

Town of Raymond
401 Webbs Mills Rd
Raymond, Maine 04071

Planning Board
Wednesday, January 9, 2008

MINUTES

ATTENDANCE: Pat Clark, Chairman; Bob O'Neill; Sam Gifford; Kathryn Wallace; Greg Foster; Hugh Coxe, Town Planner; and Karen Strout, Planning Board Secretary.

OTHERS: Melissa A. Crockett, Lee Adams, Bob Berry, and Guy Gledhill.

CALL TO ORDER: Pat Clark called the meeting to order at 7:02 pm at the Broadcast Studio for the purpose of reviewing an application for final subdivision approval.

APPROVAL OF MINUTES:

MOTION: Robert O'Neill moved and Sam Gifford seconded to approve the minutes of December 12, 2007 as submitted.

VOTE: Unanimous 5-0.

CORRESPONDENCE: None

PUBLIC HEARINGS:None

APPLICATION:

Map 16, Lot 51
Valley Heights Subdivision
Main-Land Development Consultants, Inc.
Applicant is requesting final subdivision approval.

Bob O'Neil recused himself, as he had done at previous meetings because he is an abutter and president of the Spring Valley Association.

MOTION: moved by Ginger Wallace and seconded by Sam Gifford to grant final approval with the following waiver and conditions:

Waivers

Based on its finding that the private road accessing lot # 11 will serve only two lots, that two-foot wide shoulders on this road would serve no practical purpose, that any reduction of impervious surface is likely to provide water quality benefits, and that a

waiver will not have the effect of nullifying the intent and purpose of the ordinance, the board grants a waiver to reduce the requirement in **Section 5.5 of the Street Ordinance** for two-foot wide shoulders on each side of a private street serving fewer than four lots down to one-foot wide shoulders.

Conditions of Approval

1. The development shall be constructed and maintained in accordance with the plans, specifications, testimony, submissions, and supporting documents presented to the Planning Board in conjunction with the developer's application for subdivision approval.
2. Prior to release of the recording mylar, but not later than July 9, 2008, the applicant shall provide revised plans that include a roadside sign along the eastbound side (the southern side) of Spiller Hill Road, prior to the intersection with Spring Valley Road, which warns motorists that there is an intersection ahead. The plans for the sign shall meet the approval of the Raymond Road Commissioner and the sign shall be provided, at the applicant's expense, prior to issuance of any building or construction permit related to this application.
3. Prior to release of the recording mylar, but not later than July 9, 2008, the applicant shall provide revised plans showing access to lot 11 via a private road, from Spring Valley Road, that meets the street design standards of **Section 5.5 of the Street Ordinance** for a private street serving fewer than four lots except that the minimum width of the shoulders on each side of the street may be reduced to one foot in accordance with the waiver granted by the Planning Board.
4. Prior to release of the recording mylar, but not later than July 9, 2008, the applicant shall provide revised plans showing Lot 11 has 225 of frontage along a right-of-way extending 225 feet into the lot as required by **Article 12 of the Land Use Ordinance**.
5. Prior to release of the recording mylar, but not later than July 9, 2008, the applicant shall provide revised plans showing access to lot 12 from the street used for access to lot 11 as required by **Article 8, Section 10.3 of the Subdivision Ordinance** which states that when lots in a subdivision have frontage on two or more roads, "the plan and deed restrictions shall indicate vehicular access shall be located only on the less traveled way." The plans shall also include a note requiring that lot 12 be deed restricted so that vehicular access to lot 12 shall be from the street used for access to lot 11.
6. Prior to release of the recording mylar, but not later than July 9, 2008, the applicant shall provide a **road maintenance agreement** and documents for the homeowners association to ensure that the ownership and responsibility of all roads, drainage easements, and any other common elements of the subdivision is clear. The applicant shall also provide documentation of an agreement with the Spring Valley Association which either amends any existing road maintenance agreement pertaining to Spring

Valley Road, or sets out the maintenance responsibility of the existing lot owners and the owners of the lots proposed by this subdivision application. Any road maintenance agreement or homeowners' documents shall be submitted to the town attorney for his review and approval.

VOTE: 4/0.

PLANNER UPDATE:

Work is continuing on the ordinance revisions. The current ordinance has been reformatted.

CPIC UPDATE:

The December CPIC meeting had to be rescheduled several times due to weather and was held this am at 9 at the Broadcast Studio. Topic of discussion was architecture and consensus was that they promote New England architecture. The workshop was broadcast and is also available to be signed out at the Town Office.

ANNOUNCEMENTS:

There is a site walk scheduled for Saturday, January 19th at 9 am for the Hancock Land Management project.
Next CPIC meeting has tentatively been scheduled for 9 am on next Thursday, the 17th pending Mr. DeWan's schedule. The topic will be signs. Sam Gifford has volunteered to represent the Planning Board, if the meeting is held in the morning.

ADJOURNMENT:

MOTION: Robert O'Neill motioned to adjourn. Second by Ginger Wallace to adjourn at 8:35 pm.

Karen G. Strout
Planning Board Secretary