



**Raymond Planning Board
MINUTES*
Wednesday, June 8, 2011**

Present: Chairman Patrick Clark, Vice-Chair Robert O'Neill, William Priest, and Greg Foster.

Absent: Bruce Sanford

Staff: Hugh Coxe, Contract Planner; and Danielle Loring, Recording Secretary.

Other: Theresa Gagnon (applicant), and Wayne Wood (agent)

1. Call to order: Chairman Patrick Clark called the meeting to order at 7:07pm and a quorum was declared.

2. Approval of Minutes:

a) May 18, 2011

MOTION: Robert O'Neill motioned to accept minutes for the May 18, 2011 meeting; seconded by GF.

DISCUSSION: Mr. O'Neill made a change that page 2, #2 should read "...of location placement..." instead of "because on his property."

VOTE: APPROVES (3/0/1[Abstention PC])

3. Applications:

**a) Map 008, Lot 083
LRR1 Zone
76 Mill Street
Theresa Gagnon**

Mr. Coxe explained that the application was for backlot driveway for a 4.25 ac parcel on Mill Street. Most of the existing driveway will be removed so that both lots will be accessed by the backlot driveway. He summarized the materials that the applicant submitted and commented that the only thing that was missing was a Road Maintenance Plan, which would only be required if the second lot is going to be owned by a second person. He also mentioned that backlot driveway plans would have to be

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**Items taken out of order

recorded, so there would need to be a signature block on plans.

Wayne Wood, surveyor representing Theresa Gagnon, said that he felt that the most recent plans should be defaulted to but both that he submitted were sufficient. Mr. Wood passed out a Road Maintenance Agreement and that stated that each lot would share in equal cost for maintenance of the road and snow removal and that the document would be attached to each deed.

Mr. Clark stated that because the Road Maintenance was submitted at a later date than the original application, he wanted there to be a motion to accept the agreement.

MOTION: Greg Foster motioned to accept the Road Maintenance Agreement; seconded by William Priest.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (4/0)

Mr. Clark wanted to know if the Road Maintenance Agreement needed to be approved by legal counsel and Mr. Coxe replied that these agreements were generally only reviewed by legal counsel when they were part of a subdivision. They then discussed right of ways and easements and where that language would be within the deeds. Mr. Clark wanted there to be a note on the deeds and the plans that referred to the Storm Water Management plan and where the plan could be found because #9 referred specifically to it.

Mr. Clark referred to the Storm Water Management report, of which a representative from Terradyn was not present, and he felt that there should be notes about the phosphorus factors. He also noticed a typo on page four and did not find reference to why 7' versus 10' sections were used. He felt that the detail with the level spreader was an incorrect detail, were it was not a stone berm buffer versus a water control level spreader. He referred him to chapter two of the storm water guidelines, which talked about buffers.

Mr. Clark stated that because there was not a representative from Terradyne, he recommended that the Board add a condition that the Storm Water Management Plan be changed to include the appropriate detail that would be reviewed by staff.

Mr. Coxe handed out his conditions for approval. He mentioned that the waiver was based on previous documents to allow them to bring in location of utility poles at time of development, but that waiver was no longer necessary. The conditions were as follows, but will be changed as a result of discussion:

1. Driveway be constructed and maintained in accordance with testimony and submissions made
2. Provide Road Maintenance and Storm Water plans and would like to specifically see deed language and note on recording plans, as discussed.
3. Provide revised plans with a signature block that removed net language from plan.
4. Provide new details for level spreader and calculations justifying 7' level spreader as well as a

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narrative updating correct phosphorus allocation factor.

MOTION: Robert O'Neill motioned to approve the backlot driveway request for map 8, lot 76 with conditions of approval as outline; seconded by Greg Foster.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (4/0)

4. Communications:

Mr. Clark commented that Town meeting was the night before and the most recent ordinance changes and all planning board issues passed. He thanked everyone for their hard work and time and for attending workshops, particularly, Hugh for all of his

5. Other business: None.

6. Adjournment:

MOTION: Robert O'Neill motioned to adjourn; seconded by William Priest.

VOTE: UNANIMOUS APPROVAL (4/0)

Chairman Pat Clark adjourned at 7:41pm.

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