166 as a result of this development. Particularly the roads, drainage facilities and side slope grading and the location of the cistern. The resulting contour lines be modified to blend in with the LiDAR data. Ms. Gardner seconded the motion.

Vote: Unanimous

3. Mr. Brewer made a motion that the TRC recommends to the Planning Board that the Yield Plan and Subdivision Plan be revised to address the elements that are out of compliance with the Zoning Ordinance and the Subdivision Regulations as outlined in the Zoning Determination from this date. He said it will take the memo as a formal motion and passes it to the Planning Board. Ms. Gardner seconded the motion.

Vote: Unanimous

Technical Review Committee Minutes
February 09, 2021 @ 1:00 PM
Zoom

1 **Present –**

2 **TRC Board Members:**

- 3 Paul Hammond – Fire Chief
- 4 Michael Labell – Police Chief
- 5 Stephanie Gardner – Planning Technician
- 6 Steve Brewer – DPW Director

7 **Dubois and King Engineer:**

- 8 Ross Tsantoulis – Dubois and King Engineer

9 **Circuit Rider:**

- 10 Glenn Coppelman – Circuit Rider

11 **Applicant 2020-011:**

- 12 Roscoe Blaisdell – Applicant and Owner
- 13 Christian Smith – Applicant Engineer
- 14 Jim Soucy – Attorney

15 **Absent –**

16 **TRC Board Members:**

- 17 Greg Arvanitis – Building Inspector

18

19 **Meeting called to order @ 1:02 PM**

20 Application #2020-011: An application for a subdivision has been submitted by Roscoe Blaisdell
21 for property identified as Raymond Tax Map 8 Lots 36 and 37, located at Bald Hill Rd., Raymond
22 NH, 03077 within Zone B. The applicant is proposing to subdivide the lot into 37 building lots
23 and 1 open space lot.

24 **NOTE:** The property proposed to be subdivided is shown on the town tax maps as two lots.
25 There is a pending legal action regarding that designation.

26 This application is being continued from 1/26/21.

27 Mr. Brewer asked Mr. Blaisdell if he had any new information to add.

28 Mr. Blaisdell stated that he has not provided any new plans yet, but he moved the squares
29 around, so they meet the setbacks, and he has a signed letter from his soil scientist.

30 Mr. Brewer said regarding the letter the Planning Board asked to have signed and stamped,
31 Bruce Gilday is not only a soil scientist, but he is also a wetland scientist. Mr. Brewer asked if he
32 has confirmed Mr. Blaisdell's wetland delimits.

33 Mr. Blaisdell responded he has.

Technical Review Committee Minutes

February 09, 2021 @ 1:00 PM

Zoom

34 Mr. Brewer asked if he filed a paper report or a letter.

35 Mr. Blaisdell said when Mr. Gilday did his soil mapping, which was done a year and a half ago,
36 he had Mr. Blaisdell's fresh wetland flags to go by. He mapped the different soil types and Mr.
37 Blaisdell's wet flags are at the edge of one soil type, which Mr. Gilday confirmed. Then he
38 mapped all the other soils.

39 Mr. Brewer asked if Mr. Gilday would substantiate Mr. Blaisdell's flagging.

40 Mr. Blaisdell said he would assume he would.

41 Mr. Smith said he would not think that would be a problem because as Mr. Blaisdell stated,
42 when Mr. Gilday was out doing the soils evaluation, the wetland line is almost invariably a soil
43 type separation as well. He has effectively already done that in his site-specific soil mapping
44 report.

45 Mr. Brewer said one of the recommendations from conservation commission (Attachment #1)
46 was having a third-party wetlands delineation. Mr. Brewer said it would seem that Mr. Gilday is
47 third-party. He has already mapped the soils, they can identify the fact that he has not only
48 mapped the soils but confirmed the wetlands. Mr. Brewer said he thinks that would help
49 address the wetland concerns.

50 Mr. Brewer stated that Mr. Blaisdell moved the 110X110 buildable areas to be within the
51 setback lines. Mr. Brewer said that he has not submitted anything else beyond that.

52 Mr. Brewer said they had mentioned to the Planning Board at the February 4th meeting that
53 TRC would do their best to give them recommendations so that they can address Mr. Blaisdell's
54 application at the Planning Board meeting on February 18th. Mr. Brewer said that they need to
55 make motions for each recommendation they will provide to the Planning Board. He said they
56 will go through each issue at a time, starting with the Fire Pond versus Cistern.

57 Mr. Brewer stated that Mr. Blaisdell prefers to do a Fire Pond and Mr. Hammond requested a
58 cistern of 30,000 gallons. He asked TRC to formulate a recommendation to the Planning Board
59 relative to what this is.

60 Mr. Hammond said his recommendation is a 30,000-gallon cistern and explained why. He said
61 he has three examples, the first being 78 Lane Rd. There is a wetland just beyond it and there is
62 a dry hydrant in there that was installed back in the year 2000, by the year 2001, the dry
63 hydrant had silted back in. It silted back in so much that it pushed the pipe work out of the
64 ground. Mr. Hammond stated that he sent photo's to Ms. Gardner to distribute to the Board
65 (Attachment #2). He moved on to his second example, Stonepost Circle. It was built in the late
66 90's. On the right side of Stonepost Circle there is a fenced in area. Around number 3 Stonepost

Technical Review Committee Minutes

February 09, 2021 @ 1:00 PM

Zoom

67 Circle, there was supposed to be a dry hydrant. It is all silted in with cattails. Mr. Hammond
68 moved on to his third example, Sherman Dr. and Lane Rd. Mr. Hammond said Mr. Blaisdell used
69 an auger and said it was 6 feet. Mr. Hammond was shocked to hear that because it started out
70 as 12 feet deep. That means he has 4 feet of mud over his intake in that dry hydrant. Mr.
71 Hammond stated that is what he is basing his decision on. He said as he stated at the last TRC
72 meeting (January 26th), NFPA 1142, gives the authority having jurisdiction to determine if this is
73 an adequate and reliable water source. He said he cannot say that will meet that criteria. He
74 said ISO is in town right now doing a re-evaluation of the town. They recognize cisterns, but not
75 dry hydrants because of all the facts he just listed, they go dry, they silt in, in the wintertime he
76 cannot just hook up to the dry hydrant and get water, he needs to go out onto the ice and drill
77 a hole in it because there is a vacuum effect. Mr. Hammond said the last recommendation that
78 he wants to make is that the Homeowner's Association needs to maintain possession of the
79 cistern, the town does not want to maintain possession of the cistern. If the town uses the
80 cistern, they will put water back in them.

81 Mr. Smith said that himself and Mr. Blaisdell were discussing how the bottom of the pond is
82 wide and long in area. He stated they have the capability of going down 2-3 more feet if that
83 would make the Chief comfortable. He stated there are liners that they can put at the bottom
84 of the pond that would prevent siltation from streams that run into the pond or from the side
85 slopes that are so wet that grass does not grow on them. He said those are two options that
86 they could do.

87 Mr. Hammond said he does not see how putting a liner in the bottom of the pond would
88 prevent it from silting in. He said he is basing it on past experiences with the Ridgebury soil,
89 they migrate.

90 Mr. Brewer said if it were a cistern, where would the cistern be located.

91 Mr. Hammond said he would recommend, because ISO recognizes a thousand feet of a cistern
92 which would allow anyone within 1000 ft. of the cistern, an insurance break. He said he would
93 try and locate the cistern in a spot where the residence could be within 1000 ft. He said he
94 would try and find a place on Bald Hill Road. He said he is not sure how that will work with the
95 wetlands. He said it needs to be within 10 ft. of the pavement. The applicant can make a
96 landing for it.

97 Mr. Brewer asked if it is located on Bald Hill Road in a strategic location such that it benefits as
98 many of the subdivision lots as possible. He also stated that he thinks it should be located
99 outside of the Bald Hill Road Right-of-Way. Which means behind the stonewall that establishes
100 the side lines of the Right-of-Way.

Technical Review Committee Minutes
February 09, 2021 @ 1:00 PM
Zoom

- 101 Mr. Hammond said he agrees that the tanks themselves should be back there.
- 102 Mr. Brewer said they would need an easement around the cistern for the Homeowners
103 Association to repair it.
- 104 Mr. Hammond said he agrees.
- 105 Mr. Blaisdell said the open space has road frontage between the two guardrails and he said that
106 may be a good place to put it.
- 107 Mr. Hammond said that would be fine, the head of the pipe could be at the guardrail where
108 they could connect onto it.
- 109 Mr. Blaisdell said that he is confident putting it at the end of the guardrail is the best spot, but
110 he will have to think about it more.
- 111 Mr. Brewer made a motion to recommend to the Planning Board they require a cistern of
112 30,000 gallons sited along the Bald Hill Road right-of-way, outside the town right-of-way, then
113 easement of sufficient size to maintain such a structure, including its replacement if necessary.
114 The specific location is to be determined between the applicant and the Fire Chief. That would
115 be property of the Homeowner's Association. Ms. Gardner seconded the motion.
- 116 Mr. Tsantoulis said wherever the location is decided, there should be a ground topographic
117 survey be done with grades and locations that are acceptable to the town.
- 118 Roll Call:
- 119 Ms. Gardner: Yes
120 Mr. Brewer: Yes
121 Mr. Hammond: Yes
122 Mr. Labell: Yes
- 123 Mr. Brewer said the next thing he wanted to talk about was the topographic information and
124 wetlands information. He said the wetlands information may be remedied by having Bruce
125 Gilday as a second opinion that the wetlands that Roscoe has delineated are in fact consistent
126 with how he would have done it and it is accurate. He said that would seem to alleviate
127 concerns that the wetlands information is accurate. Mr. Brewer said with regard to the
128 topographic information Roscoe did provide shots with regard to shots that were taken within
129 the road corridors. He said those additional shots did not cover all of the improvements
130 including the detention facilities, stormwater facilities, sand filters, and now the cistern
131 location. The shots also did not adjust the LiDAR related contours lines within the corridors

Technical Review Committee Minutes

February 09, 2021 @ 1:00 PM

Zoom

132 where additional ground survey was taken. That is something that does need to be expanded
133 and done.

