



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
Minutes
Wednesday, May 10, 2017
7:00 pm

Present: Patricia Beaton, Sheila Bourque, Greg Foster, Chairman Robert O'Neill, , Kyle Bancroft, Edward Kranich

Absent: Vice-Chair Bruce Sanford

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

Others: Board Candidate Danielle Stumper, Audra with Bild Architecture representing Dielectric, William Pandolfo

Call to order: Chair Robert O'Neill called the meeting to order at 7:00PM; Quorum declared

Minutes: April 12, 2017

Greg Foster requested a correction on Page 2, Line 78: Correct "Greg Sanford" to "Bruce Sanford"

MOTION: Sheila Bourque moved to accept minutes as corrected; Kyle Bancroft seconded

DISCUSSION: None

VOTE: Minutes Approved 5/0/1 (Edward Kranich abstained)

Consideration of applicant to fill Planning Board vacancy: Danielle Stumper

Robert O'Neill reviewed time commitments – meetings, ordinary, additional, site walks. Sheila Bourque addressed the responsibilities of board members. Ms. Stumper affirmed availability for necessary time commitment and that she understood her responsibilities.

MOTION: Sheila Bourque moved that Danielle Stumper's application be forwarded to the Select Board for approval; Greg Foster Seconded

DISCUSSION: None

VOTE: Motion passed 6/0/0

Old Business

Presentation and signing of Decision and Mylar.

APPLICANT: Patrick and Lorie Cayer

LOCATION: Cornerstone DR; Map 018, Lot 030/000; Map 18, Lot 030/A00; Map 18, Lot 034/A00; Map 018, Lot 034B; Zone R

REASONING: After the fact approval of Cornerstone Drive as a private street and for reconfiguration of portion of existing right of way for purpose of creating appropriate minimum lot frontage.

Contract Planner James Seymour stated that Waiver Requirements had been fulfilled. Two conditions hadn't been met: Phosphorus export and treatment calculations for the driveway to

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lot 2; and final construction of the hammerhead to meet town requirements. The board can give final approval to the plan with the understanding that no permits building permits will be issued until those conditions are met.

Mr. O'Neill opened the matter to public comments at 07:07PM. William Pandolfo, the owner of lot 2 stated that he hired an engineer to survey the road. He offered an alternative proposal to the point system prepared by that engineer regarding how phosphorus is treated at the hammerhead and at the front of the property.

(At this point, and for approximately 4 minutes, the quality of recording becomes poor whenever Mr. O'Neill, Mr. Seymour, or Chris Hanson speaks. Some portions of Mr. O'Neill's comments and extensive portions of Mr. Seymour's and Mr. Hanson's commentary are unintelligible.)

Mr. O'Neill advised Mr. Pandolfo that if he wishes the board to consider his alternative proposal it would require another planning board meeting. If the board approves the application now, Mr. Pandolfo is locked into the point system, requiring an amended application for any changes. Alternatively, Mr. Pandolfo can ask that the application be tabled until the next Planning Board meeting. Mr. Pandolfo asked that the Board approve the application as is. He did distribute his alternative proposal with the understanding that if he decides to substitute it for the point system, he will reapply.

Mr. O'Neill closed public comment at 7:14PM.

It was agreed that staff would, after review of Mr. Pandolfo's alternative phosphorous mitigation plan, provide commentary to Mr. Pandolfo.

MOTION: Sheila Bourque moved the Board approve the application for Patrick and Laurie Cayer as complete for a private drive with conditions noted; Greg Foster seconded

DISCUSSION: None

VOTE: Motion passed 5/0/1 (Edward Kranich abstained)

5. New Business

Public Hearings

APPLICANT: Dielectric, LLC
LOCATION: 22 Tower RD; Raymond, ME 04071; Map 002, Lot 025; Zone I
REASONING: Addition of a 4,800 square foot radio frequency testing shed to their existing facility

Mr. Seymour reviewed the application and site visit results concluding that the waivers were not applicable. Audra with Bild Architecture made the presentation for Dielectric.
(Recording quality is poor whenever Mr. Seymour speaks)

Mr. O'Neill opened the hearing for Public comment at 07:18PM. There being no response, Mr. O'Neill asked if attendees were there for the Cedar Lane extension application. The tabling of the application and uncertainty of the when the Public Hearing would be held was addressed. There being no public comment related to the Dielectric application, Mr. O'Neill closed the

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Public comment at 7:21PM. Ms. Bourque read into the record one letter received from an abutter. In response, Mr. Seymour stated that the property is zoned industrial and it is an allowed use and expansion is allowed; the zone is correct.

Mr. O'Neill began the review of the criteria:

- A. Preservation of Landscaping: Unchanged/MET
- B. Relation of proposed Buildings to the environment: MET
- C. Vehicular/pedestrian access: Unchanged/MET
- D. Parking and circulation: Unchanged/MET
- E. Surface water drainage: Not required
- F. Utilities: Internal only
- G. Special features: No special features
- H. Exterior lighting: Fully shielded lighting required
- I. Emergency Vehicle Access: Unchanged
- J. Landscaping: Not applicable

The plan does need to conform to the other Article 9 standards; the Board did not consider it necessary to review those individually. The only condition for approval is the need to provide catalog cuts or details for proposed lighting on the addition as well as additional plans for the issuance of the building permit.

MOTION: Sheila Bourque moved the Board approve the Dielectric application with the condition, as noted, that the applicant will to provide catalog cuts or details for lighting on the proposed addition prior to issuance of the building permit; Patricia Beaton seconded

DISCUSSION: None

VOTE: Motion passed 6/0/0

Board members signed the Findings of Fact and agreed to go to the Town Office to sign the Mylar once it was provided by the applicant.

TABLED BY APPLICANT Until a date to be determined.

APPLICANT: George Bartlett

LOCATION: Cedar Lane; Raymond, ME 04071; Map 010, Lot 011; Zone LRR1

REASONING: Private way approval and extension

Ms. Bourque read in statement of appreciation for Robert O'Neill's many years of service to the Town of Raymond in general and on the Planning Board, specifically

Mr. O'Neill opened the discussion of election of new Board chair and vice-chair. Mr. Foster agreed to contact Mr. Sanford to gauge his interest in the office of Board chair.

6. Planner Communications

Mr. Seymour, having reviewed Mr. Pandolfo's alternative phosphorous mitigation proposal, suggested that, rather than having Mr. Pandolfo return to the board, Mr. Seymour and Mr. Pandolfo's engineer can talk and probably work through the point system.

Mr. Seymour gave a brief accounting of possible upcoming applications.

7. Adjournment

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Mr. O'Neill asked for a motion.

MOTION: Greg Foster moved to adjourn; Patricia Beaton seconded

DISCUSSION: None

VOTE: Motion passed 6/0/0

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