

**TOWN OF RAYMOND
PLANNING BOARD MINUTES**

Wednesday, September 12, 2007

7:00 pm.

Jordan Small Middle School Broadcast Studio

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

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

Others in attendance: John Rand, Chairman Conservation Committee; Ed & Marcia Klinkerett; Guy Gledhill; Lee Adams; and Darryl Brown.

1.Call to order: The meeting was called to order at 7 :09 pm. Roll was called; agenda read; meeting protocol reviewed.

2. Approval of Minutes:

MOTION: moved by Robert O'Neill and seconded by Greg Foster to approve the minutes dated June 13, 2007 .

Vote : unanimous 6/0.

MOTION: moved by Greg Foster and seconded by Sam Gifford to approve the workshop minutes dated July 11, 2007.

Vote: unanimous 6/0.

3. Correspondence:

There was no correspondence.

4. Public Hearing

Map 16, Lot 49 & 51 RR
Valley Heights
Valley & Spiller Hill Road
Lee Adams, Jr.

Application for amendment to Valley Heights Subdivision to add 9 lots.

Board member Bob O'Neill recused himself because of his position as President of Spring Valley Homeowners' Association. The Board honored his request.

Board member Greg Foster disclosed his relationship with the applicant involving the sale of timber on another parcel owned by Mr. Adams. Foster commented that he felt that he could be impartial and still participate. The Board agreed and allowed Foster to continue to sit with the Board.

7:25 pm

Chairman Clark asked for Planner Coxe to review his prepared memo. Coxe began with the following project description:

This is a preliminary application to amend the Valley heights Subdivision to add nine lots – 8 house lots and one 55 acre area of land to be conveyed to abutters. 7 of the proposed lots have frontage on an existing road – Spring Valley Road. One lot is proposed to get its frontage from a back lot driveway that would come off Spring Valley road. The land proposed for division consists of about 80.6 acres. Coupled with the previously divided land, the subdivision is about 126.8 acres. The project is located in the Rural Residential district.

The lots presented on the applicant’s plan all appear to meet the basic lot size and dimensional zoning requirements of the Rural Residential district. Lots 4 – 10 have sufficient frontage while Lot 11 can get frontage from a back lot driveway. The applicant is not proposing any new roads or infrastructure and intends to sell approved lots for others to build on. The applicant has requested a procedural waiver to have the board review this for both preliminary and final approval. The memo in its entirety is in the Planning Board file.

Chairman Clark commented that he concurred with the comments in the Planner memo, and asked the Board how they would like to proceed with the application.

MOTION: moved by Sam Gifford and seconded by Greg Foster to view the applicant’s submission as a sketch plan.

Vote: 5/0.

Chairman Pat Clark distributed his list of comments to the board and the applicant. Copy is on file.

The meeting was opened for public to speak at 8:13 pm.

John Rand of Raymond Conservation Commission addressed the Board. He outline the work that the Conservation Committee had been working on prioritizing special areas of land in the town, and showed a map of those areas that they had identified. He added that Mr. Adams owns some of these areas.

Abutter, Ed Klinkerett, of Spiller Hill Road stated that he came to hear about the project.

The public comment portion of the meeting ended at 8:23 pm.

Presentation by applicant:

Darryl Brown of Mainland Development represented Lee Adams and stated that “nothing here was insurmountable” referring to the Planner and Board comments on the project. Lee Adams commented that he was confused about the comments regarding the piece of land set apart to be sold to abutters, and asked for further clarification. Clark told him that he needed to clarify intent of that parcel and to whom it would be sold. Hugh Coxe offered to hammer this out with Darryl Brown and to get the town attorney involved to review the language, if necessary.

Other comments:

- wetland on this site is very minor
- Lee Adams is willing to look at a corridor to link to other parcels

Consensus was that a site walk would be of value and was set for Saturday, September 22nd at 8:00 am at Spring Valley Drive intersection. Abutter notices will be mailed.

8:53 pm.

5. Review draft ordinance changes

Copy of this draft is on file.

Chairman Clark commented that he likes what SYTD has done-likes the point system and the performance standards. He would like a draft done for a checklist form for the code office, and then ask for comments. Consensus was that the Board likes what has been done, as well. Clark suggested that members add comments to the draft by email and he would get the comments to SYTD for a final draft. Then this final draft would then go to the code officer for comments.

9:03 pm.

6. CPIC Update- Sam Gifford

At the last meeting they had a slide show of the commercial district down 302 which revealed many areas that need to be addressed. Terry DeWan has been hired to work with CPIC on design guidelines and will be holding a workshop on September 27th at 7:00 with them. Greg Foster volunteered to attend the meeting on the 27th as the Planning Board Representative.

7. Other Business

The Board is in need of one new member now and another at the end of the year. Mylar for Painted Ridge needs to be signed by Board members before they leave.

8. Adjournment

MOTION : moved by Robert O'Neill and seconded by Ginger Wallace to adjourn at 9: 19 pm. Vote: 6/0.

Karen G. Strout

Planning Board Secretary