134 Mr. Tsantoulis said that the applicant provided a PDF that included the previously submitted
135 contours overlaid with the ground survey shots that were taken by the surveyor. Dubois and
136 King looked at the shots and in summary he has two comments. Subdivision Regulations 5.2.U
137 states "U. Existing topography of the land to be subdivided shall be shown at contour intervals
138 not exceeding two feet Spot elevations shall be shown where slope is less than 2 %. Contours
139 shall be shown in dashed lines. Topography may be derived from aerial photography or Lidar in
140 non-developable areas. Areas being developed shall be obtained through field survey only." Mr.
141 Tsantoulis said it appears that the proposed limits of grading associated with the Subdivision for
142 the roadway corridor extend beyond the limits of the areas where shots were taken to provide
143 a ground topographic overview. His second comment is that Dubois and King looked at LiDAR
144 data that is available online and overlaid the existing contours that were provided by the
145 applicant and it appears that the existing conditions contours seem to mimic LiDAR. This is a
146 concern that was previously discussed. Upon looking at the shots, it does not appear in all areas
147 that the topography from the topo shots were reflected in the contours. Based on visual
148 inspection it appears that what is shown is based on LiDAR alone.

149 Mr. Smith said that on Bald Hill Road, the ground shots have been reflected on the contours,
150 but not on the existing conditions plan because that did not come out of their office, but they
151 are reflected on the profiles and such. The only other area of concern is the area around the
152 ponds.

153 Mr. Tsantoulis said there are over-paring shots on the grading. On the roadway corridor itself,
154 on Harmony Lane they have cross-sections shown where there is grading that extends at least
155 25 ft. beyond the limit of the right-of-way on the left side where there is no topographic survey
156 to verify the validity of the LiDAR. They're essentially showing proposed cross-sections, grading
157 and ditching with no ground verification.

158 Mr. Smith said they can send the limits of the grading because every time they created a
159 grading surface, there is a boundary of that, where all the topographic contours tie into
160 existing. It sounds like there may be some need for infill of the side slope grading and the
161 ponds.

162 Mr. Tsantoulis said correct, the way he interprets the Subdivision Regulations 5.2.U., anywhere
163 there is proposed development.

164 Mr. Brewer made a motion to recommend to the Planning Board that they require the plans be
165 revised to show topographic modifications necessary to make the accurate topographic data in

Technical Review Committee Minutes
February 09, 2021 @ 1:00 PM
Zoom

166 the areas where disturbance and grading are occurring as a result of this development.
167 Particularly the roads, drainage facilities and side slope grading and the location of the cistern.
168 The resulting contour lines be modified to blend in with the LiDAR data. Ms. Gardner seconded
169 the motion.

170 Roll Call:

171 Ms. Gardner: Yes

172 Mr. Brewer: Yes

173 Mr. Hammond: Yes

174 Mr. Labell: Yes

175 Mr. Brewer said he would like to discuss the Zoning information. It was discussed at the
176 Planning Board meeting and the Planning Board wanted to hear what TRC had to say before
177 making a definitive decision. He stated that Ms. Gardner created a Zoning Determination that
178 included concerns with the Yield Plan. Mr. Brewer said Ms. Gardner has offered a zoning
179 determination memo siting the issues with the Subdivision Regulations that would apply to the
180 Yield Plan and the resulting subdivision plan resulting in a list of observation and issues that
181 they need to raise.

182 Mr. Brewer asked Ms. Gardner to read the summary section of the memo.

183 Ms. Gardner read the summary section of the Zoning Determination (Attachment #3).

- 184 1. The Yield Plan needs to comply with Subdivision Regulations and Zoning Regulations
185 2. The Yield Plan needs to satisfy the Zoning Ordinance Article 15 "*AREA AND*
186 *DIMENSIONAL REQUIREMENTS & ASSOCIATED NOTES*", Zone B requirements of 30 ft
187 front, rear, side setbacks, 200 ft of road frontage, and minimum 2-acre lot size
188 3. The Yield Plan cannot include Zone G land when calculating the number of lots per
189 Section **15.2.9** in the Raymond Zoning Ordinance

190 Mr. Blaisdell asked Ms. Gardner to explain # 3 further.

191 Ms. Gardner read section 15.2.9. in the Zoning Ordinance:

192 "Zones A, B & E, including all residential overlay zones, shall not include the use of Zone G land
193 in determining the maximum number of units or lots being developed. "

194 Ms. Gardner said that any Zone G land must be subtracted from his Yield Plan calculations. She
195 said for example if he has a 2-acre lot with steep slopes included in the 2-acre, he must subtract
196 the steep slope and therefore, it would be less than 2-acres.

Technical Review Committee Minutes
February 09, 2021 @ 1:00 PM
Zoom

197 Mr. Brewer said in the regulations it states that steep slopes are 25% running for a distance
198 along a slope for 100 feet perpendicular to the contour lines. He asked Mr. Blaisdell if he has
199 located where the steep slopes and the wetlands are on his property.

200 Mr. Blaisdell said he has, but it is not 100 feet.

201 Mr. Brewer said he thinks that Mr. Blaisdell should review the regulations.

202 Mr. Blaisdell asked if he has a skinny strip of 50 ft wide of 25% slope, he could ignore it because
203 the rules say 100 foot wide.

204 Mr. Brewer said he thinks it is 100 feet long, not wide. He said if it is a steep slope, the top of
205 the slope to the bottom can be any dimension that's not the dimension he is referring to. He is
206 referring to how long the slope runs longitudinally.

207 Mr. Tsantoulis said that it is his understanding that is in the direction perpendicular to the
208 contours.

209 Mr. Blaisdell said they are basically skinny strips that are only 50-70 feet wide. He said if he
210 went perpendicular, he believes it would be better, less than 25%. He said his computer
211 program shows all 25% slope regardless of if it is 100 feet wide or not. He said he will look at
212 that.

213 Mr. Brewer said the larger Zone G piece is the wetlands. If Mr. Blaisdell has a 2-acre lot and a
214 portion of it is wet, then the wet needs to be deducted or the lot needs to be made bigger to
215 compensate for the portion that is wet.

216 Mr. Blaisdell said he has never seen it interpreted that way in the Town of Raymond. He said he
217 has never heard of needing 2-acres of dry land.

218 Mr. Brewer said that is what the regulations require.

219 Mr. Blaisdell said he does not think the town is reading the regulations correctly. He has never
220 seen that 2-acres of upland is required. He has never seen that rule used in Raymond.

221 Mr. Soucy asked if there is a reference that the review committee is looking at with respect to
222 the wetlands not being part of the parcel.

223 Mr. Tsantoulis said they are referring to section 4.9.3.4 in the Zoning Ordinance which states:

224 "4.9.3.4. POORLY DRAINED AND VERY POORLY DRAINED SOILS: Those areas identified as
225 such in the Rockingham County Soil Survey Map, October, 1994. Additionally, all areas

Technical Review Committee Minutes
February 09, 2021 @ 1:00 PM
Zoom

226 of Federal or State of New Hampshire Jurisdictional Wetlands, not otherwise delineated
227 as poorly or very poorly drained soils, shall be considered as very poorly drained soils for
228 the purpose of this Ordinance.”

229 Mr. Brewer said he does not have the reference in front of him, but he remembers reading it.

230 Ms. Gardner stated that section 4.9.3 in the Zoning Ordinance is the section that states the
231 district boundaries for Zone G land.

232 Ms. Gardner continued reading the summary items on the Zoning Determination:

- 233 4. Deficiency of lot area once Zone G is deducted
234 5. The Yield Plan is not in compliance with Subdivision Regulations Section 5.6.E.3. ‘The
235 distance from the throat to the nearest intersecting street shall not be less than 400
236 feet, nor more than 850’ feet.’
237

238 Mr. Brewer said there several elements that are sited, he asked Mr. Blaisdell if he received a copy of the
239 Zoning Determination.

