

**TOWN OF RAYMOND
PLANNING BOARD MINUTES**

Wednesday, April 11, 2007

7:00 pm.

Raymond Town Hall

Planning Board Attendance: Patrick Clark, Chairman; Robert O'Neill, Vice Chairman; Ginger Wallace; Patrick Smith; Samuel Gifford; and Greg Foster.

Absent: Nelson Henry

Staff Attendance: Hugh Coxe, Town Planner; and Karen Strout, Recording Secretary.

1. Call to order: The meeting was called to order at 7:03 pm. Roll was called and it was determined that there was a quorum present to do business.

2. Approval of Minutes:

MOTION: moved by Smith and seconded by Gifford to approve the minutes dated March 14, 2007, as corrected.

Vote : 6/0.

MOTION: moved by Foster and seconded by Clark to approve the minutes dated March 20, 2007, as presented.

Vote: 2/0/4 abstentions. Unanimous by those in attendance (Clark, Foster).

3. Correspondence:

- a. Letter dated March 26, 2007 re: Tenny Hills Estates requesting extension of preliminary approval.
- b. Letter dated March 27, 2007 re: Granite Ridge from Raymond Fire Department.

Communications have been placed in Planning Board files.

MOTION: moved by Smith and seconded by O'Neill to grant the request for an extension of the preliminary approval granted in October 2005 for Tenny Hill Estates.

Vote: 6/0.

7:20 pm

4. Applications:

Speedy Gas

Planner Hugh Coxe handed out a memo in which he reviewed the issues and concerns the Board expressed at previous Planning Board meetings. Hugh commented that there were 27 issues addressed by the applicant in their recent submission relating to the comments made at the February meeting. Outstanding issues addressed in the Planner memo included the following:

1. signage
2. traffic management
3. form of performance guarantee

4. boundary survey
5. sidewalk on Elizabeth Ave
6. waiver request for storm water
7. waiver request for curb cut
8. waiver request for distance between curb cuts

Anthony Accousti handed out a supplemental packet at the meeting which included:

1. elevation of the proposed building
2. bank letter regarding Performance Guarantee
3. boundary Survey Contract
4. Dept. of Transportation Traffic Permit

Presentation for the applicant was done by Jim Manzer of Ames A/E, and John Theriault who went over the MDOT Permit. They addressed what they considered the key elements.

7:33 pm

Chairman Clark commented favorably about the completeness of the application presented.

Board members expressed concerns about the following:

- ◆ stacking of vehicles on Elizabeth Avenue
- ◆ impact of project on abutting property
(Consensus was that there was no evidence that it would not have a negative impact on abutting parcel, and that they would be reluctant to grant approval without further information.)
- ◆ why this project was not presented as an expansion of shopping center

Board discussion:

Chairman Clark commented that Planning Board could not approve the application if the approval created a non conformance on the other lot. Planner Coxe suggested that phasing might be an alternative. Chairman Clark suggested tabling the application until such time as additional information is submitted. What we do not know is what the impact will be on the abutting parcel. It was suggested that the applicant research the last application submitted to the Town on that parcel, and look at the site plan. Review what ordinances were in place and what the requirements were at that time. Consensus was that the applicant needed to provide some rationale and narrative. Boardmember Smith asked the applicant: "How do we know the grading is not going to have negative impact? Is it going to add to an existing problem?"

8:13 pm

Discussion continued with questions and concerns about:

- ◆ eliminating spaces and keeping pavement- (Clark commented that the reason to eliminate parking is to eliminate paving)
- ◆ buffer requirements
- ◆ definition of landscape buffer strip
- ◆ need to show detail for raised curb
- ◆ signage issue-Are we going to ask for details?

8:37 pm

The Board acted to approve waivers.

MOTION: moved by Gifford and seconded by Foster to grant the Storm water waiver requested. Motion carried. Vote was unanimous 6/0.

MOTION: moved by Gifford and seconded by Smith to grant the waiver requested for curb cuts. Motion carried. Vote was unanimous 6/0.

MOTION: moved by O'Neill, and seconded by Wallace to **table** the application pending submittal of additional information which will include a boundary survey, parking information which explains the prior site plan approval and how it affects this site in keeping with shopping center, a narrative explaining why this scheme is appropriate, documentation and a narrative explaining the reduction of the curb cut to 35', letter of approval from MDOT for revegetation for the area where there is removal of pavement in ROW, detail of 1 inch concrete curb, note on plan regarding: easements with sale documentation, as well as other items in accordance to all discussion at this meeting.

Motion carried. Vote 5/1.

8:55 pm

Abutter Josh Haefele, a direct abutter expressed his concerns about about runoff and his well. Other concerns expressed were with traffic, drive thru/intercom for dunkin' donuts, noise, lighting and the exits.

short break

5. Other Business:

a. Ordinance Update Discussion- RFP -Hugh Coxe gave the Board an update. SytDesign Consultants is on board for technical updates for septic, storm water, and phosphorus. Plan is to bring our ordinances more in line with the State Regulations. Language should be in place before May meeting. They will come in with a proposal before that time.

b. CPIC Update: CPIC is requesting funds to work on design guidelines and reduced setbacks to allow denser development in the Commercial District.

c. Announcements:

Thursday the 19th is next CPIC meeting

Thursday the 26th is the Planning Board workshop

8. Adjournment:

MOTION: moved by O'Neill and seconded by Smith to adjourn at 9:23 pm.
Vote 6/0.

Karen G. Strout

Planning Board Secretary