



**Wednesday, March 25, 2009**

**Raymond Planning Board  
423 Webbs Mills Road  
Jordan Small Broadcast Studio**

**MINUTES\*  
Zoning map ordinance Workshop**

**ATTENDANCE:** Chairman Patrick Clark, Vice- Chairman Robert O'Neill, Ginger Wallace, William Priest, and Greg Foster.

**ABSENT:** Sam Gifford

**STAFF:** Planner Hugh Coxe and Karen Strout, Recording Secretary.

**OTHERS:** Wayne Holmquist and Jim Stephenson from Comprehensive Plan Implementation Committee.

Planning Board Chairman Patrick Clark opened the Planning Board Workshop for the Zoning map analysis at 6:12 pm. Planner Coxe made a power point presentation which Chairman lauded as a good tool for the map explanation. Workshop ended at 7 pm.

**Public Hearing**

**ATTENDANCE:** Chairman Patrick Clark, Vice- Chairman Robert O'Neill, Ginger Wallace, William Priest, and Greg Foster.

**ABSENT:** Sam Gifford

**STAFF:** Planner Hugh Coxe and Karen Strout, Recording Secretary.

**OTHERS:** Wayne Holmquist, Jim Stephenson, Mike Reynolds, Pat Cayer, and Chris McClellan from the Comprehensive Plan Implementation Committee.

Planning Board Chairman Patrick Clark called the meeting to order at 7:05 pm and stated that the purpose of the meeting was to hold a public hearing in accordance with Article VII of the Land Use Ordinance, Article II, Section 3 of the Subdivision Ordinance, and 30-A M RSA 4352 for the purpose of receiving public input on proposed Land Use Ordinance, Subdivision Ordinance, and Shore land Zoning Ordinance amendments, and the Zoning map.

Clark acknowledged the efforts the Comprehensive Plan Implementation Committee had made with their work on the Design Guidelines for the Commercial District.

Clark asked Planner Coxe to briefly paraphrase each of the proposed article changes after which comments would be entertained. These proposed changes are on the Raymond website in their entirety. They were discussed in the following order:

#### **LUO ARTICLE 4- DISTRICT REGULATIONS**

Comments:

Planning Board member Ginger Wallace expressed concerns about what would happen if the State should decide to widen route 302.

Clark said that the property needed would be taken by eminent domain.

Chris McClellan commented that dot presently has 100ft area available and that there are no plans for a 302 expansion. Jim Stephenson supported her comment that there was little chance for four lanes being built.

#### **LUO ARTICLE 9- MINIMUM STANDARDS**

Comments:

Clark commented that clarification was needed that the parking requirement should run with the proposed business use, not property.

Stephenson added that in the adjacent lrr2 zone parking is a permitted use and area there could be used if within the 300' requirement.

Wayne Holmquist informed them that there were two kinds of shared parking- publicly owned and privately contracted.

Pat Cayer brought up a conflict in square footage requirements for parking spaces.

Clark suggested striking the first reference.

Cayer suggested that the entrance requirement be increased. Clark commented that it could be waived if the increase made sense.

#### **LUO ARTICLE 10- SITE PLAN REVIEW**

Comments:

Clark commented that the change to 2400 square feet requirement needed for Planning Board review of a site plan would mean that a majority of the projects coming forth will go to staff and not Planning Board.

Greg Foster asked what was included in the square footage calculation.

Clark commented that the definition of gross floor area needed to be more explicit.

McClellan said the recently built ice cream is 2000 sq. ft. to give you a visual.

Clark added that 1000 sq. ft. would be his suggestion as a trigger for Planning Board review.

Holmquist added the commercial base is 1200 sq. ft then 2400 sq. ft. He suggested that if the board plans to split the size do it at 1200.

Stephenson commented that the purpose of the change was to have the added level of staff site plan review for the process, to be a less burdensome process for applicants, and give relief to the Planning Board.

#### **LUO Article 9-SECTION L.SIGNS**

Comments:

Clark stated that there should be something in sign ordinance or site plan ordinance that ties them together. A sign itself would not facilitate site plan review.

Coxe commented that right now there is not much in the requirements for signs. There is a need for some flexibility and that this proposed ordinance allows the planning board a fair amount of discretion.

Chairman Clark closed the public hearing at 8:50 pm.

Clark asked Coxe how close they were to the final warrant language. Coxe replied that the map is ready and that the other items were being reviewed by Chris Vaniotis and although he expected some changes while undergoing full legal review that he did not expect any substantive changes. The major framework would be the same.

Mike Reynolds commented that the warrants would be needed for the April 7<sup>th</sup> Selectmen's meeting along with their recommendation.

**MOTION:** moved by O'Neill and seconded by Wallace to send a recommendation to the selectmen for the two warrant articles after the legal review had been completed. First warrant to contain zoning map and Shore land zoning items and the second the Design Guidelines and related proposed ordinance changes.

**DISCUSSION:**

Foster stated that he would like the warrants looked at separately.

Wallace agreed and supported the Design Guidelines being presented at Town Meeting.

Clark commented that the site plan review should be broken out.

O'Neill agreed.

McClellan stated that CPIC had intended the Design Guidelines and proposed ordinances were a package.

Reynolds added that the Planning Board had the authority and CPIC could only recommend.

Consensus of the board was that they wanted more than two warrant articles.

**AMENDMENT MOTION:** moved by O'Neill and seconded by Wallace to recommend to the Selectmen after legal review had been completed three warrant articles: the first for Article 4-District Regulations, Article 9- Minimum standards, and Article 9. L Signage, the second for Article 10-Site Plan Review, and the third for Article 2, Section A and section 9 A -Districts and Zoning Map.

VOTE: 5/0. Motion carried.

Planning Board chose not to vote on the Design Guidelines, but to discuss them at a workshop to be scheduled for April 8, 2009.

MOTION: moved by O'Neill and seconded by Wallace to adjourn at 9:20 pm.

VOTE:5/0. Motion carried.

*Karen G. Strout*

*Recording Secretary*

*\* Meetings are broadcast live on the public access channel and rebroadcast at a later time. The DVD is the official legal record of the meeting. Copies may be signed out at the Town Office.*