240 Mr. Blaisdell responded he received it right before the meeting.

241 Mr. Brewer said based on the town’s review, there are several conflicts or deficiencies between Mr.
242 Blaisdell’s Yield Plan and Subdivision Plan and the interpretation of the Zoning and Subdivision
243 regulations. He said depending on how it all shakes out, it could and likely would modify to some
244 degree, the design that he has. The TRC would pass along the Zoning Determination to the Planning
245 Board along with a recommendation that they seek resolution of those deficiencies in an action that
246 would be emanating from the Planning Board. Mr. Brewer said TRC’s recommendation in the form of a
247 motion would be to transmit the Zoning Determination and it’s content,

248 Mr. Soucy asked if there is an ability or an avenue to have a further discussion because he has not seen
249 Ms. Gardner’s Zoning Determination. He said there seems to be a misunderstanding of the process
250 through which a Yield Plan is generated or created. He said at this point in time, is there the ability for
251 the applicant, himself and Mr. Smith to have a further conversation after they have a chance to look at
252 Ms. Gardner’s Zoning Determination. To understand and take a finer look at what the Zoning Ordinance
253 states in respect to these conservation developments and how to go about the correct way. He asked if
254 there is an ability for them to do that before going to the Planning Board.

255 Mr. Brewer said his feeling is that next week is the Planning Board meeting, the Zoning Determination
256 will go to them regardless of this committee. The TRC would use the Zoning Determination to make a
257 motion to recommend the Planning Board seek resolution of the issues. The Zoning Determination sites
258 the sections of the relevant regulations and ordinances. Mr. Brewer said when they do see it, they will
259 see all of the parts of those regulations. In order to meet with the TRC prior to the Planning Board, the
260 TRC would have to continue this meeting to a time and date certain that is prior to February 18th, 2021.

Technical Review Committee Minutes

February 09, 2021 @ 1:00 PM

Zoom

261 Mr. Soucy said he is trying to have the overall process as efficient as possible. He said he needs to
262 discuss with Mr. Blaisdell what he would like to.

263 Mr. Blaisdell said they can go straight to the Planning Board to see if they agree with the Zoning
264 Determination. He said he has been surveying in Raymond for 35 years and there are many lots in
265 Raymond that are 2-acres and have wetlands on them. He said he strongly disagrees with the position.
266 He said he thinks there is a wrong interpretation.

267 Mr. Brewer said the way they should proceed is to make a motion to address the contents of the Zoning
268 Determination. He said if the applicant would like to, the TRC can tentatively set a meeting for next
269 Tuesday (2/16).

270 Mr. Coppelman said that in regards to calculating the number of lots you can get on a conservation
271 subdivision, it has been his experience that when a community has one of these, they start with the
272 premise that they have to come up with a number of lots that they will put into an unconventional
273 design based on the zoning ordinance and regulations. He said they have a blank pallet, an amount of
274 land with boarders, then they start taking out things they can't use, such as in this case, Zone G land.
275 The wetlands would be subtracted from the total, and whatever subtractions they have to make, and
276 then they end up with a number of acres that they can then divide by the required minimum, which in
277 this case is 2-acres. Then you can place those on some sort of a plan. They may include some Zone G
278 land, as long as they still have buildable area. He said that is how he views it. He asked Mr. Smith if he
279 has a thought on that.

280 Mr. Smith said he agrees with Mr. Coppelman, but he is uncertain of if Raymond has that mathematical
281 calculation. He said he is not familiar with that section of the Zoning.

282 Mr. Tsantoulis said they have been talking about wetlands and contiguous upland available to
283 build on. He said he appreciates Mr. Blaisdell's experience and he thinks it is a question of
284 terminology. He said he supports the Zoning Determination that was issued prior to the
285 meeting. He said the question to the Planning Board is whether the Zone G calculation is
286 applicable to the Yield Plan. It is his interpretation that it is and in the calculation of the
287 conservation land, it does include poor draining or very poor draining soils. He said he is not a
288 wetland scientist, but if he interprets the existing conditions survey that Mr. Blaisdell provided,
289 there are some wetlands that are delineated that are not poor draining soils.

290 Mr. Blaisdell said that is correct.

291 Mr. Tsantoulis said Zone G is not all wetlands, it is poorly drained soils if his interpretation is
292 correct. There may be subdivisions that exist in Raymond that have wetlands that are not
293 necessarily Zone G.

Technical Review Committee Minutes
February 09, 2021 @ 1:00 PM
Zoom

294 Mr. Brewer said that having heard Mr. Coppelman and Mr. Tsantoulis explanation, he thinks
295 they are close to where they started with having the Zoning Determination that suggests that
296 there are deficiencies that need to be addressed.

297 Mr. Brewer made a motion that the TRC recommends to the Planning Board that the Yield Plan
298 and Subdivision Plan be revised to address the elements that are out of compliance with the
299 Zoning Ordinance and the Subdivision Regulations as outlined in the Zoning Determination from
300 this date. He said it will take the memo as a formal motion and passes it to the Planning Board.
301 Ms. Gardner seconded the motion. Roll Call was taken:

302 Roll Call:

303 Ms. Gardner: Yes

304 Mr. Brewer: Yes

305 Mr. Hammond: Yes

306 Mr. Labell: Yes

307

308 Mr. Brewer said there have been three recommendations to the Planning Board made. He
309 asked if there are other elements of the application that need to be discussed or that anyone
310 would like to discuss.

311 Mr. Coppelman asked if the group wants to continue to next Tuesday, just in case they decide
312 they want to meet again before the Planning Board.

313 Mr. Brewer made a motion to continue the TRC to February 16th, 2021 at 1 PM. Mr. Hammond
314 seconded the motion.

315 Roll Call:

316 Ms. Gardner: Yes

317 Mr. Brewer: Yes

318 Mr. Hammond: Yes

319 Mr. Labell: Yes

320 Mr. Blaisdell said he would let Ms. Gardner know by Friday (2/12) if he would like to continue
321 the meeting.

322 Mr. Coppelman said before they adjourn there was a question that came in from RCTV.

323 Ms. Gardner read the question from Kevin Woods:

324 "Will you be discussing the airing of TRC meetings as public meetings on RCTV? "

Technical Review Committee Minutes
February 09, 2021 @ 1:00 PM
Zoom

325 Ms. Gardner stated at the last TRC meeting there was discussion about this question, Mr.
326 Brewer was not there for this discussion so the TRC members wanted to hear his input before
327 deciding. She said the concern is that once they are no longer doing zoom meetings, there is
328 not a location where they can continue airing the meetings publicly.

329 Mr. Brewer asked if the meeting minutes are posted.

330 Ms. Gardner said they are.

331 Mr. Brewer said in his opinion it does not make sense to do it for 6 months or so and then not
332 do it anymore. He said in his opinion he does not think it is necessary since it would only be a
333 temporary measure.

334 Mr. Woods said it would not have to be a temporary measure. Mr. Woods explained 91-A to
335 the Board. He said he thinks it is a matter of getting better information out to the public. He
336 said he would advocate that they do air them publicly.

337 Mr. Brewer said at this time he is not in favor of airing the meetings. He would be willing to
338 discuss it further. He said the meetings are public and the minutes are being posted. He said
339 nobody is being excluded and when they do start meeting in person, public can attend in
340 person. He said he is willing to discuss further.

341 Mr. Labell asked how difficult it would be to broadcast the meetings. He said would the
342 understanding be that it is on a temporary basis.

343 Mr. Woods said it can easily be uploaded to RCTV, once they go back to live, a volunteer can set
344 up in a room with a recorder and record the meetings.

345 Mr. Labell asked if they would be under any legal obligation to continue broadcasting once they
346 were live.

347 Mr. Woods said no, there is no legal obligation for any of the meetings to be on RCTV.

348 Mr. Tsantoulis said out of respect to the applicant, they should excuse them.

349 Ms. Gardner opened the meeting up to public comment.

350 Ms. Gardner closed the meeting to public comment.

351 Ms. Gardner excused the applicants from the meeting.

352 Mr. Brewer said he will think about airing TRC on RCTV.

Technical Review Committee Minutes

February 09, 2021 @ 1:00 PM

Zoom

353 Mr. Hammond said he was in line with Mr. Brewer about broadcasting TRC. He said there are
354 pro and cons to it. He said that several of the Planning Board members thought it was a good
355 idea. In addition to the very descript meeting minutes that they receive from Ms. Gardner, they
356 thought it would be a good idea to be able to have the option to watch it. He said he would like
357 Mr. Brewer to have the same opportunity to digest it.

358 Mr. Brewer said he agrees that he would like some time to think about it.

359 Mr. Woods said to let him know about airing the meeting.

360 Mr. Coppelman said that he sees that the recording light is flashing and asked if a Planning
361 Board member could watch the recorded meeting.

362 Mr. Woods said the links are not available to the public to view. He said they are recording the
363 meetings on zoom since they experienced issues with their server which the Board has declined
364 to replace. He said that Ms. Gardner can make the file available to the Planning Board.

365 Mr. Brewer made a motion to adjourn at 2:18 PM and Ms. Gardner seconded the motion.

366 Roll Call:

367 Ms. Gardner: Yes

368 Mr. Brewer: Yes

369 Mr. Hammond: Yes

370 Mr. Labell: Yes

371 Meeting Adjourned.



Attachment #1

RAYMOND CONSERVATION COMMISSION

4 EPPING STREET, RAYMOND, NEW HAMPSHIRE 03077
(603) 895-7017

January 25, 2021

TO: Raymond Planning Board

RE: Bald Hill Road – Tax Map 8, Lot 36 & 37 – Conservation Subdivision

The Raymond Conservation Commission reviewed the plans with the applicant for the above project on January 20, 2021 and conducted a site walk on January 17, 2021.

