

Town of Raymond
401 Webbs Mills Road
Raymond, Maine 04071
207-655-4742

Selectmen Meeting Minutes
Tuesday, December 21, 2004

Selectmen present: Betty McDermott, Chairman; Ada Brown; Mark Gendron; Mike Reynolds, and Christine McClellan.

Selectmen absent: None

Staff present: Don Willard, Town Manager; Jack Cooper, Code Enforcement Officer

Others present: Wayne Holmquist; Glen Steeves; John Rand and Elizabeth Algeo, Conservation Commission; Tim Charest; Greg Foster and Jean Carter, Comprehensive Plan Committee

1. Call to order. Betty McDermott called the meeting to order at 7:00 pm at the Town Office.
2. Consideration of previous minutes dated:
 - a. October 28, 2004
Approved on November 16, 2004
 - b. November 10, 2004
MOTION: Ada Brown motioned to approve the Minutes of November 10, 2004. Seconded by Christine McClellan.
VOTE: 4 in favor (Brown, McClellan, Reynolds, Gendron), 1 abstention (McDermott)
 - c. November 16, 2004
NOTE: Ada Brown asked that the minutes be corrected to show that there would be two Planning Board members on the Implementation Committee along with three citizens at large.
MOTION: Christine McClellan motioned to approve the Minutes of November 16, 2004 with the changes requested by Ada Brown. Seconded by Ada Brown.
AMENDMENT: Mike Reynolds asked to amend the motion so that the minutes reflect that he and Christine McClellan were appointed to the Implementation Committee. He felt that the vote was taken but not recorded.
MOTION: Christine McClellan motioned to include the amendment that there was an omission of the appointments to the Comprehensive Plan Implementation Committee of Christine McClellan and Mike Reynolds.
Seconded by Ada Brown.

VOTE: Unanimous

d. November 18, 2004

MOTION: Mike Reynolds motioned to approve the minutes of November 18, 2004. Seconded by Christine McClellan

VOTE: 4 in favor and 1 abstention (McDermott)

e. December 7, 2004

MOTION: Christine McClellan motioned to approve the Minutes of December 7, 2004. Seconded by Ada Brown.

VOTE: Unanimous 5-0

3. Comprehensive Plan Implementation Committee interviews and selection of three citizen representatives.

DISCUSSION: Mrs. McDermott welcomed the candidates present including Jim Stephenson and Brad McCurtain who asked to be excused from this meeting. The appointments will be for a one-year term. She asked Mr. Willard to review the applications from Mr. McCurtain and Dr. Stephenson. The applicants gave a short statement of their position: Tim Charest; Marcia Corradini asked to withdraw because of time commitments, however, Mrs. McDermott asked if Mrs. Corradini would consider being an alternate and she agreed. Greg Foster; Wayne Holmquist; John Rand asked that if not him than a Conservation Commission representative be considered as one of the positions at least on the Natural Resources part of the Plan; Glen Steeves; Mrs. McClellan asked to reserve a spot for the Conservation Commission to participate with a possible additional seat. Mr. Gendron wanted to be sure that the committee didn't get too large and ineffective. Mr. Reynolds had concern about an even number of members for voting purposes. Mrs. Algeo asked if the open slot would be available to someone from the area of expertise which is being discussed i.e. Conservation Commission for Natural Resources or the School Department for their area. Mrs. McClellan felt that the Conservation Commission was invaluable for information relative to land use issues. Mr. Gendron thought that this position should be one of the regular members and not have an even number committee so that there was no chance of a tie vote.

MOTION: Ada Brown motioned to appoint John Rand, Wayne Holmquist and Jim Stephenson to the Comprehensive Plan Implementation Committee with Marcia Corradini as the alternate. Seconded by Mark Reynolds.

DISCUSSION: Debra Banker felt that this might constitute a conflict in that the agenda called for three members and not four. Mr. Willard said that the alternate position was always intended and was noted in the summary. Mr. Willard added that citizen participation was always invited.

