

1 Planning Board Minutes
2 July 19, 2018
3 8:00 pm
4 Media Center
5 Raymond High School

6 **Planning Board Members Present:**

7 Jim Kent (Chairman)
8 Gretchen Gott
9 John Beauvilliers (Alternate) (Seated)
10 Scott Campbell (Board of Selectmen Ex-officio)
11 Stephen Feher
12 Brad Reed

13
14
15 **Planning Board Members Absent:**

16 Alissa Welch (Secretary)
17 Robert Wentworth (Vice-Chairman)
18 Jonathan Wood (Alternate)

19
20 **Staff Present:**

21 None

22
23 **Pledge of Allegiance**

24
25 The Raymond Planning Board is holding a compliance hearing with Candia South Branch Brook, LLC to
26 review and ensure compliance with the applicant's earth excavation permit, issued on June 1, 2017. The
27 property is identified as Raymond Tax Map 38, Lot 34; 263 NH Route 27.

28
29 Mr. Kent asks Mr. Severino to go over the conversation they had while doing a site walk earlier in the
30 evening, about the areas that were stabilized.

31
32 Mr. Severino proceeded to explain that out of the 20 acres there is only 1-11/2 acres of disturbed gravel
33 surface. That, by AoT standards once it becomes a gravel surface it is considered stable.

34
35 Ms. Gott asks "What about the areas where there is sand?" Mr. Severino said "Most people don't
36 understand that gravel is a mixture of rock and sand, the mixture at the pit is 30% rock with 70% of grade 4
37 sand.

38
39 Ms. Gott states that they did observe the silt fence and that one section was pushed over and a tiny amount
40 of erosion was observed. Asphalt was dropped off in the pit and it is noted that a significant amount was dug
41 out of the pit since last year.

42
43 Mr. Kent asks Mr. Feher, liaison to ZBA if he would summarize the meeting that Mr. Severino's gravel pit
44 received a variance/special exception from the Zoning Board of Adjustments. Mr. Feher states "I don't have

45 the file in front of me, but they had an application for both a variance and special exception for processing
46 and screening, both of those were granted with no conditions attached.”

47

48 Ms. Gott asks,” Is asphalt recyclable, it isn’t what you would typically think about for screening and
49 processing?”

50

51 Mr. Severino states, “Asphalt is one of the most recycled products in the gravel pit business, cost effective
52 for the trucks and everyone involved. It’s the green way to go as opposed to just burying it in the landfills like
53 the old days.”

54

55 Mr. Kent asks for any other comments or questions, there are none.

56

57 Ms. Gott motions to find the Severino gravel pit in compliance for 1 year. Mr. Feher seconds the motion.
58 All in favor, vote is unanimous.

59

60

61

62 The Raymond Planning Board is holding a compliance hearing with Hard Rock Development, LLC to review
63 and ensure compliance with the applicant’s earth excavation permit, issued on June 1, 2017. The
64 properties are identified as Raymond Tax Map 22, Lot 44 & Map 28-3, Lot 120-1; accessed via Industrial
65 Drive.

66

67 Arleigh Greene and Jimmy Watkins are representing Hard Rock Development LLC. Mr. Greene states that
68 Hartman construction of Exeter is working the pit.

69

70 Mr. Kent asks, “Is there is anything that is different from what was seen or talked about on the site walk?
71 Something was mentioned about DES, please explain.”

72

73 Mr. Greene says, “The DES sent questions to the engineer about a year ago regarding the detention pond
74 not being built. Looking at the plans, you can see that the retention pond is still a bit away from the current
75 excavation area. We explained it to DES and they seemed ok with our explanation. I can forward the
76 correspondence to whomever you direct me to. We did slope the pit floor towards the ledge so there is zero
77 storm water leaving the site and will continue to keep it that way until the pond is built.”

78

79 Ms. Gott asks,” How deep is the water on site?”

80

81 Mr. Greene says, “Guessing 4-5 feet deep.”

82

83 Mr. Feher finds and reads,”Vehicular Barrier: A locked barrier to prohibit vehicular access when the
84 excavation site is not in operation shall be required. A means of access for the Fire Department shall be
85 provided as required by the Fire Chief (i.e., keyed entry box).” It is noted that there was a locked gate at
86 Hard Rock gravel pit. Discussion ensues between Mr. Reed and Ms. Gott about the vehicular barrier at the
87 pit and the fact that although locked it is a rope and can be lifted to allow a small vehicle in. Mr. Greene says
88 he will “tighten it up”.

89 Mr. Kent says that he will make a note to staff regarding the vehicle barriers being locked, Mr. Severino was
90 not present for this discussion.

91
92 Ms. Gott would like it noted that they observed the access road, but it is not drivable. She also mentions
93 remembering something about an easement or access to get back there.