Tax Map 8, Lot 36 is listed on the town tax map as owned by the Town of Raymond. During a conservation commission review of all town-owned properties in 2019, the following was documented for Tax Map 8, Lot 36:

This property is listed in the Masterplan for conservation and included in Green Infrastructure in the town's 2010 Open Space Plan. In the NH Wildlife Action Plan, the property is ranked as Highest wildlife habitat in the state and region with some supporting acreage. Fordway Brook runs along the western boundary and the property is included in the NH Coastal Watershed plan as supporting landscape for both Fordway Brook Headwaters and Lower Fordway Brook Focus area. The property is close to and east of the Town of Chester Muriel Church property and close to the town's Fox Run Road property. Protecting this property adds wildlife habitat and recreation to the southwest section of Raymond.

The conservation commission supports the concept of a conservation subdivision on these properties versus a traditional subdivision. The development of a conservation subdivision versus a traditional subdivision reduces road length which decreases the amount of impervious surface area. This subdivision should reduce lawns, protect wetlands, and help maintain a valuable wildlife corridor. The developer supports habitat improvement which in turn supports wildlife diversity.

The board also has the following comments:

1. Recommend that the homeowners have access to the conservation land for passive recreation with a restriction on OHRVs.
2. If Mr. Blaisdell retains the ownership of the open space section, the board recommends that a third-party hold a conservation easement to ensure conservation management in perpetuity.



RAYMOND CONSERVATION COMMISSION

4 EPPING STREET, RAYMOND, NEW HAMPSHIRE 03077

(603) 895-7017

3. Recommend that the wetlands be reflagged in the area near the development as the delineation was unclear.
4. Recommends that the planning board confirm the wetland delineation by a third-party wetland scientist to avoid a conflict of interest.
5. Recommends that the lots be developed in a way to preserve the natural trees and vegetative buffers on the lots to keep the integrity of the natural area.
6. The board supports Mr. Blaisdell's suggestion to construct a Blanding's turtle habitat where appropriate in collaboration with NH Fish & Game.

Thank You,

Raymond Conservation Commission

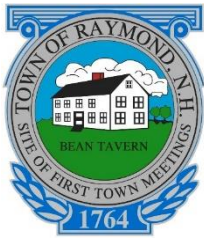
conscomchair@raymondnh.gov

CC: Roscoe Blaisdell

Attachment #2







Attachment #3

TOWN OF RAYMOND

Community Development Department
Office of Code Enforcement
4 Epping Street
Raymond, NH 03077

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

Zoning Determination

Date Prepared: December 15, 2020 (Amended 2/8/21)

Property Owner: Roscoe Blaisdell (under litigation)
22 Scribner Road
Raymond, NH 03077

Applicant: Roscoe Blaisdell
22 Scribner Road
Raymond, NH 03077

Property Address: Bald Hill Road

Map & Lot: Map 8 /Lot 36 & 37

Zoning Districts: Zone B

Special Considerations:

PROJECT DESCRIPTION

The applicant is proposing to subdivide the lot into 37 building lots and 1 open space lot.

NOTE: The property proposed to be subdivided is shown on the town tax maps as two lots. There is a pending legal action regarding that designation.

ANALYSIS

1. Raymond Zoning Ordinance:

- A. **2.9. Wetlands:** All development that requires Planning Board approval or re-approval, as determined by the Code Official, shall be subject to the following:

2.9.1 In recognition that the majority of drinking water supply sources come from groundwater; and further, that wetlands provide the chief source of groundwater recharge, all development shall result in no net loss of area or function of wetlands. This must be achieved within the same watershed of the proposed development area. In order of preference, no net loss shall be achieved utilizing the following approaches with input for the Raymond Conservation Commission:

2.9.1.1 Achieve no net loss within the boundaries of the proposed development area and within the Town of Raymond boundaries;

2.9.1.2 Achieve no net loss within Town of Raymond boundaries and within a five (5) miles radius of the development area;

2.9.1.3 In cases where neither option 2.9.1.1 nor option 2.9.1.2 can be reasonably achieved, as determined by the Planning Board based upon the applicant's application and testimony and the input of the Raymond Conservation Commission, no net loss shall be achieved within a five (5) mile radius of the same watershed as the proposed development area.

2.9.1.4 Applicants to the Planning Board shall be required to work within the framework of techniques, latest technology and best management practices available in the Town of Raymond and the State of New Hampshire to further the objective of achieving no net loss of wetlands.

B. 6.8. Conservation Development:

6.8.2.1. CONSERVATION SUBDIVISION: A subdivision of land consisting of protected open space and single-family detached homes located on unconventional lots that would not otherwise be permitted by the minimum lot size, frontage and yard requirements of this 2020 Zoning Ordinance Town of Raymond, NH Page 52 of 95 Ordinance. Private roads built to Town standards are permitted in a Conservation Subdivision, but a Homeowner's Association must be established to maintain the roads.

6.8.2.2. YIELD CALCULATION: An analysis showing the maximum number of single-family lots that will be permitted within a Conservation Development, as determined by the underlying zoning as outlined in Article 15 (03/2010).

6.8.3. MINIMUM SIZE AND SETBACK REQUIREMENTS

6.8.3.1. The minimum area required for a Conservation Subdivision shall be ten (10) acres. A side and rear dense vegetative buffer of at least twenty feet (20') must exist or be created at all side and rear exterior boundaries of the original parcel. This buffer must screen visibility by at least seventy-five percent (75%) to a minimum height of six feet (6') above finished grade.

6.8.3.2. When any Conservation Subdivision abuts another lot which was not developed as part of a conservation subdivision, then any proposed structure within the conservation subdivision shall be no closer than fifty (50) feet from the lot line of the abutting non- conservation subdivision lot.

6.8.3.3. Buildings within the Conservation Subdivision must conform to Section 2.7. Furthermore, a minimum building separation of thirty-five (35) feet and a

minimum side and rear setback of thirty-five (35) feet must be provided for all structures in a Conservation Development. In cases described in Section 6.8.3.2, side or rear setbacks for any proposed structure shall be fifty 50 feet.

- C. **6.8.5. REVIEW CRITERIA:** In general, the proposed development shall be consistent with the general purpose and goals and objectives of the Master Plan and this Zoning Ordinance. Approval for Conservation Development will be granted only after the Planning Board has rendered a "Finding of Fact" that all of the following criteria have been adequately addressed, including the purpose statements outlined in Section 6.8.1.

6.8.5.2.8. All plans shall adhere to the Town of Raymond's Subdivision Regulations.

6.8.5.2.9. (03/2018) All Conservation Subdivision applications shall be submitted to the Conservation Commission concurrent with submission to the Raymond Planning Board to allow for timely input from the Conservation Commission to the Raymond Planning Board.

- D. **6.8.6. OPEN SPACE REQUIREMENTS:** At a minimum, the open space set aside and preserved in the conservation development must be equivalent to fifty percent (50%) of the total parcel. A portion of the open space may be dedicated to recreation and other uses occasioned by the development and public.

6.8.6.3. If conservation open space is not dedicated to public use, it shall be protected by legal arrangements, satisfactory to the Planning Board, sufficient to ensure its maintenance and preservation for whatever purpose it is intended. Covenants or other legal arrangements shall specify ownership of the conservation open space; method of maintenance; responsibility for membership and compulsory assessment provision; guarantees that any association formed to own and maintain conservation open space will not be dissolved without the consent of the Planning Board; and any specifications deemed necessary by the Planning Board.

6.8.6.4. The open space, recreational or common land shall be retained and managed by the developer until it is transferred to a Homeowners' Association, the Town, a conservation trust or other suitable public or private organization, which will ensure its retention and maintenance as open space by means of deed restrictions or conservation easement.

- E. **6.8.7. ASSOCIATION RESPONSIBILITIES**

6.8.7.1. When applicable, the applicant shall establish a private organization commonly referred to as a Homeowners' or Property Owners' Association whose responsibilities will be to assess the homeowners a reasonable fee for general maintenance and upkeep of any roads the Planning Board may deem to be private, common land, community sewerage and water systems, open

space, and recreational amenities. If for any reason, the developer or any subsequent organization fails to adequately maintain the utilities and open space as indicated on the subdivision plan and in the Performance Agreement, the Board of Selectmen, after a duly noticed hearing, may assume such responsibility and assess the homeowners and property owners the cost of such maintenance.

- F. **13.1.19. DEFINITIONS: CONSERVATION SUBDIVISION:** A subdivision of land consisting of protected open space and single-family detached homes located on unconventional lots that would not otherwise be permitted by the minimum lot size, frontage and yard requirements of this Ordinance. Private roads built to Town standards are permitted in a Conservation Subdivision, but a Homeowner's Association must be established to maintain the roads. Private roads built to Town standards are permitted in a Conservation Subdivision, but a Homeowner's Association must be established to maintain the roads.

15.2. Notes to Area and Dimensional Requirements

15.2.5. Frontage for wedge-shaped lots, on the outside of a curving street, may have two-thirds of the otherwise required frontage, only if their average width meets frontage requirements normally used.

