



Raymond Planning Board
401 Webbs Mills Road
Jordan Small Middle School Modular Broadcast Studio
Wednesday, March 12, 2008

ATTENDANCE: Chairman Pat Clark, Vice Chairman Bob O'Neill, Greg Foster, Sam Gifford, and Ginger Wallace.

Planner Hugh Coxe, and Recording Secretary Karen Strout.

OTHERS: Lee Adams, Jr., Guy Gledhill, Bob Berry of Main-Land Development Consultants Inc., Derek Small, David McNally, and Lorraine McNally.

1. Call to order and role call: Pat Clark called the meeting to order at 7:10 pm at the Broadcast Studio for the purpose of reviewing an application for an amended subdivision and a continuation of ordinance workshop. Role was called and the agenda was read.

2. Approval of minutes :

MOTION: Sam Gifford moved and Bob O'Neill seconded to approve the minutes of January 9, 2008 as submitted and printed.

VOTE: Unanimous.

MOTION: Sam Gifford moved and Greg Foster seconded to accept the minutes of January 19, 2008 site walk as submitted by Chairman Patrick Clark.

VOTE: 3/0/2 abstentions. Motion carried.

MOTION: Greg Foster moved and Bob O'Neill seconded to approve the minutes of workshop February 28, 2008 as submitted and printed.

VOTE: 4/0/1 abstention. Motion carried.

3. Public Hearing:

Vice Chairman Robert O'Neill recused himself because of his affiliation with the project as an abutter, and position as President of the Spring Valley Home Owners' Association.

Lee F. Adams, Jr. stated that he was requesting an amended subdivision plan for Valley Heights Subdivision in order to transfer land to abutters. They are also seeking a modification of a condition of approval for this subdivision. The subdivision is referenced by Raymond Tax Map 16, Lots 49 & 51 located at Valley & Spiller Hill Roads. It is in the rural residential zone. 1.

Planner Hugh Coxe reviewed his memo and the correspondence from Town Attorney Chris Vaniotis. Copies of these documents are in the Planning Board files.

Issues for discussion:

1. road agreement
2. lot 4 b – not buildable – no frontage
3. phosphorus allocation to lot 4b
4. 10% set aside as open space

Hugh summarized a correspondence that he had received from a member of the Spring Valley Association.

Applicant's rep. Bob Berry of Main-Land Development Consultants Inc. addressed the maintenance plan issue. They would be willing to ask for a waiver rather than forming an association themselves.

PUBLIC COMMENT:

Bob O'Neill spoke as a representative of the Spring Valley Association. He told the Board that they have an informal association that works well. They have controls and oversights in control and the history of the road is well documented. They feel that if they are forced to come up with a fixed standard they will lose control. They do not want to get into another agreement. He would like to see them proceed with the plan Lee Adams has proposed.

BOARD COMMENTS:

Ginger Wallace had concerns about what happens to future land owners who are not in the association, if they are not pleased with the way the road is being maintained. Sam Gifford commented they (SVA) have controls and oversights in control and the history is well documented.

PUBLIC HEARING was closed at 8:25 pm.

MOTION: Sam Gifford moved and Greg Foster seconded to grant approval for the waiver from **Section 4.2.J of the Street Ordinance** of the Town of Raymond.

VOTE: 3/1 opposed. Motion carried.

MOTION: Ginger Wallace and seconded Greg Foster to require 12.7 acres of floating common space within lot 4A to be designated and determined at the time of development 4A.

VOTE: 4/0. Motion carried.

MOTION: Sam Gifford and Ginger Wallace seconded to approve amended plan with conditions of approval.

VOTE: 4/0. Motion carried.

3-5 minute recess at 8:35 pm.

2.

4. CPIC Update-Sam Gifford gave a brief update on the progress being made on the Design Guidelines for the Commercial District. There will be a meeting

with the public on April 17th at the JSMS Cafeteria. Sam offered to attend the meeting on Thursday the 20th as the Planning Board Representative.

5. Growth Management Yearly Report: Copy is on file.

6. Continuation of Ordinance Workshop:

Planner Hugh Coxe stated that he did not have anything for them to review tonight. Chairman Clark asked if the remaining four warrant sections could be send to the board through an email for them to review. Hugh agreed that that would be done.

7. Adjournment:

MOTION: moved by Bob O'Neill and seconded by Greg Foster to adjourn at 8:45 pm.

**Meetings are broadcast live on the public access channel and rebroadcast at a later time. The DVD is the official legal record of the meeting. Copies may be signed out at the Town Office .*

*Karen G. Strout
Recording Secretary*

(Sign revised plan for James Cummings)

Upcoming dates:

March 18th Deadline for April 9th Planning Board meeting

March 20th CPIC meets

April 17th CPIC Public Outreach on Design Guidelines

May 21st Public Hearing for Ordinance Changes

June 7th Raymond Town Meeting