94
95 Mr. Greene says, "It was for the sewer overlay district. We were going to provide a road there off Industrial
96 Dr. however, that is far away in the future."

97
98 Ms. Gott asks, "What about fencing, the ledge is getting steeper and higher?" They are looking for
99 references in the excavation regulations.

100
101 Ms. Gott, "Where temporary slopes will exceed a 1:1 grade, a fence or other suitable barricade shall be
102 erected to warn of danger and/or limit access to the site." Shows Mr. Greene, he feels that the boulders
103 placed on the ridge are sufficient enough.

104
105 Ms. Gott says, "In the past we have required orange fencing."

106
107 Mr. Kent interprets it as fence or suitable barrier and the boulders big enough that people can't move them
108 seem sufficient. Mr. Greene does offer to add more boulders in lieu of the fencing. This will be cleared
109 through staff. Mr. Green is to also copy Ernie or Christina on the DES emails and responses.

110
111 Mr. Beauvilliers references Pg. 19 and reads, "Signage: All excavation sites shall be properly identified at all
112 vehicle access points by signs clearly stating name, owner, permit number. Perimeters of excavation sites
113 shall be posted with signs at a maximum 50-foot interval, notifying trespassers of potential danger."

114
115 Mr. Greene does have the entrance signage, they are unsure of Mr. Severino's pit. It is uncertain if the pits
116 have their perimeters marked since the Planning Board did not walk the perimeters.

117
118 Mr. Beauvilliers suggests that staff be asked to send a letter to the gravel pit owners reminding them of the
119 regulations.

120
121 Mr. Greene agrees to add more boulders to his barrier and place the required signs.

122
123 Ms. Gott, "How do we motion for compliance if there are outstanding issues?"

124
125 Mr. Beauvilliers motions to find Hard Rock Development in compliance with the conditions of:

- 126 1. Adding more boulders to the barrier on the ridge
127 2. Placing signage on the perimeter.

128
129 Mr. Feher seconds the motion. All in favor.

130
131
132

133 The Raymond Planning Board is holding a compliance hearing with Waldoborough, LLC to review and
134 ensure compliance with the applicant's earth excavation permit, issued on June 1, 2017. The property is
135 identified as Raymond Tax Map 22, Lot 15; located by the intersection of Scribner & Gile Roads.

136
137 Mr. Kent addresses Mr. Galloway," So, tell us about your excavation pit?"

138
139 Mr. Galloway states, "We have moved about 2-300 yards of gravel over the course of the year. I haven't
140 been there in months. As for the lock, I unlocked it, so you could get in and then I locked after you left.
141 Pretty grown up, I'll have to go in there with a bush hog and cut the brush."

142
143 Mr. Kent states, "On the site walk you stated it was last fall when you took minimal out of there."

144
145 Mr. Galloway answered," Yes."

146
147 Mr. Kent, "Any questions from the board?"

148
149 Ms. Gott, "This plan is 8 years old, it doesn't show some of the changes, for example, you said you donated
150 some of the land on the curb to the town."

151
152 Members of the board pointed out that the plans do have a revision date in 2013. Ms. Gott apologizes for
153 the oversight.

154
155 Ms. Gott," On the plan it says non-vegetative piles of fill, did anyone see those, I did not. Is it truly non-
156 vegetative, looks as though everything was pretty grown in. Also says rock debris."

157
158 Mr. Galloway," It's not fill its loam and it's grown with bushes. The rocks were the 4 in front of us that I
159 showed you."

160
161 There is discussion amongst the board about the termination time listed on the reclamation plan, is it 8 pm
162 or 6pm, should be 6pm. A question about another note on the same page it reads "temporary construction
163 exit detail". Mr. Reed explains that is how they keep the water on the site and build on it as they work
164 around it.

165
166 Mr. Beauvilliers motions to find Waldobrough LLC in compliance. Mr. Feher seconds. All in favor.

167
168 The Planning Board has a discussion regarding excavation changes. It is suggested that the conversation
169 gets deferred until staff is present. Mr. Kent agrees but decided to touch on the subject since it was in the
170 packet and to get everyone thinking about it.

171
172 Mr. Kent states," The essence of the change is to allow staff to do the compliance review and report back to
173 the Planning Board. I had no intention of having this discussion tonight in full. We will resume with staff
174 present."

175
176 Mr. Kent asking if any other board updates, none at this time.

177 Ms. Gott asks if Mr. Campbell has heard about changes to the Planning Board. She has been told through
178 sorts that Ms. Mathews may have had knowledge of these changes and were they presented to the
179 selectmen.

180

181 Mr. Campbell says not that he can recall.

182

183

184 Mr. Beauvilliers motions to adjourn. Mr. Feher seconds. All in favor.

185

186 Respectfully submitted,

187

188 Christina McCarthy

189

190

191

192

193

194

195

196

197

198

199