

Wednesday, June 11, 2008
Minutes*
Raymond Planning Board
401 Webbs Mills Road
Jordan Small Middle School Modular Broadcast Studio
7:00 pm

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

STAFF: Planner Hugh Coxe, and Recording Secretary Karen Strout.

OTHERS IN ATTENDANCE: Joe Bruno, Mark Gendron, Pat Cayer of LSI, and Tom Greer of Pinkham and Greer.

1. **Call to order and role call:** Chairman Clark called the meeting to order at 7:03 pm. A quorum was declared.
2. **Election of Officers:**

MOTION: Sam Gifford moved, and Robert O'Neill seconded a motion to re-elect Patrick Clark Chairman for another year.
Vote: 5/1 abstention (Clark). Motion carried.

MOTION: Virginia Wallace moved, and Sam Gifford seconded a motion to re-elect Robert O'Neill to another term as Vice-Chairman.
vote: 5/1 abstention (O'Neill). Motion carried.
Both members accepted their respective positions.
3. **Approval of minutes:**

MOTION: Robert O'Neill moved and Sam Gifford seconded a motion to accept the minutes dated May 14, 2008 as prepared.
Vote: 6/0. Motion carried.
4. **Correspondence:** There was no correspondence.
5. **Application:** Hancock Land Management LLC requesting final approval for Rosewood Heights, a 13- lot submission, referenced by Raymond Tax Map 15, lot 7.

Planner Hugh summarized his prepared memo for the Board.

Board discussion:

Board member Ginger Wallace questioned the value of covenants if the “parties were not required to enforce them”? What is the purpose of the covenants if they are discretionary? Bill Priest commented that he was not happy with leaving the details to the Town Attorney and Planner to work out. He added that he wants the board to see final draft of all details; this is too big an issue to leave to TA. There have been problems in a past subdivision as a result of this. Ginger Wallace stated that she wanted to see more structure and restrictions in the use of the open space. O'Neill added that based its location to Crescent Lake that it is reasonable to look at this. Priest commented that this is a subdivision impacting Crescent Lake. We should be able to say we looked at everything. Right now there are some pieces we cannot defend.

Joe Bruno, treasurer Rosewood Drive association (formerly Sunset Heights), commented that the road was their (associations) biggest concern. He agreed with Priest that Planning Board need to have all the details in writing. There are

presently only seven lots and the new subdivision is going to add thirteen more lots for a total of twenty. Bruno added that Hancock will be logging. Something should be put into the agreement about bringing the road back to its present state.

Priest asked why #25 was in the covenants, "buying the lumber from Hancock"? Why would the Planning Board have the town endorse what is trade restraint? Why is it in there? Clark added that it would be more appropriate in the purchase and sale agreement. Consensus of board was to table final approval.

Selectmen Mark Gendron spoke up in support of the Board and their efforts of getting into the details. It is something the Town should be concerned with. He commented that the Board of Selectmen were dealing with development issues that went back as far as 1971. He stated that he appreciated "your (Planning Board) standing up".

Chairman Clark thanked him for his support.

MOTION: moved by Robert O'Neill and seconded by Sam Gifford to grant approval for a waiver for storm water.
Vote: 6/o. Motion carried.

MOTION: moved by Robert O'Neill and seconded by Greg Foster to grant the waiver request from providing 2 septic locations per lot.
Vote: 6/o. Motion carried.

MOTION: moved by William Priest and seconded by Greg Foster to grant a waiver for vehicular access.
Vote: 6/o. Motion carried.

MOTION: moved by Robert O'Neill and seconded by Ginger Wallace to grant a waiver for monumentation.
Vote: 6/o. Motion carried.

MOTION: Robert O'Neill moved and William Priest seconded to table discussion of final approval for Rosewood Heights.
Vote: 6/o. Motion carried.

6. CPIC Update: Sam Gifford

7. Adjournment: moved by Robert O'Neill and seconded by Sam Gifford to adjourn at 9:02 pm.
Vote: 6/o.

** 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*