



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING & WORKSHOP
Wednesday April 17, 2024
 7:00 PM

Present: Chair Bob O'Neill, Vice-Chair Edward Kranich, Greg Foster, Kevin Woodbrey, Mike Richman and Steve Clark

Absent: Mark Childs

Staff: CEO Chris Hanson, Contract Town Planner Jim Seymour, Fire Inspector Wayne Jones and Recording Secretary/Administrative Assistant Sandy Fredricks

The meeting was called to order at 7:00 p.m. by Chair Bob O'Neill. Roll was called, and a quorum was declared. Bob read the usual opening statement into the record.

Bob stated that the Old Business item is off the Agenda.

Approval of Minutes:

Ed moved to approve Minutes of March 20, 2024 as written.

Greg seconded.

Any discussion? None.

All in favor? 6 yes/0 no/0 abstain

New Business:

PRELIMINARY SITE PLAN REVIEW

Applicant	Scott Simons, Simons Architects
Location	Map: 009 Lot: 19 Zone LRR1 85 Plains Road – Camp Timanous
Description	Site Plan – Youth Camp Barn & Kitchen Renovations

The Board's first matter is Camp Timanous Site Plan. Bob asked Jim to give a brief summation of the project. Jim gave his overview as well as raised the issue of there being no bathrooms in the design and the need for explanation from the applicant. Jim turned the matter over to the applicant. The first person speaking on behalf of Camp Timanous was Garth Altenburg, Director of Camp Timanous. He gave a brief background of the Camp and what they have requested. He explained that the kitchen is from the 1950s, a freezer and dry goods storage are outside; this project will bring those items into the kitchen. Their purpose to expand the Barn is not to add people, but to give attendees more space in the barn. Additionally, they want to tighten up the

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post and beam structure for better structural integrity. Garth turned the presentation over to Amelia Golini of Simons Architects. Amelia spoke of adding egresses, there are no plans for adding bathrooms to this project as there are bathrooms spread across the camp. Eric from Trillium explained that the new structure will be on a slab which will eliminate the old timber supports. He continued that the roundabout is to allow trucks and trailers to come in and out. He further stated that the building in the center of the roundabout will be relocated.

Ed questioned the tree removal shown in the plans. Mike stated he was glad to see them trying to save this historic building. He also asked if it needed approval from the State Fire Marshal's Office. The answer was yes. Bob questioned how the run-off was being handled and if they needed DEP approval. Jim explained the trigger points and the point system. Wayne would like to see an auto-turn to confirm the truck specified can turn around. The driveway is 14'-16'. Wayne further stated he would like to see No Parking signs. Ed questioned the underdrains and swales and if they anticipate more water running through there. He is informed where the swales and ditching run and meander into Panther Pond.

Chris stated he believed it advisable to do a site walk. The Board determined to conduct the site walk on Monday, May 6th, 2024 at 5:30 p.m. and they will meet at the Camp's Main Entrance. Chris mentioned the sprinkler requirements stating they should be addressed as there is no public water supply. Amelia stated they have filed for the State permits.

Ed moved to deem the application complete.

Greg seconded.

Any discussion? None.

All in favor? 6 yes/0 no/0 abstain

Greg moved to table the application to June 12th, 2024.

Ed seconded.

Any discussion? None.

All in favor? 6 yes/0 no/0 abstain

PRELIMINARY PLAN REVIEW

Applicant	Nicolas Cummings by Dustin Roma
Location	Map: 004 Lot: 15B Zone LRR2 Mila's Woods Road
Description	Road Construction Permit

Bob asked Jim to give a summary of the application. Jim gave some history of the property as it had been a prior subdivision that was later vacated by the Board. The road in this application had originally been known as Bridle Path. He further addressed

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the grade issue of not to exceed 8% and therefore, the applicant has to rework some of it. Dustin explained the prior subdivision and the adjacent lot is the same owner but a separate LLC. He continued that they designed the road to be 22' wide to allow for up to ten (10) lots. He confirmed they will readdress the grading per Jim's comments. Dustin further stated they will clean it up before resubmitting it to the Board. Jim asked if this had a previous stormwater permit and if so, has it been rescinded or expired. Dustin stated he will research the prior DEP approval. Ed asked if the power lines will remain overhead or go underground. Dustin explained where they are overhead and where it would go underground.

Jim asked Wayne if he had any preferences for two (2) turnarounds versus one (1) in this instance. Wayne stated he would like to look at the final configuration of the road. Dustin stated there is a nice level spot that would be a good location. Bob stated the Board could wait for a Site Walk when Dustin comes back. The remaining Board members wished to schedule the Site Walk. May 8th at 5:30 p.m. at Mila's Woods Road. Chris informed the Board he believed the Bridle Path Subdivision had been vacated.

PRELIMINARY PLAN REVIEW

Applicant	Keystone Investment Group LLC by Dustin Roma
Location	Map: 007 Lot: 32 Zone VR Alfred Mann Drive
Description	Road Construction Permit

Bob asked Jim to give an overview of the application. Jim advised the driveway has to be converted to a Private Road to allow additional building. He informed there is a culvert on 121 that needs to be corrected, there are a few other things on the previous application on Alfred Mann Drive to be addressed. The lot lines are confusing; we need to know the final number of lots as it affects the road standards. Dustin stated that the power would be underground although it is currently overhead; the road does not exceed 1,000'. Wayne will work with Dustin regarding the current turnaround and if it is sufficient. Bob asked where the water is going. Dustin stated there is ditching and culverts. Chris would like to know what the development on the triangular lot is going to be; i.e., single lots, multi-units, is it large enough to allow more than two (2) homes? It is in the Village Residential zone. The Board discussed a Site Walk and scheduled same for May 8th at 6:30 p.m. meeting at Alfred Mann Drive.

Staff Communications and Updates:

Jim stated that regarding the Solar Farm, there is no new information; there is no Scope of Work agreed upon to date regarding Third Party Review. The applicant is working on the Visual Assessment. He further stated he believed DEP was going to meet with the applicant on-site.

Ed moved to adjourn.
Greg seconded.
Any discussion? None.
All in favor? 6 yes/0 no/0 abstain