



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
MINUTES
Wednesday, April 12, 2017
7:00 pm

Present: Patricia Beaton, Sheila Bourque, Greg Foster, Chairman Robert O'Neill, Vice-Chair Bruce Sanford, Kyle Bancroft,

Absent: None

Staff: Code Enforcement Officer Chris Hanson, Contract Planner James Seymour, Recording Secretary Mary Quirk

Others: Applicant Patrick Cayer, Abutter William Pandolfo, Abutter Rebecca Sayward

Call to order: Chair Robert O'Neill called the meeting to order at 6:59PM; Quorum declared

Minutes: March 08, 2017:

MOTION: Sheila Bourque moved to accept minutes as presented; Greg Foster seconded

DISCUSSION: None

VOTE: Minutes Approved 5/0/1 (Bruce Sanford abstaining)

New Business:

APPLICATION

Patrick and Lorie Cayer

Cornerstone DR; Map 018, Lot 030/000; Map 18, Lot 030/A00; Map 18, Lot 034/A00; Map 018, Lot 034B; Zone R

Reason: After the fact approval of Cornerstone Drive as a private street and for reconfiguration of portion of existing right of way for purpose of creating appropriate minimum lot frontage.

Contract Town Planner James Seymour presented a history for application, challenges of existing infrastructure, and findings from site visit with Dave Mains of fire department to assess the hammerhead. Mr. Seymour then outlined the issues and decisions before the board.

Applicant Patrick Cayer described the origin of the initial 2 lots with the backlot driveway; the construction details of that backlot driveway and drainage, addition of lots, and his recollection of subsequent communications with town officials.

Chair Robert O'Neill advised the meeting that the ordinance for a private driveway allows for a public hearing but does not require it. A public hearing had not yet been noticed since the package had not been complete by the deadline for publishing of legal notices and mailing of abutter notices.

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Code Enforcement Officer Chris Hanson reviewed the steps he took which led him to the conclusion that the addition of 2 lots required a private road rather than a backlot driveway. Furthermore, approval of this change was and is beyond the scope of authority of any town official and, in fact, requires approval of the Planning Board.

Chair O'Neill read the requirements for granting a waiver and asked that they be kept in mind when considering the requests. Mr. O'Neill's proposed procedure for after fact review was accepted by the Board. He then asked for a motion to deem the package as complete.

MOTION: Greg Foster moved to deem the package as complete; Bruce Sanford seconded

DISCUSSION: Sheila Bourque requested clarification of a package being complete. There was no further discussion

VOTE: Motion passed 6/0/0

Discussion began with Section 4, Application Procedures.

Town of Raymond Street Ordinance Section 4.1 Submission Requirements

All Subsections were deemed either met or non-applicable

Town of Raymond Street Ordinance, Section 4.2 Plans

Subsections A, B, and C were deemed complete or non-applicable

Waiver 1, Town of Raymond Street Ordinance, Section 4.2 Plans, Subsection D

Subsection D: Culverts are existing. Original application did not require a stormwater management plan as a backlot driveway. The terminus will require alteration. Applicant is requesting a stormwater management and export waiver based on current conditions. Great deal of discussion regarding run-off and phosphorous followed. Sheila Bourque expressed concerns about granting the waiver being precedent setting and stormwater is feeding two great ponds. Mr. O'Neill posed the question that, if road did not already exist, would board require that it meet Subsections. The Board's assessment was affirmative. Ms. Bourque expressed continuing discomfort about run-off. Bruce Sanford initiated a conversation concerning the feasibility of an engineer being hired by applicant or landowners. Mr. Hanson noted the availability of a portion of the right-of-way to mitigate runoff and phosphorous. Mr. O'Neill proposed requiring a statement from applicant regarding minimal maintenance required on road over its history. William Pandolfo, through Mr. Cayer, stated that he was willing to meet the point system for the development of his lot. Based on the premise that the extension of the turn-around was Mr. Pandolfo's driveway, he agreed to include that portion in the point system calculations for his property.

Mr. O'Neill asked for a motion to approve the Waiver request 1 for Section 4.2 Subsections D and K of the Town of Raymond Street Ordinance with the two conditions of 1) the point system being met by Mr. Pandolfo and 2) Mr. Cayer providing a letter testifying to the degree of maintenance required on the existing road during its twelve (12) plus years' existence.

MOTION: Ms. Bourque moved; Ms. Beaton seconded

DISCUSSION: Mr. Sanford asked for clarification of Waivers being granted. It was determined that the motion should include Waiver requests 1 and 5 and was so amended with

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the concurrence of Ms. Bourque and Ms. Beaton.

