



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
MINUTES
Wednesday, December 13, 2017
7:00 pm

Present: Sheila Bourque, Vice-Chair Greg Foster, Chair Bruce Sanford, Edward Kranich

Absent: Patricia Beaton, Danielle Stumper, Kyle Bancroft

Staff: Code Enforce Officer Scott Dvorak, Contract Planner James Seymour, Recording Secretary Mary Quirk

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

Old Business

Tabled Application:

APPLICANT: Kevin Gagnon, JR. and Jennah Gagnon
LOCATION: Cedar Lane Map: 10 Lot: 008D RR Zone
REASON: Requesting approval for private road extension

Mr. Seymour was asked to update the Board. Site walk was conducted. Applicant has submitted an updated plan which addressed abutter's concern regarding run-off. It also included stormwater management improvements resulting in calculations well below requirements. Mr. Seymour then outlined the procedure for the review process.

Engineer for the Applicant Dustin Roma addressed the Board. The applicant is agreeable to the conditions of approval as listed in Mr. Seymour's review memorandum.

The Board considered the waiver requests.

A. Land Use Ordinance Article 10-Site Plan Review waiver requests:

Article 10, Section D, Subsection 1C, Item 6: A surveyed topographic map of the site showing existing and proposed contours at no more than two (2) foot intervals

MOTION: Ms. Bourque moved that the board waive this item; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed (04/0/0)

Article 10, Section D, Subsection 1C, Item 7: Location of watercourses, wetlands, marshes, surface water, rock outcroppings, wooded areas, single trees with a diameter of ten (10) inches measured three (3) feet from the base of the trunk

**Per the "Minutes Policy," reviewed and approved August 17, 2010 and amended May 13, 2014 by the Board of Selectmen, written minutes will only serve as a supplement or guide to the official record, which is the video record, unless they are the only record. DVD's can be purchased for a nominal fee from the Town Office or borrowed from the Town Office or Raymond Village Library. Recordings can also be found at www.raymondmaine.org.*

MOTION: Ms. Bourque moved that the board waive this item; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed (04/0/0)

Article 10, Section D, Subsection 1C, Item 9: Locations of water mains, sewer mains, wells, fire hydrants, culverts, drains, pipe sizes, grades and direction of flow, existing within two hundred (200) feet of the subject property;

MOTION: Ms. Bourque moved that the board waive this item; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed (04/0/0)

Mr. Sanford questioned the absence of the Waiver for a Performance Guarantee. Mr. Seymour responded that waivers can be granted for only standards and requirements and the Performance Guarantee is a post approval item.

B. Street Ordinance Section 4.2 Application Procedures Plans waiver requests:

Section 4.2 Items D and I:

MOTION: Ms. Bourque moved that the board waive these items; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed (04/0/0)

The Board proceeded to address the Conditions of Approval.

1. Evidence by test pit log of adequate separation of infiltration pond bottoms and seasonal high groundwater elevation, such it will not impact infiltration values of the designed basins
2. Verify by field construction survey, topographic conditions that exist are precise, or if not, the applicant shall provide an as-built with field adjustments, if necessary.
3. The portion of Cedar Lane from Sloan's Cove RD to Malibu DR shall have vegetation cleared along the shoulders to provide adequate clearance for two-way vehicular traffic.

Mr. Sanford asked for a motion to accept the application as complete.

MOTION: Ms. Bourque so moved; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed (04/0/0)

Mr. Sanford asked for a motion to approve the application.

MOTION: Ms. Bourque moved that the board approve the completed application with the granted waivers and the conditions as stated in the Findings of Fact.; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed (04/0/0)

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Planner Communications

Findings of Fact/Mylar Signing

APPLICANT: High Wire Hydroponics, LLC

Findings of Fact/Mylar Signing

APPLICANT: 1227 Roosevelt TRL

Mr. Seymour suggested that in the absence of any applications, it might be beneficial to hold a training session with legal counsel regarding board authorities and responsibilities. It was further suggested that this would be an opportunity to address concerns about the Design Guidelines

Adjournment

Mr. Sanford asked for a motion to adjourn.

MOTION: Mr. Foster so moved; Ms. Bourque seconded

DISCUSSION: None

VOTE: Motion passed (04/0/0)

Mr. Foster adjourned the meeting at 08:02pm.

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