15.2.9. Zones A, B & E, including all residential overlay zones, shall not include the use of Zone G land in determining the maximum number of units or lots being developed. (03/2010)

2. Raymond Subdivision Regulations:

ARTICLE II – DEFINITIONS

Yield Plan: An analysis showing the maximum number of single-family homes that will be permitted within a Conservation Development. This analysis shall be based on applying a conventional layout plan (in accordance with Town Subdivision Regulations) including lots conforming to the underlying zone dimensional standards, streets needed to access those lots, rights of way, and other pertinent characteristics of the tract. The conventional layout shall reflect a development density and pattern, taking into account the presence of lakes, rivers, streams, wetlands, floodplains, steep slopes, existing easements or encumbrances and, if the property is not served by public sewer, the suitability of soils for private subsurface wastewater disposal, as indicated by the Soil Survey of Rockingham County, New Hampshire.

- A. **5.2.W. DRAFTING REQUIREMENTS FOR PLAN** Full legal descriptions of the drainage easements, size easements, right of ways, covenants, reservations and other restrictions shall accompany the plan with notations of each on the plan.

- B. **5.5.C. CONSTRUCTION PLANS (Major Subdivisions Only)** Cross sections of all proposed streets at fifty-foot station intervals and at all catch basins or culverts, showing all areas to be disturbed for the construction, existing grades, proposed sub-grades, proposed final grades, and all utilities and other structures. Scale of cross sections shall be no greater than one-inch equals ten feet (1" =10') vertical scale and one-inch equals fifty feet (1" =50') horizontal scale.
- C. **5.6.E.3. CUL-DE-SACS** The distance from the throat to the nearest intersecting street shall not be less than 400 feet, nor more than 850' feet.

Questions/Observations:

1. The Yield Plan needs to comply with Subdivision Regulations and Zoning Regulations
2. The Yield Plan needs to satisfy the Zoning Ordinance Article 15 "*AREA AND DIMENSIONAL REQUIREMENTS & ASSOCIATED NOTES*", Zone B requirements of 30 ft front, rear, side setbacks, 200 ft of road frontage, and minimum 2-acre lot size
3. The Yield Plan cannot include Zone G land when calculating the number of lots per Section **15.2.9** in the Raymond Zoning Ordinance
4. Deficiency of lot area once Zone G is deducted
5. The Yield Plan is not in compliance with Subdivision Regulations Section 5.6.E.3. 'The distance from the throat to the nearest intersecting street shall not be less than 400 feet, nor more than 850' feet.'
6. The plan needs to show where the proposed utilities are to be placed in accordance with Subdivision Regulations 5.5 C.
7. The Homeowner's Association Documents need to be provided to the town

APPEAL

If you believe this determination represents an error in interpretation of the Zoning Ordinance by the Code Official, an appeal of administrative decision may be filed with the Zoning Board of Adjustment as allowable by New Hampshire State Law.

REVIEWER

Stephanie Gardner
Planning Technician

Raymond NH Planning Board Waiver Request Form

Applicable to Site Plan Review and Subdivision Regulations

Project Name & Application Number:

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

5.6.8.3

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

Please respond to the criteria below:

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

THE YIELD PLAN SHOWING ROADS OVER THE REQUIRED ROAD LENGTH IS AN ACCEPTED PRACTICE OF THE TOWN OF RAYMOND PLANNING AND PLANNING BOARD. A ZONING DETERMINATION BY THE RAYMOND PLANNING BOARD FOR A SUBDIVISION WITH THE SAME CIRCUMSTANCES (MAY 1, 2019, RICHARD CAPONE SUBDIVISION) SAID ZONING ARTICLE 6.8.2.2 DOES NOT SHOW THE REQUIREMENT THAT IT MEET ALL SUBDIVISION REGULATIONS.

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

OUR SUBDIVISION YIELD PLAN SHOWS ROADS OVER THE REQUIRED DISTANCE. THE ACTUAL ROADS WILL BE UNDER THE REQUIRED DISTANCE. MANY ROADS IN NEWER SUBDIVISIONS HAVE ROADS OVER THE REQUIRED LENGTH AS THEY WERE ABLE TO GET A WAIVER FROM THE PLANNING BOARD.

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

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

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



TOWN OF RAYMOND

Community Development Department
Office of Code Enforcement
4 Epping Street
Raymond, NH 03077

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

Zoning Determination

Date Prepared: May 1, 2019

Property Owner: Capone Family Trust
403 White Oak Road
Center Barnstead, NH 03225

Applicant: Same as Above

Property Address: Mica Drive

Map & Lot: Map 17/Lots 4 & 5
Map 23/Lots 1,2, &3

Zoning Districts: All Lots located in Zone B

Special Considerations: 12-Lot Conservation Subdivision needing a Special Permit

PROJECT DESCRIPTION

The applicant is proposing a 12-lot Conservation Subdivision using 35.697+/- acres -Major Subdivision

CONSERVATION SUBDIVISION: A subdivision of land consisting of protected open space and single -family detached homes located on unconventional lots that would not otherwise be permitted by the minimum lot size, frontage and yard requirements of this Ordinance. Private roads built to Town standards are permitted in a Conservation Subdivision, but a Homeowner's Association must be established to maintain the roads.

ANALYSIS

1. Yield Plan

6.8.2.2 of the Raymond Zoning Ordinance requires an analysis showing the maximum number of single-family lots that will be permitted within a Conservation Development, as determined by the underlying zoning as outlined in Article 15.

The yield plan references only Article 15, which defines minimum dimensional requirements for a conventional subdivision and does not reflect any realistic expectation as to whether or not wetlands crossings or other conceptual impacts could get permitting from authorities having jurisdiction.

Questions/Observations:

- a. The circle/square/triangle analysis for developable non-Zone G land has not been applied to the yield plan as required by Article 15.3.1 of the Raymond Zoning Ordinance.

2. Conservation Subdivision Proposal

Minimum Size and Setback Requirements

- a. This land comprises 35+/- acres and is located in Zone B – Residential Agricultural. A Conservation Subdivision is an allowable use in Zone B, subject to the Conservation Subdivision portion of the Zoning Ordinance. This project meets the minimum acreage for a Conservation Subdivision and sets aside over half of the total parcel for open space (35+/- acres – 6+/- acres = 29+/- acres).
- b. Over 75% of the open space is contiguous in accordance with Article 6.8.6.2 of the Raymond Zoning Ordinance.
- c. Setbacks in Article 6.8.3.3 have not been met. A minimum side and rear setback of thirty-five (35) feet must be provided for all structures in a Conservation Development.

Questions/Clarifications

- a. There is no conservation plan submitted with the detail outlined in Article 6.8.5.1 of the Raymond Zoning Ordinance.
- b. Article 6.8.5.2 requires a development plan. The Planning Board will need to address this requirement through its Findings of Fact process outlined in Article 6.8.5 of the Raymond Zoning Ordinance.
- c. Will there be a Homeowner's Association? Open Space public or private?
- d. Is this intended to be a public or private road?

3. PLANNING BOARD ACTION ITEMS

- a. Approval for Conservation Development will be granted only after the Planning Board has rendered a "Finding of Fact" that all of the following criteria have been adequately addressed, including the purpose statements outlined in Section 6.8.1.

2.9. Wetlands: All development that requires Planning Board approval or re-approval, as determined by the Code Official, shall be subject to the following:

2.9.1 In recognition that the majority of drinking water supply sources come from groundwater; and further, that wetlands provide the chief source of groundwater recharge, all development shall result in no net loss of area or function of wetlands. This must be achieved within the same watershed of the proposed development area. In order of preference, no net loss shall be achieved utilizing the following approaches with input for the Raymond Conservation Commission: 2.9.1.1 Achieve no net loss within the boundaries of the proposed development area and within the Town of Raymond boundaries;

2.9.1.2 Achieve no net loss within Town of Raymond boundaries and within a five (5) miles radius of the development area;

2.9.1.3 In cases where neither option 2.9.1.1 nor option 2.9.1.2 can be reasonably achieved, as determined by the Planning Board based upon the applicant's application and testimony and the input of the Raymond Conservation Commission, no net loss shall be achieved within a five (5) mile radius of the same watershed as the proposed development area.

2.9.1.4 Applicants to the Planning Board shall be required to work within the framework of techniques, latest technology and best management practices available in the Town of Raymond and the State of New Hampshire to further the objective of achieving no net loss of wetlands.

4.9.5 ALLOWED USES TABLE-CONSERVATION DISTRICT:

Roads/Driveways/ROWS- WETLANDS- Special Permit

4.9.6 SPECIAL PERMIT (SP):

4.9.6.1 The Planning Board may grant a Special Permit for specific uses identified as "SP" if the Board has made a finding of fact that the requested use is consistent with the purposes of the Conservation District and meets the specific criteria stated in subsection 4.9.6.2 below.

4.9.6.2. In granting a Special Permit, the Planning Board shall ensure that the following standards have been met:

4.9.6.2.1 A New Hampshire licensed civil engineer, or other appropriate New Hampshire licensed professional, shall provide a review of the design and construction methods for the proposed use.

4.9.6.2.2 The Raymond Conservation Commission has reviewed and provided comments on the proposed use.

4.9.6.2.3 Depending on the size of the proposed use and its impact, as determined by the Planning Board, the applicant may be required to prepare an Erosion Control Plan in order to minimize all detrimental

impacts to wetland and shoreland resulting from the proposed use during and after construction.