VOTE: Motion passed 6/0/0

Mr. O'Neill proceeded to ask for individual motions on the remaining Waivers

Waiver 2, Town of Raymond Street Ordinance, Section 4.2 Plans, Subsection G

MOTION: Ms. Bourque moved that the board accept partial Waiver 2, Centerline Gradients Subsection G; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed 6/0/0

Partial Waiver 3, Town of Raymond Street Ordinance, Section 4.2 Plans, Subsection I

MOTION: Ms. Bourque moved that the board accept partial Waiver 3, Plans Subsection I; Mr. Foster seconded

DISCUSSION: Mr. O'Neill asked for clarification on a point related to the culverts and water drainage. After discussion, it was agreed that this Waiver was NOT Applicable. Ms. Bourque rescinded the motion and Mr. Foster withdrew his second.

VOTE: Motion withdrawn

Waiver 4, Town of Raymond Street Ordinance, Section 4.2, Plans Subsection J

MOTION: Ms. Bourque moved that the board accept Waiver 4, Plans Subsection J with a note that development of lot 2 contain erosion control conditions with new road construction; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed 6/0/0

Waiver 5, Town of Raymond Street Ordinance, Section 4.2, Subsection K was bundled with Waiver 1

Town of Raymond Street Ordinance 4.2 Plans Subsection L: Meets due to existence of a Road Association

Waiver 6, Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section D Submission Requirements, 1, c, 6

Waiver 9, Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section D Submission Requirements, 1, c, 14

Waiver 11, Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section D Submission Requirements, 1, c, 27

MOTION: Ms. Bourque moved that the board accept Waivers Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section D, 1, c, 6; Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section D, 1, c, 14; and Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section D, 1, c, 27 as incorporated in previously granted Waivers; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed 6/0/0

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Waiver 7, Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section D Submission Requirements, 1, c, 7: Deemed not applicable

Waiver 7, Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section D Submission Requirements, 1, c, 10: Deemed not applicable

Waiver 8, Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section D Submission Requirements, 1, c, 9: Deemed met

Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section E Criteria and Standards, 1, a: Deemed not applicable

Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section E Criteria and Standards, 1, b: Deemed not applicable

Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section E Criteria and Standards, 1, c

MOTION: Ms. Bourque moved Vehicular Access has been met with the conditions that the hammerhead be constructed according to standards and it be kept clear; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed 6/0/0

Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section E Criteria and Standards, 1, d: Deemed not applicable

Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section E Criteria and Standards, 1, e

MOTION: Ms. Bourque moved e, surface water drainage, has been met; surface water drained with previously approved conditions; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed 6/0/0

Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section E Criteria and Standards, 1, f: Deemed not applicable

Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section E Criteria and Standards, 1, g: Deemed not applicable

Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section E Criteria and Standards, 1, h: Deemed not applicable

Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section E Criteria and Standards, 1, i

MOTION: Ms. Bourque moved i, Emergency Vehicle Access, has been met with the provision that the turn-around meets town standards; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed 6/0/0

Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section E Criteria and Standards, 1, j: Deemed not applicable

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Town of Raymond Land Use Ordinance, Article 10 Site Plan Review, Section E Criteria and Standards, 1, k: Deemed not applicable

The Board discussed the option of hold a public hearing. It was determined that, while holding a public hearing is optional, notification of abutters is not. The Board determined they did not need a public hearing and table the matter until the Finding of Fact and Mylar are received.

MOTION: Ms. Bourque moved that the Board not present the application for a public hearing; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed 6/0/0

MOTION: Ms. Bourque moved that the Board table the application until the May meeting, pending public comments; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed 6/0/0

Workshop

Mr. O'Neill asked Mr. Hanson to schedule a legal training review with the town attorney for the June meeting

Planner Communications

Mr. Hanson informed the Board of two applications to be presented for Public Hearing at the May, 2017 meeting: Cedar Lane private way extension and Dielectric frequency testing shed addition to the existing facility.

Rebecca Sayward asked about permission create access from Cornerstone Drive to gain access to her abutting property for maintenance purposes only. Mr. Seymour advised that if the only purpose was maintenance of her property she needed only Mr. Cayer's permission.

Mr. O'Neill announced that, due to upcoming extensive travels, he would be resigning from the Board after the May meeting.

Adjournment

MOTION: Mr. Foster moved that the meeting adjourn; Ms. Bourque seconded

DISCUSSION: None

VOTE: Motion passed 6/0/0

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