



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING & WORKSHOP
Wednesday June 12, 2024
 7:00 PM

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

Staff: Contract Town Planner Jim Seymour & Brett Wiemken, 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 DiBiase backlot driveway matter has been changed to a Staff Review matter and the Town of Raymond Rec Department Tennis and Pickleball Court application has requested postponement to July 10th, 2024.

Approval of Minutes:

Greg moved to approve Minutes of April 17th, 2024 as written.

Ed seconded.

Any discussion? None.

All in favor? 6 yes/0 no/1 abstain (Mark)

Old Business:

PUBLIC HEARING 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

Bob asked Jim to give a brief summation of the project. Jim also requested that any new impervious surfaces be on the plan to assist in tracking same.

Ed moved to deem the application complete.

Greg seconded.

Any discussion? None.

All on favor? 7 yes/0 no/0 abstain

FOR DETAILS, PLEASE SEE VIDEO, THE OFFICIAL RECORD OF THE MEETING

Garth Altenburg, Director of Camp Timanous addressed the Board providing an update on the revisions made to the plan. He further stated they want to begin the project August 12th, 2024 to allow completion for their June 2025 opening.

Bob opened the Public Hearing. Bob Armont spoke as the President of Panther Pond Association in support of the Camp's project. Jim informed that the Board received a few emails from property owners supporting the project as well. There being no one else wishing to speak, Bob closed the Public Hearing.

Ed moved to approve the application as submitted.
Kevin seconded.

Any discussion? Wayne stated he would like to be sure they will be addressing the road running alongside the ADA ramp appears to be 8' and needs to be 10' and would like to work on having an on-site water supply for fire protection. He continued that if they can get them within 50' of Panther Pond, they could provide a hookup to draft from Panther Pond. There is a device known as a turbo Draft that fits onto the FD largest port hose that can draft water out of the pond and send to the truck. There was discussion about the nearest dry hydrant status being it is out of service awaiting repair. Jim asked if that device would work on the existing source; Wayne stated it will. The applicant agreed to modify road by the ramp as requested. Ed stated that he believed the Town has some responsibility for finding acceptable fire protection and not only the applicant.

All in favor? 7 yes/0 no/0 abstain

PLAN REVIEW

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

Jim gave a summary of the application. He stated the Board held a Site Walk, the road grade has been adjusted to 8%, the project doesn't require DEP review, but he would like to see the impervious surfaces shown on the Plan for tracking purposes and future changes.

Greg moved to deem the application complete.

Ed seconded.

Any discussion? None.

All in favor? 7 yes/0 no/0 abstain

Dustin reviewed the revisions to meet the slope. He continued the Plans dated May 8th do have the interim turnaround at Station 8 and will have No Parking sign as well as at

the end of the hammerhead. He continued that the Fire Department requested additional signage and they will comply with that request. He further stated the Road Maintenance Agreement will be provided prior to recording. Additionally, they will add the impervious information as requested. He continued that regarding the utilities, it isn't a waiver as this is not a subdivision, but it would be a substantial cost to take down the existing power lines to go underground; they request that the overhead service remains while service to any structures will run underground. Dustin discussed drainage and reasonable stormwater controls. Jim stated if this gets extended further, it will require additional stormwater controls. Wayne stated he would be in agreement they are meeting the Fire Protection requirements for this project.

Bob moved to approve the Plan with the following Conditions of Approval:

1. Primary power will be overhead, power to individual lots will be underground
2. Homeowners' documents to be approved by staff prior to signing plans
3. No Parking Signage,
4. Addition of Impervious information and
5. Second turnaround will be added

Steve seconded

Any discussion? None.

All in favor? 7 yes/0 no/0 abstain

PLAN REVIEW

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

Jim gave a summary of the project. The applicant is cutting a lot for out sale and recently updated the Plan to include the turnaround and Wayne wants to see how the road will be graded. He continued that we want to see the impervious information shown on the Plan as updated since 2005 and we also need to see the Homeowners' Association documents. There is a section of road that exceeds 12% grade and Dustin may be asking for a waiver on it.

Dustin addressed the Board stating that having revised the Plans since the Site Walk, they relocated the turnaround, and stated the reason they have the super elevated roadway is because all the building is on one side of the road. He continued they will show the ditching to drain to the level spreader; the power is already overhead along Alfred Mann Drive, and they wish to add one additional pole for overhead. If there is additional building on the end of the road, the power will be underground. Dustin stated existing Deeds reference a Road Association, but it will need to be updated. Ed questioned how far Station 9+30 goes. Dustin stated it is just beyond where we cross the pole line, it is approximately 9.50 to 10.50. Dustin acknowledged they need additional information on the road construction. He further stated they are trying to give

the back area road frontage. Wayne asked if the 16% could be reduced at all. He continued that if the Board granted a waiver for the grade, it needs to be noted on the Plan and all parties need to understand we (FD) may not be able to get there especially in winter. Dustin stated he will go back and rework it. This matter is tabled to July 10th, 2024.

The Board realized there was no Public Hearing on Mila's Woods Road and that is not a waivable matter.

Bob moved to rescind his Motion to approve Mila's Woods Road with Conditions until a Public Hearing is held.

Greg seconded.

Any discussion? None.

All in favor? 7 yes/0 no/0 abstain

Derek Ray/Cousins Development Corp. Jim gave a summation of the old Tenny Hill subdivision prior to the applicant purchasing the unfinished portion of same. The applicant is willing to have the service to individual lots be underground, but they need to install one additional pole for overhead primary service 200' feet from the last existing pole. CMP was requiring they install an additional pole 6' from the last existing pole, however, due to aesthetics and ledge, they would like to extend it 200'. The Board advised the applicant that they need more specific information regarding their request in order to grant the waiver. Bob read the Waiver Requirements from the Ordinance. Applicant stated he understood what is required and will get that information to the Board. As far as the Amendment to the Plan, Jim stated they can do it as an Affidavit as neither of the parties who worked on the original plan are still around.

Jeff Soules - Letter re 5 Woodstone sprinkler requirement for single family home in Subdivision. Bob asked Wayne what his thoughts were on the request to waive the Sprinkler requirement. Wayne stated it was in place of the developer putting in another form of fire protection. Bob inquired how the recently adopted Sprinkler Ordinance affects this. Wayne stated these requirements are from the Subdivision Ordinance and the newly adopted ordinance is a separate sprinkler requirement. Jeff Soule spoke about how he was interpreting the ordinances. The Board concluded they cannot honor the request for a waiver.

Staff Communications and Updates:

Jim introduced Brett to the Board. Brett gave the Board some background on himself.

Greg moved to adjourn.

Bob seconded.

Any discussion? None.

All in favor? 7 yes/0 no/0 abstain