4.9.6.2.4 The applicant shall maintain the site as nearly as practical and possible to its original grade, shape and appearance.

4.9.6.2.5 In accordance with NH RSA 676:41(g) the applicant shall be responsible for the costs of any outside technical assistance that the Planning Board requires as part of its review of the proposed use.

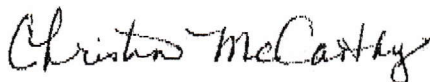
Applicant needs to apply for a Special Permit.

SUMMARY: The applicant will need to provide the missing required information bolded above. This project will also require a special permit and will need to be submitted to the Conservation Commission for their review concurrent with the subdivision application.

APPEAL

If you believe this determination represents an error in interpretation of the Zoning Ordinance by the Code Official, an appeal of administrative decision may be filed with the Zoning Board of Adjustment as allowable by New Hampshire State Law.

REVIEWER



Christina McCarthy
Planning Technician

Roscoe Blaisdell

From: Christina Sapp [cmccarthy@raymondnh.gov]
Sent: Friday, May 24, 2019 11:41 AM
To: rblaisdell1@comcast.net
Subject: Fw: questions
Attachments: ATT00001.htm

Categories: Red Category

This is what I got for an answer. I sent this over to the engineer so he could see it. I would call the engineer direct and speak to him. It is true that the planning Board hasn't really looked at yield plans except to say yep we have one. As far as the other one I spoke to Jeff about that and he was going to look at it more closely, it is crazy and I don't think anyone even pays attention to the setbacks just the building separation. If you want to hold off until Tuesday I will call Jeff and see what his determination is either way it's going on the ballot next year to fix.

Christina McCarthy
Planning Technician
Town of Raymond
4 Epping Street
Raymond NH 03077
603-895-7018
cmccarthy@raymondnh.gov

From: Ernest Cartier-Creveling <emcc0504@gmail.com>
Sent: Thursday, May 23, 2019 6:57 PM
To: Christina Sapp
Subject: Re: questions

I would say did that that setbacks from both the wetlands and property lines will illustrate better, along with the circle square triangle analysis, that a lot is buildable. However, the PB has always been very loose with the requirements, since they took away the provision that required actual engineering for the yield plan.

It needs to pass the sniff test, so it depends on who's sniffing. They also have to show they have an area to replace impacted wetlands within the YP.

Sent from my iPhone

On May 23, 2019, at 3:36 PM, Christina Sapp <cmccarthy@raymondnh.gov> wrote:

Ok so the review from Dubois & King had the two issues below. First questions is when doing the yield plan do the setbacks need to be in place or does it matter? Second question what is your interpretation of 6.8.3.3?

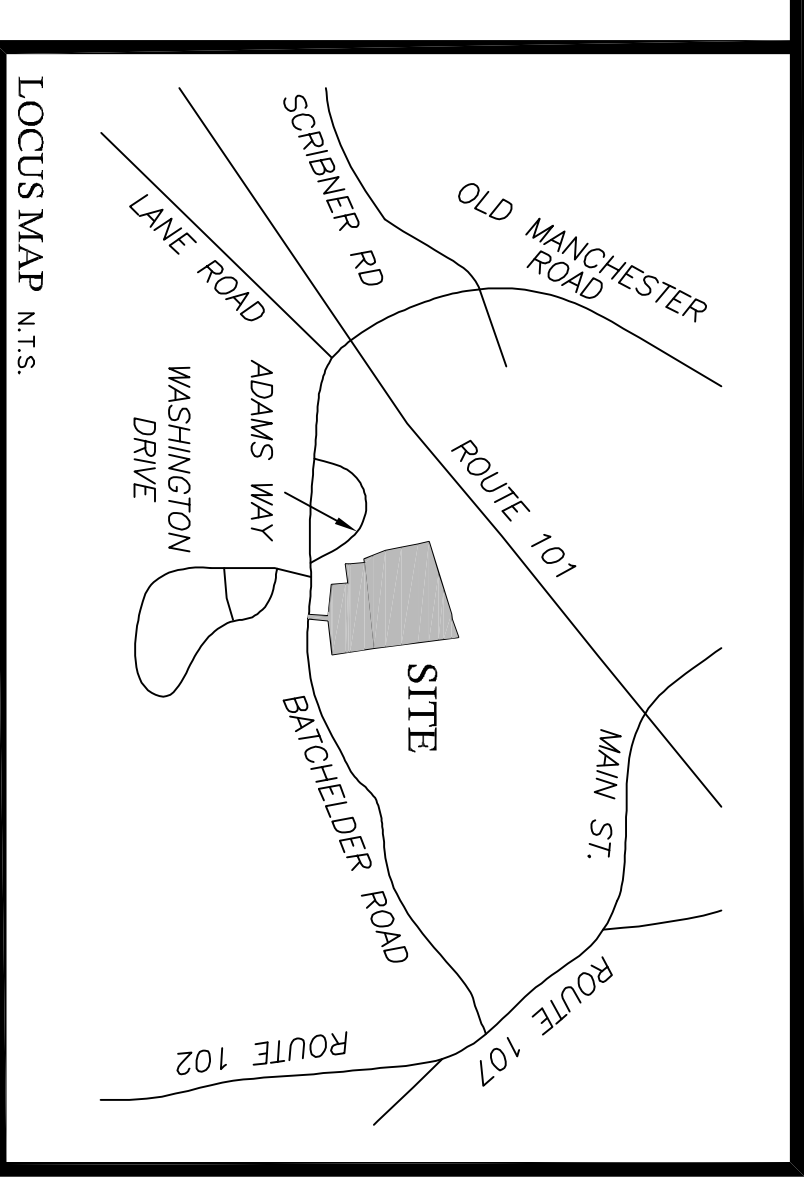
Sheet 2 of 11. The yield plan does to be one or more parcels which of the setback requirements. We minimum setbacks, including we

Sheet 3 of 11. The proposed side side setback requirements requir

15.3.1. Minimum usable area calculations shall require a minimum 20,000 contiguous square feet of non-Zone G land in Zone A, and a minimum of 40,000 contiguous square feet of non-Zone G land in Zone B within which there exists a developable area of either, 110' x 110' SQUARE, 125' DIAMETER CIRCLE, 180' EQUILATERAL TRIANGLE.

6.8.3.3. Buildings within the Conservation Subdivision must conform to Section 2.7. Furthermore, a minimum building separation of thirty-five (35) feet and a minimum side and rear setback of thirty-five (35) feet must be provided for all structures in a Conservation Development. In cases described in Section 6.8.3.2, side or rear setbacks for any proposed structure shall be fifty 50 feet.

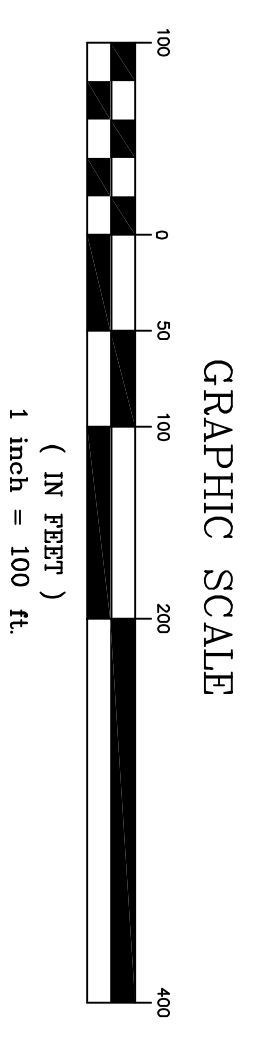
On another note, if Delle Chaie chooses to sell the rest of his land to another developer what do I do to close out his portion and start with a new developer?? NEW CHALLENGE FOR ME.



WETLAND DELINEATION: ONE PERFORMED THE WETLAND DELINEATION ON THE BASIS OF HYDROPHITIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY IN ACCORDANCE WITH THE TECHNIQUES OUTLINED IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECH. REPORT Y-87-1 "JAN. 1987. THE HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017.

- SOIL SITE SOIL TYPES FROM USDA/NRCS SOIL SURVEY:
- 140C - CHATFIELD/HOLLS/CANTON 8-15% SLOPE
 - 149D - CHATFIELD/HOLLS/CANTON 15-35% SLOPE
 - 249C - CHATFIELD/HOLLS/CANTON 15-35% SLOPE
 - 49S - MATCHAUG 0-2% SLOPE

APPROVED BY THE RAYMOND PLANNING BOARD ON CHAIRMAN, SECRETARY OR MEMBER.



