



Raymond Planning Board
423 Webbs Mills Road
Jordan-Small Middle School Broadcast Studio
Minutes
Wednesday, July 14, 2010
7:00 pm

Attendance: Chairman Patrick Clark, Vice-Chairman Robert O'Neill, William Priest, Sam Gifford, Greg Foster, and Bruce Sanford

Absent: None

Staff Attendance: Planner Hugh Coxe, Code Enforcement Officer Chris Hanson, Town Lawyer Chris Vaniotis, and CEO Administrative Assistant Danielle Loring.

Others: Michael Manning and Dustin Roma, Sebago Technics

1. Call to order: Meeting was called to order at 7:04 pm by Chairman Patrick Clark. A quorum was declared. Agenda was read stating the purpose of the meeting to review the previously tabled application for an extension of Whitney Way, a private way off of Webbs Mills Rd.

2. Approval of June 9, 2010 minutes: moved by Robert O'Neill and seconded by Sam Gifford to accept minutes of June 9, 2010 as distributed.
Vote: 6/0. Motion carried [7:07 pm].

3. Communications: All communications are those between the parties involved in the application for the extension of Whitney Way.

Planner Coxe paraphrased his memo (attached):

Listed reasoning for tabling matter because of problems concerning lot divisions, storm water management, road maintenance agreement.

- Communication mentioned: Letter from Chris Vaniotis (July 9, 2010, about transactions not being subdivisions); response by Anne Manning (July 12, 2010), and follow up letter CV (July 13, 2010, about gift exemption form Manning division and Dudley Homestead Act exemption).
- Storm water management system: post-development storm water plan for four lots,

for future development but advises that the Board let it be known that this should no way mean approval for this development to occur. The phosphorus calculations and budgets and DEP standards —Only Road which is part of Anne Manning property.

- Road Maintenance Agreement: Still has not submitted. Not sure what, if any exists. All lot owner's need to be signed on to one.

Chris Vaniotis explains correspondence that he sent to the Planning Board regarding the development of a subdivision and suggests future agreements that should be made:

- Chris explains that in his July 9, 2010 letter he explained that there was not an illegal subdivision because of the gifting the property to Whitney Cocker-Smith, as well as the fact that the remaining Anne Manning property was still intact. He suggested that the Board look at intent in terms of what happened to the remaining Anne Manning property. He reminded them that creating 3 dwelling units within 3 years is what would create a subdivision.
- He explained that in his draft consent agreement conditions that he would say that there cannot be anymore lots, other than what currently exists, without future subdivision approval. As it stands the road purposed road does not meet subdivision approval.
- He clarifies that the Board has the right to define how the way is used, by example how many lots that it serves, at this point 6.
- Patrick Clark suggests that no more than 4 driveways and dwellings are allowed in the future. He also feels that no one can truly say what the intent is until future actions are taken by the parties of Whitney's Way.

Hugh Coxe: Presents a list of conditions for approval that he and Chris Vaniotis have drafted:
Vaniotis:

- Private way extension can serve no more than 6 lots and 4 additional dwellings units
- The Anne Manning lot be divided parcel can be divided into no more than 2 lots and 2 additional dwelling units
- That the MGM and Michael Manning lot, also, no more than 2 lots and 2 dwelling units
- That the 2 Dudley lots exist as 1 lot.
- That they only way that there can be a change from this agreement is to come back in front of the Board to amend the Private Way Approval.

Coxe:

- Requirement that they get all their DEP permits before building permits are issued.
- Road Maintenance Agreement to include what was discussed
- part of getting building permit is to provide Performance Guarantee
- Soil water conservation doing a peer review of soil conservation
- Paying any due escrow before permits are issued
- Additional notes added to recording plan that would clearly state that approval in conditional to number of lots and dwelling units.
- Any further lots meet the individual standards for storm water and phosphorus.
- That the 2 existing Dudley lots be considered as one—Need to submit a revised plan—that even though they have deeds separating them they can come back in 5 years to re-split them.

4. Applications:

Tabled item:

Map 8, Lot 117 RR Zone

Anne M. Manning is requesting approval for an extension of Whitney Way, a private way located off from Webbs Mills Road.

MOTION: moved by Greg Foster and seconded by Bruce Sanford to accept the private way per the conditions that Hugh Coxe had covered. Samuel Gifford clarified that compliance with the conditions were up to staff review.

Vote: 4/2. Motion carried.

5. Other business: None

6. Adjournment: moved by Robert O'Neill and seconded by Sam Gifford to adjourn at 8:35pm.