



## **Planning Board Public Hearing Minutes**

Concurrent with CPIC meeting  
Wednesday February 22, 2006

7:00 pm.

### **Jordan- Small Middle School Gym**

**Planning Board Attendance:** Patrick Clark, Chairman; Robert O'Neill, Vice Chairman; Allen Tait; Ginger Wallace; Patrick Smith; and Samuel Gifford. Nelson Henry was absent.

**CPIC Members in attendance:** Chairman Chris McClellan, Vice- Chair Mike Reynolds, Jim Stephenson, Patrick Clark, Wayne Holmquist, John Rand, Robert O'Neill, and Marcia Corradini (late).

**Staff Attendance:** Amanda Simpson, Assessors' Agent/ Planning Services Manager; Jack Cooper, Code Enforcement Officer; and Karen Strout, Recording Secretary.

Chairman Clark called the meeting to order at 7:07 pm. Clark introduced the Board and noted that there was a quorum in attendance for both the Planning Board and the Comprehensive Plan Committee. He expressed his greetings to the Public and gave a brief introduction regarding the purpose of the Public Hearing. Clark reviewed the public hearing procedures.

Clark commented on the efforts of the Planning Board regarding the ordinance revisions and the unanimous recommendation the Board had made to recommend to the Selectmen use of the referendum ballot for all future ordinance changes including the growth management ordinance instead of the Town Meeting. The Board's reasoning was that more people would be involved and would vote on a ballot, not having to sit through a long meeting.

Chairwoman Christine McClellan of the Comprehensive Implementation Committee reviewed the process that the committee had gone through and summarized the work that had been done. She stressed to the group that one of the most overwhelming statements the committee had to address was that of "maintaining the rural character of Raymond." She further commented that the committee had already addressed 25 or so of the 131 points outlined in the 2004 Comprehensive Plan.

Jim Stephenson gave a brief presentation on the Comprehensive Plan as a basis for ordinance revision. Jim had served as co-chair of the Comprehensive Plan Committee and reminded everyone that the committee had met for a period extending over three years and had reviewed their work repeatedly. Jim further stated he felt confident that

the growth management plan would speak to the issue of redirecting growth and preserving the rurality of the town.

Planning Board Chairman Clark, referencing a summary prepared by Planner Hugh Coxe who was absent due to illness, gave a review of the provisions of the proposed Residential Growth Management ordinance.

Clark introduced Planning Coordinator Amanda Simpson and praised her for helpful and valuable assistance. Simpson explained that she was willing to offer any clarification she could but would defer answers to technical details to the author of the ordinance, Hugh Coxe. She added that at the end of this public meeting, the Planning Board and CPIC would be holding a discussion and would make any language changes in order to meet the deadline for advertising the next public hearing to be held March 20, 2006. Simpson further explained that the new information would be published and changes in the ordinance resulting from this meeting will be on the website and posted at the Town Office.

**Public Hearing was opened at 7:50 pm.**

Chairman Clark reminded the public that this is the first of two public hearings and that the second one will be held on the 20<sup>th</sup> of March. The Raymond Growth Management Ordinance is still in draft form and there may be some minor changes. The final text will be presented at the second hearing. Planning Board may act this evening to amend the ordinance language and make a recommendation to the Selectmen for the warrant.

Raymond resident Greg Foster spoke against the proposed growth ordinance. He stated that he was opposed to any restrictions that would limit the use of his land in any way. Foster further commented that he felt people are very capable of making responsible decisions about their land.

Former Selectman and Comprehensive Plan Committee member Charles Leavitt commented that he saw good consideration in what was presented. He inquired about the fiscal impact of the ordinance adoption.

Board Chairman Clark responded that the proposed Planning Board budget had attempted to address this with a request for an increase of planning staff time.

Steve Harvey spoke of his concern of the “panic issue” as it related to building permits. He referenced Frye Island and stated his concerns that Raymond's property values could drop if permits were not available leaving the tax burden on the remaining residents.

Clark responded that they were not going to react to fear.

Selectman Mark Gendron commented that he felt the Board was “on track” and that there would be support for the additional planning time to enact changes.

CPIC member Marcia Corradini asked if there was any provision in the newly proposed growth ordinance to prohibit a more frequent review process that what was stated in the ordinance.

Resident Patrick Cayer commented that the ordinance requires review every three years.

A. Simpson indicated that there was nothing prohibiting a more frequent review.

Conservation Committee Chairman and CPIC member John Rand stated that there was no pain free solution to the growth issue. Rand commented that this growth ordinance was a flexible tool that was worthy of consideration and would give the Town more time to come up with better and more effective tools.

Other topics discussed:

- Referendum vs. Town meeting vote
- Parcels available in the growth districts
- permits received after quota is met
- yearly review of growth ordinance

The public hearing was closed at 9:00 pm and the Chairman called for a brief recess.

At 9:10 the CPIC convened a meeting concurrent with the Planning Board.

**Topics of discussion:**

- Carry over provision for permits to the following year
- exempt lot for open space subdivisions
- hardship clause
- 3 year review/ yearly review
- yearly report of permits from Code Enforcement to Planning Board

**MOTION:** moved by Ginger Wallace and seconded by Robert O'Neill to add to the proposed Growth Management Ordinance the word "has" before the word "been" in Section 5 d. Vote 3/3. Motion failed.

**MOTION:** moved by O'Neill and seconded by Wallace to revise Section 5 d as follows: add "in current configuration" after the word lot in the second line. Vote 6/0. Motion carried.

**MOTION:** moved by O'Neill and seconded by Wallace to revise Section 5 d as follows: A single-family dwelling to be built upon a lot that: has been in the same ownership for at least 10 years prior to the application for the building permit; and said owner has been a Raymond resident for at least 10 years prior to the application for the building permit. Vote 6/0. Motion carried.

**MOTION:** moved by Wallace and seconded by Gifford that the ordinance revisions discussed be sent to the Town Planner Hugh Coxe for revision of the Growth Management Ordinance.

Meeting adjourned at 10:20 pm.

Karen Strout

Recording Secretary