#	DATE	REVISION
#1	09-05-19	PER TOWN REVIEW
#2	09-09-19	PER TOWN REVIEW

YIELD PLAN

TAX MAP 17 - LOTS 4 & 5
TAX MAP 23 - LOTS 1, 2 & 3
MICA DRIVE RAYMOND, NH

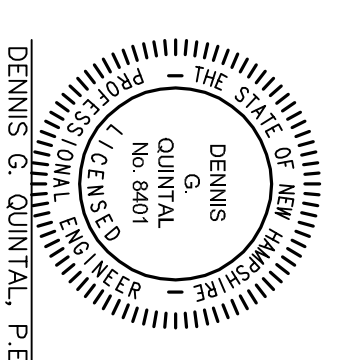
OWNER/APPLICANT:
 CAPONE FAMILY TRUST
 403 WHITE OAK ROAD
 CENTER BARNSTEAD, NH 03225

PREPARED BY:
 BLAISDELL SURVEY, LLC
 ROSCOE T. BLAISDELL, LLS
 22 SCRIBNER ROAD, RAYMOND, NH 03077
 603-895-9947 JDB/0.285

AND
 Civil Construction Management Inc.
 8 Merrimac Road, Box 475
 Newton, NH 03858
 Tel (603) 382-7650

DRAWN BY: D. LEACH, TECH. CHK. BY: D. QUINITAL, P.E.
 DESIGNED BY: D. LEACH, TECH. DATE: APRIL, 2018

Sheet: **2**



DENNIS G. QUINITAL, P.E. DATE

BAG Land Consultants

43 Rockingham Street
Concord, NH 03301

February 2, 2021

Stephen Brewer
Director of Public Works
Raymond, NH 03077

RE: "Whitetail Crossing" Project [Map 8; Lot 37]
Bald Hill Road, Raymond, NH

Dear Mr. Brewer:

SUBJECT: JURISDICTIONAL WETLAND DATA DOCUMENTATION (Vegetation Plot)

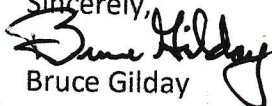
I walked this project site and performed a Site-Specific Soil Survey on both the uplands and wetlands on entire parcel. While mapping the hydric soils onsite, I made note that the recently identified & delineated jurisdictional wetland boundary was accurately flagged on the property.

I re-visited the project on 2-2-21 and recorded the dominant vegetation in the 657B/P – Ridgebury poorly drained, glacial till soils area just off the Bald Hill Road frontage. I labeled the Data Plot sample point (D.P. #1) and listed all the plant species in 4 strata: Herbs, Shrubs, Saplings, and Trees. The final test calculation of vegetation in hydric soil study area is: 44 %.

This hydric soil does not have hydrophytic vegetation present and is not a jurisdictional wetland area. These soils need to be setback 50 feet for leach field and septic tank design, but do not need a wetland permit to cross with a residential driveway or road. We have attached our data sheet and a sketch plan that details the location of our vegetation plot.

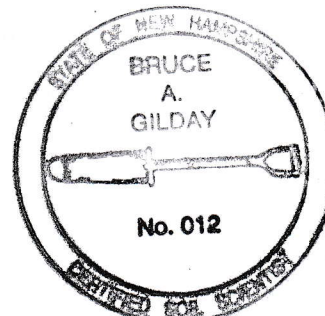
I trust this letter will assist in your review of this project. You are welcome to share my findings with any other municipal board or State review agency.

Sincerely,



Bruce Gilday
Certified Wetland Scientist
Certified Soil Scientist

3220.BAG.Attachment



WHITETAIL CROSSING - Bald Hill Road; Raymond, NH

Sampling Point: D.P. #1

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cove	Dominant Species?	Indicator Status
1. <u>No. Red Oak</u>	<u>776/1608</u>	<u>Y</u>	<u>FACU</u>
2. <u>Red Maple</u>	<u>663/1608</u>	<u>Y</u>	<u>FAC</u>
3. <u>Eastern Hemlock</u>	<u>169/1608</u>	<u>N</u>	<u>-</u>
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 9 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 4/9 = 44% (A/B)

_____ = Total Cover

Sapling/Shrub Stratum (Plot size: <u>15'</u>)	Absolute % Cove	Dominant Species?	Indicator Status
1. <u>Amer. Beech</u>	<u>20/63</u>	<u>Y</u>	<u>FACU</u>
2. <u>Red Maple</u>	<u>20/63</u>	<u>Y</u>	<u>FAC</u>
3. <u>Eastern Hemlock</u>	<u>20/63</u>	<u>Y</u>	<u>FACU</u>
4. <u>Big tooth Aspen</u>	<u>3/63</u>	<u>N</u>	<u>-</u>
5. <u>Amer. Beech</u>	<u>10/30</u>	<u>Y</u>	<u>FACU</u>
6. <u>Witchhazel</u>	<u>10/30</u>	<u>Y</u>	<u>FAC</u>
7. <u>Eastern Hemlock</u>	<u>10/30</u>	<u>Y</u>	<u>FACU</u>

Prevalence Index worksheet:

Total % Cover of: _____ Multiply by: _____

OBL species _____ x 1 = _____

FACW species _____ x 2 = _____

FAC species _____ x 3 = _____

FACU species _____ x 4 = _____

UPL species _____ x 5 = _____

Column Totals: _____ (A) _____ (B)

Prevalence Index = B/A = _____

_____ = Total Cover

Herb Stratum (Plot size: <u>5'</u>)	Absolute % Cove	Dominant Species?	Indicator Status
1. <u>Cinn. Fern</u>	<u>20/20</u>	<u>Y</u>	<u>FACW</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Hydrophytic Vegetation Indicators:

Rapid Test for Hydrophytic Vegetation

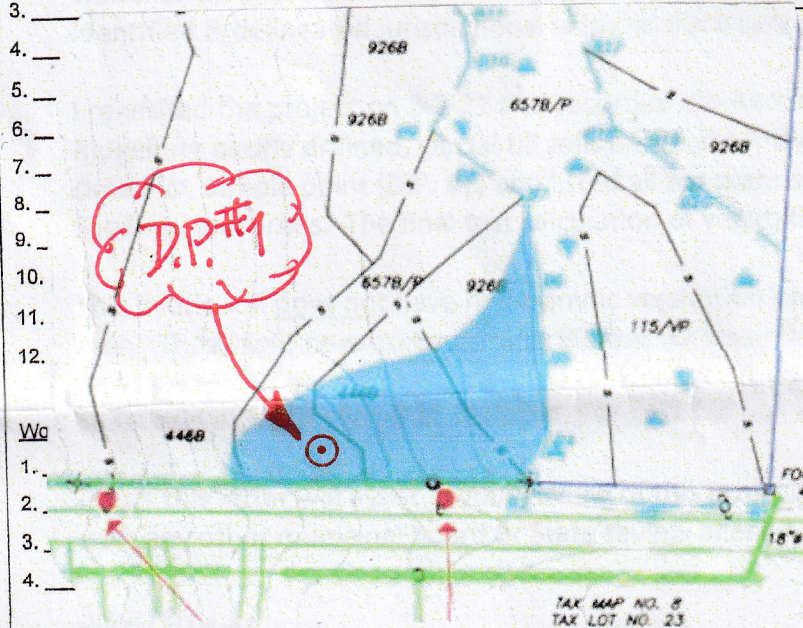
Dominance Test is >50%

Prevalence Index is $\geq 3.0^1$

Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.



Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

185537.61 N
1098091.79 E
349.45 NAD83

FOUND GRANITE BOUND
4" x 4" x 2" TALL

Hydrophytic Vegetation Present? Yes _____ No _____

Remarks: Lat: 43.00906 Long: -71.24282 // Wet Flag # N/A // Date: 2/2/21 // Temp: 32°

Est. % Trace (Tr) 0-5 (3) / 6-15 (10.5) / 16-25 (20.5) / 26-50 (38) / 51-75 (63) / 76- ()

dbh (sq. in.) 4" (13) / 5" (20) / 6" (28) / 7" (38) / 8" (50) / 9" (64) / 10" (79) / 11" (95) / 12" (113) / 13" (133) / 14" (154) / 15" (177) / 16" (201) / 17" (227) / 18" (254) / 19" (283) / 20" (314)

1 Planning Board Draft Minutes
2 March 18, 2021
3 7:00 PM
4 Zoom meeting
5
6

7 **Planning Board Members Present:**

8 Jonathan Wood
9 Gretchen Gott
10 George Plante (Selectmen ex officio)
11 Brad Reed
12 Patricia Bridgeo
13 Paul Ayer
14

15 **Planning Board Members Absent:**

16 John Beauvilliers
17

18 **Staff Present:**

19 Glenn Coppelman - Circuit rider
20 Stephanie Gardner - Planning Technician
21 Christina McCarthy - Tax Collector/Planning Technician
22

23 Pledge of Allegiance
24

25 Ms. Gardner introduced the two new members Patricia Bridgeo and Paul Ayer.
26

27 Motion

28 Mr. Reed made a motion that Jonathan Wood continues as chairman. Ms. Bridgeo seconded
29 the motion. It was uncontested that Mr. Wood remains chairman.
30

31 Mr. Plante nominated Mr. Reed for vice-chairman. Mr. Wood seconded the nomination. Mr.
32 Reed was uncontested for the position of vice-chair.
33

34 Mr. Plante nominated Ms. Bridgeo for secretary. Mr. Ayer seconded the nomination. Ms.
35 Bridgeo was uncontested for the position of secretary.
36

37 The discussion regarding the solar ordinance was postponed until next meeting.
38

39 A discussion was held on holding a hybrid live Zoom meeting going forward. It was decided to
40 have them next meeting as Zoom and find out how to use a hybrid going forward.
41

42 Mr. Wood: "Turn to your pages with zoning article number 1 which was warrant article number
43 2. What we did was we added just a phrase to the existing ordinance. Anybody have feedback
44 as to why that would have failed?"

