



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
Minutes
Wednesday, August 10, 2016
7:00 pm

Present: Sheila Bourque, Greg Foster, Vice-Chair Bruce Sanford, William Priest

Absent: Robert O'Neil, Chair

Staff: Code Enforcement Officer Chris Hanson, Alternate Contract Planner William Haskell, Contract Planner James Seymour, Recording Secretary Mary Quirk

Applicants: Mike Soucy of Port Harbor Marine and Robert McSorely of Sebago Technics, Agent

1. Call to order

Vice Chair Bruce Sanford called the meeting to order at 7:00PM. Quorum was declared.

2. Consideration of Approval of Meeting Minutes

- **April 13, 2016**

MOTION: Ms. Bourque moved to accept minutes as presented

SECOND: Mr. Priest seconded

DISCUSSION: None

VOTE: Unanimous approval (4/0)

3. New Business

- a) **Consideration of applicant to fill Board vacancy:** Kyle Bancroft

Mr. Bancroft addressed the meeting, presenting his reasons for applying. Mr. Sanford questioned Mr. Bancroft as to his ability to participate in site walks and meetings. Mr. Bancroft affirmed his availability.

MOTION: Ms. Bourque moved to forward Mr. Bancroft's application to the Select Board with the recommendation that he be appointed to the Planning Board

SECOND: Mr. Priest seconded

DISCUSSION: None

VOTE: Unanimous approval (4/0)

- b) **Site Plan Application**

Applicant: Port Harbor Marine

Location: 1326 Roosevelt TRL

Map/Lot: 051/002/000

Zone: Commercial/LRR1

Reason: Installation of new boat storage lot

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Mr. Sanford stated that due to late receipt of a portion of the application documents, the board would not be taking a final vote on the application at this meeting.

Robert McSorely of Sebago Technics, agent for Port Harbor Marine, presented an overview of the proposal. He acknowledged tardy delivery of a portion of the proposal due to the planner's comments having been sent to an incorrect email address. He stated that the changes resulting from those comments were more clarificatory than substantive in nature.

Mr. Sandford asked for staff comments or question on the presentation.

Mr. Haskell asked about notification of Portland Pipeline. Mr. McSorely responded that unless there were changes to the grade or soil was removed from the covering of the pipeline notification was not the norm. Mr. Hanson commented when there was any excavation within a certain distance of the pipeline, Portland Pipeline wants to be notified. Mr. McSorely assured Mr. Hanson that Portland Pipeline would be contacted.

Mr. Sanford opened the floor to public comment. Three residents of Indian Point addressed questions concerning runoff, lighting, and method of boat storage to Mr. McSorely.

The public hear was closed by Mr. Sanford at 07:23PM and asked for communications from the staff.

Mr. Haskell reported that all comments addressed to Mr. McSorely had been addressed. A member of the public rose, went to the exhibit, and asked a number of questions regarding orientation of the plan and location of fencing, tree line, tree cutting, and wetlands. These questions were addressed by staff and Mr. McSorely.

The public hearing was closed by Mr. Sanford at 07:27PM. Questions and comments from the board were solicited.

Mr. Sanford posed questions regarding the lease agreement and its relationship to the plan, in particular whether the lease agreement requirement for a fence must be included as part of the plan. Mr. Foster and Mr. Priest commented that the two were separate. Mr. Haskell stated that the lease agreement was submitted as part of the title right or interest requirement of the ordinance and not as a part of the plan itself. Mr. Hanson stated that he viewed enforcement of any part of the lease agreement was a civil matter.

Mr. Sanford asked about what happens at the end of the five (5) year lease. Mr. Hanson responded that the board the authority to put a restriction on the plan. Discussion among the board in this regard resulted in a consensus that as long as the function of the property remained unchanged the matter was between a lessor and lessee.

Mr. Hanson asked Mr. Soucy about plans for plowing the storage area and access. Mr. Soucy responded that it was unlikely storage area would be plowed except in the spring to have access to the boats. Mr. Hanson expressed concerns by the Fire Chief about access in case of fire.

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A member of the public spoke up concerning their rights if changes are made to the plan. It was explained that if substantial change were made, public notice and abutter notices would be issued.

Mr. Sanford asked for a motion to table consideration of the application for the next meeting.

MOTION: Mr. Priest so moved

SECOND: Ms. Bourque seconded

DISCUSSION: None

VOTE: Unanimous approval (4/0)

Mr. Sanford advised the public that the board was still in session and to please take conversations outside. The Vice-Chair attempted to resume the meeting. Mr. Sanford moved to the next item on the agenda, Planner Communications. Members of the public were reminded that the Planning Board was still in session and any conversations needed to be taken outside.

4. Planner Communications

a) Consideration of Finding of Fact for:

Applicant: Dewey E Lloy and Sharon E. Lloy

Location: 140 Egypt RD

Map/Lot: 014/008/A00

Zone: R

Reason: Applicant is requesting approval for a backlot driveway

Mr. Seymour and Mr. Hanson presented the history of discussions with the applicants. He stated that both he and Chris Hanson had signed the findings of fact. He reviewed conditions placed on the plan and the conditions prompting them.

Mr. Seymour presented concerns that when contemplating a backlot driveway, owners tend to not seek professional assistance. He stated that he and Mr. Hanson had concluded that a step-by-step checklist to help owners with the process, direct them to the relevant ordinance, and to understand when they need to hire a professional.

Mr. Hanson, in response to a question from Ms. Bourque concerning the status of the final text of the land use and shoreland zoning ordinance revisions, responded that final documents were almost completed. He went on to explain that in the past, town staff had prepared the final copy, but, due to the number and complexity of the current changes, the task was delegated to GPCOG, including reviewing the entire text to verify continuity throughout the document.

Mr. Sanford asked questions concerning height of structure floor in relation to the grade of the land.

Mr. Foster disclosed he had been contacted by Mr. Lloy stating that he found the process too complicated, too expensive, and that it took too long. Mr. Foster suggested simplifying the process. Discussion ensued regarding the circumstances Lloy application in particular.

Mr. Hanson and Mr. Seymour spoke regarding steps already taken to make the process easier

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and less expensive, including moving the review and approval from a Planning Board level to a staff review level. Further discussion ensued regarding the many jurisdictions and constituencies that necessitate the requirements stipulated in town ordinances.

Mr. Sanford addressed the lack of board election of officers in June asking that it be placed on the agenda for the September 14, 2016 meeting.

Ms. Bourque asked about the status of the cemetery ordinance revisions which were expected to be brought before the Planning Board. Mr. Hanson responded that he believed there had been significant changes in the committee composition and he is of the opinion that the board is not likely to see anything from the committee until next year.

5. Adjournment

MOTION: Ms. Bourque moved to adjourn

SECOND: Mr. Foster seconded

DISCUSSION: None

VOTE: Motion Carried (5/0)

Mr. Sanford adjourned the meeting at 8:08PM.

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