45
46 Ms. Bridgeo: "I think that the temperature for all of these article became bottled together. I do
47 not think there was much separation for most of them. They became a unit and I think that even
48 something that was as minor as a word change was lost in the fact that it was just going to be
49 no. I think that the climate became toxic. It still is."

50
51 Mr. Plante: "It have to agree with Tricia. It looked like a whole package thing for some people
52 who were angry about a few things."

53
54 Mr. Wood: "The next one is probably the same thing; it is just an additional piece that expands
55 on why. What the purpose is. It just says *Maintain the health and water storage function of*
56 *wetlands so that they may continue to support water quality and access to drinking water in*
57 *Raymond*. Now we get down to number 3 which was warrant 4. Which was the SHORELAND
58 PROTECTION AREA: and then the additional piece to this was *The Shoreland Protection Area*
59 *also includes any area within 100 feet of any priority wetland, as shown on Map A**. **Map A can*
60 *be found on the Community Development and Planning page on the Town Website under*
61 *Zoning Ordinance References*. Do we have any feedback on why that one would have failed?"

62
63 Ms. Bridgeo: "I think we need to address all of these and if anyone is listening and the
64 temperature is starting to rise again it is because people feel that they voted, they feel they
65 made their opinions and their own individual voting to be heard. I think that to sit and dissect
66 these individually is not going to help most people at this point. A meeting that the public can
67 join us and have discussions, we can temper to make sure that it stays civil. I don't think that by
68 rehashing and going through we are going to A. change anybody's mind and B. everybody who
69 is sitting I think that people are still angry."

70
71 Mr. Wood: "The purpose of this is not to reargue it. It is just to say is the major piece the
72 increase in the setbacks. Is that the basis of the argument for this particular article as well as
73 some of the other ones?"

74
75 Ms. Gott: "I think another piece needs to be for us to engage everyone that we can and begin to
76 look for ways to meet the goals we have set. Which is to protect the water. So I think discussion
77 and compromise and aloof that good stuff without the anger and all of the other negative
78 feelings that take place is I think our goal."

79
80 Mr. Ayer: "I can understand you wanting to protect your water supply and I don't think there is
81 any big problem with the water supply right now. It looks like you are trying to change the rules
82 in the middle of the game and messing with people's land. Nothing gets people more uptight
83 than that. It would bother me if I had a small lot and suddenly it was 75% wetlands on the
84 setback. I could not build the garage I have been saving for, could not put my mother in law's
85 addition on the house, so if you haven't had any problem now why don't you just make it so
86 building from now on it is going to be this. I think you want to slow down development, too don't
87 you? "

88

89 Mr. Wood: "Well that is the intent, anything that is in place at the moment would be
90 grandfathered."
91

92 Ms. Bridgeo: "The people in town need to feel that when we have a meeting it is being
93 transparent. And one of the things that it seems as if we are trying to talk about the town's
94 development, but we are using the water as the vehicle to limit development. It would be better
95 to talk about what we want to do with development and water is part of the town's development.
96 But again there are people who have been living here their whole lives. We cannot go around
97 and ask everybody to tear down their homes because of the way they have been built. We
98 cannot go backwards that way, but these did seem to say some people could not put up a shed.
99 That was I think was the big problem and I think that people see this and say this is about the
100 town and how we develop. That is what we need to talk about, and water is a component and
101 what do we do for our town plan for development."
102

103 Ms. Gott: "Existing structures are grandfathered, and the other thing Paul said something about
104 there hasn't been a problem but there has been a problem you recall the Mottolo Pig Farm and
105 thank Heavens the federal government came in and put a water line down 102 into Blueberry
106 Hill because those people all had contaminated wells from the Mottolo Pig Farm and that is right
107 near the Exeter River. So we have had problems and I think that these are some things that
108 people are concerned about."
109

110 Mr. Wood: "I am going to move on to the one that passed which was amendment 5 warrant 6
111 and we have successfully removed the Sewer Overlay District from our zoning ordinance. We
112 also had a TIF district in there, but the Selectmen must dissolve because it was never activated.
113 "And then the agriculture one. This is where we tried to put some boundaries around livestock
114 because we had been receiving quite a few variance requests for people to have chickens on
115 smaller lots than 2 acres. So we eliminated the 2-acre portion and then we added in some
116 agriculture. Is this just another case of ``vote them all down."
117

118 Ms. Bridgeo: "I think they threw the baby out with the bath water."
119

120 Mr. Wood: "Workforce housing. It may be that this is confusing, but this is how it must be put
121 into the ordinance. "
122

123 Ms. Gott: "The fact that this ordinance was voted down does not prohibit workforce housing in
124 Raymond. We will still have workforce housing if someone proposes it. It just defines it a little
125 more clearly. For example, the 100% of median income was a definition that we looked for. Just
126 because we are not going to have this definition, we can still have workforce housing in town."
127

128 Mr. Ayer: "The just came out of committee. There is going to be legislation on that next session.
129 They were trying to hook workforce housing with the 55- and 65-year-old housing. So we
130 changed it all around. You don't have to have workforce housing in your town at all if you want."
131

132 Mr. Wood: "Amendment 6 and it was warrant 7 and basically what we were trying to do on any
133 new accessory dwelling unit after this March ballot they have to be inspected because there are
134 a lot of people that go and put in a new kitchen and bathroom and nobody ever looks at the
135 plumbing. You have a problem when as an appraiser you have a kitchen and then you go to the
136 town hall and you find out it is not permitted. There were not inspection permits in the file, so the
137 town did not even know it was there. That is an issue when you are transferring property from
138 one owner to a new owner. That is why it is written the way it is. There will be inspection reports
139 on the improvements on file in the towns."

140

141 Approval of minutes:

142

143 Motion:

144 Mr. Reed made a motion to accept the minutes from February 18, 2021 as amended. Mr. Plante
145 seconded the motion. A roll call vote was taken. The motion passed with a vote of 4 in favor, 0
146 opposed and 2 abstentions.

147

Jonathan Wood - Yes

148

Gretchen Gott -Yes

149

George Plante - Yes

150

Brad Reed -Yes

151

Patricia Bridgeo - abstain

152

Paul Ayer - abstain

153

154 Staff update:

155 Ms. Gardner informed the board that she has resigned, and this would be her last Planning
156 Board Meeting.

157

158 Board Member updates:

159 Mr. Plante said that they did agree to have the Memorial Day Parade.

160

161 Mr. Wood: "Last week I went with the Town Manager and Stephanie and Steve Brewer
162 regarding downtown septic. We went to Easton Massachusetts to see what they had in the way
163 of a septic system. This system is in the middle of condominium development. The way that this
164 system works is they have a collection from all the individual buildings and if it is a restaurant,
165 they have their own grease traps which are maintained and pumped by them, and then it goes
166 into a community septic tank. There are 3 in a row, and they are about 200 thousand gallons
167 each. Then it goes into this building and undergoes an anaerobic process and an aerobic
168 process and another anaerobic process and then it goes through a process with a membrane
169 filter and then it is pumped out into a leach field. They rotate their leach fields. That is what we
170 did last week as part of community development. "

171

172 Ms. Bridgeo: "Have you looked into talking to people within the State that have a system that
173 might be also usable for us? Or even people within the town that do septic systems, installers,
174 designers and working with people also within the town?"

175

176 Mr. Wood: "What we have looked into is the volume because all of those properties that we are
177 talking about are on town water. So we know what the volume of use is. The difficulty is if you
178 go and look at the buildings, they have no space for septic systems." "One of our reasons for
179 going down there was to smell the septic processing rather than having a sewage treatment
180 plant. There is another firm out there that does aeration septic. So what you do is you go into a
181 regular septic tank do an anaerobic digestion and then you pump it into another tank that is
182 where they do an aerobic and then it goes into a leach field. The main piece is how can we
183 assist the revitalization of downtown."

184
185 Ms. Bridgeo: "I see this as two separate things one is revitalizing downtown and having thought
186 of what we want Raymond to look like in the culture whether we want it to be the tourist in the
187 summertime. Go down to the train station and the old movie theater got revised versus all of
188 sudden by saying we might be aiding and putting in a septic system for 180 units on Main Street
189 which I think that is two totally separate discussions."

190
191 Ms. Gott: "With the old tannery where the sewer treatment was supposed to go at the beginning
192 of all of this. Things have changed there now. I am not sure that we could even use that
193 because of the changes, the change in the drainage and the problems with that tannery site.
194 There was a problem that was not anticipated. That area that perhaps would have been
195 appropriate is questionable in my mind at least because the test came back positive that was
196 the problem."

197
198 Mr. Wood: "Understood. I am just letting you know I went on a tour and saw a septic plant. I was
199 concerned if they are going to do anything along those lines, what is it going to smell like? This
200 satisfied my curiosity as far as that goes. There is some whiff from time to time because they do
201 have septic trucks come in and pump."

202
203 Motion:
204 Mr. Reed made a motion to adjourn. Mr. Plante seconded the motion. The motion passed with a
205 vote of 6 in favor, 0 opposed and 0 abstentions.

206 Jonathan Wood - Yes
207 Gretchen Gott -Yes
208 George Plante - Yes
209 Brad Reed -Yes
210 Patricia Bridgeo - Yes
211 Paul Ayer - Yes

212 Respectfully submitted,

213

214

215 Jill A. Vadeboncoeur