VOTE: Unanimous 5-0

DISCUSSION: Mr. Willard noted that staff assistance might come from Amanda Simpson our Assessor's Assistant, which would bring her to 40 hours per week. She would work to direct the process and setting the agenda as well as drafting the

ordinances. Bob Faunce will be used as well. Mr. Willard needed to know what they would like to do for staffing of the committee. Mrs. McClellan said that she thought Ms. Simpson was very talented and felt it would be beneficial to support her in this position. Mr. Desjardins asked if this was a temporary position. Mr. Willard replied yes for as long as the position is needed to implement the Comprehensive Plan. Mr. Gendron felt that she was qualified but also said that the revaluation would need her time and didn't feel that she would have time to do both jobs. Mr. Reynolds agreed that this might happen but felt that possibly her time could be used until the revaluation requires her time; before that time we could use her expertise. Because this committee will possibly be a multi-year commitment, she could be used after her work is stabilized post revaluation. Mr. Gendron felt that continuity was important and that having her away from the committee would be detrimental. Mr. Willard agreed that the assessing office would be very busy during the summer and after the first tax bills come out. However, after that work is complete she should have more time for other duties. He had concern that someone couldn't be found immediately to start work now. Mrs. Brown asked whom the town could hire to do the work for the budget available. Mr. Willard said that a contract consultant could be hired. Mr. Gendron felt that Ms. Simpson could get the committee started and then hire a consultant. Mr. Willard said that Ms. Simpson has some ideas on how Raymond's planning process could be improved and streamlined in addition to ordinance writing. Mr. Rand felt a consultant was very important for professional support and direction. Mrs. Carter asked if the Planning Board and planner, Mr. Faunce, were going to be involved. Mr. Willard said that two Planning Board members would be involved and Mr. Faunce available for his expertise. Mr. Gendron felt that the Implementation Committee should have some involvement with this decision along with Mr. Faunce and the Planning Board. Mr. Willard felt that Ms. Simpson could attend that meeting and report back to the Selectmen.

MOTION: Ada Brown motioned to table this issue until the Implementation Committee meets and has a recommendation. Seconded by Christine McClellan
VOTE: Unanimous 5-0

DISCUSSION: Mr. Gendron asked that Ms. Simpson meet with the Planning Board and Mr. Faunce to discuss her ideas.

4. Consideration of Planning Board representatives to the Comprehensive Plan Implementation Committee – Patrick Clark and Robert O'Neil.

MOTION: Christine McClellan motioned to accept the Planning Board's recommendation and appoint them. Seconded by Mark Gendron.
VOTE: Unanimous 5-0

5. Open Space Planning discussion – John Rand, Conservation Commission.
DISCUSSION: Mr. Rand presented a distillation of the action matrix from the Comprehensive Plan concerning Open Space. The Conservation Commission would like to work toward a base line Phase 1 Plan ready for the next annual town meeting

in May 2005. This will involve two or three public meetings to formulate this land preservation action. He felt it should be under the umbrella of the Implementation Plan Committee. This Phase 1 Plan will serve recreation space, water source protection; water rights, as well as other areas i.e. timber harvesting and possibly agricultural production. There is a plan for county and statewide preserving of green ways to link the areas of the state for recreational use. There are over 5,000 acres still open in Raymond. We should identify some special places and work to preserve them. Mr. Rand noted that one of the first needs is to determine the criteria for a “special place”. There is a need to decide how to pick those places and then how to fund the process to support this work. He felt there was a need to approach large landowners to find out how they feel about this prospect. The town should be prepared to decide whether it is necessary to pay for some of this open space in order to preserve it. The Conservation Commission will need help with this work. They would like to have a framework in place this year for future work and asked for \$3,000 to pay Bob Faunce for his time. Mrs. Trepanier has already helped with maps and they hope that the Selectmen will endorse her help for future Conservation Commission work. The Conservation Commission has talked with some of the larger landowners i.e. Lee Adams and Larry Murch but have no definitive answers as yet.

Wayne Holmquist was in agreement with land holding for recreation and other definite town uses. However, he didn’t understand how holding land would give more dollars value to the town than taxes from a landowner would. Mr. Rand felt that if the town held one or two hundred-acre parcels in the next decade would be wonderful. He would hope for the equivalent of 10% of the amount of land developed in that time be kept for open space. Mrs. Algeo wanted the Selectmen to know that open land doesn’t mean taking it out of production but just keeping it from housing development. Planning is the best defense and the protection of our current land and trail system is important.

MOTION: Mark Gendron motioned to authorize \$3,000 for the Conservation Commission’s use for planner’s time so that their plan can go forward. Seconded by Christine McClellan.

VOTE: Unanimous 5-0

DISCUSSION: Mrs. Carter appreciated Raymond’s position on taxation and valuation but had a comment about the Governor’s recent idea of allowing the town to set its own values. If the town could advise that large pieces of land would be valued at its use and not what use it could be that would keep the taxes down and would allow people to keep their land and not have to sell it because of high taxes. She felt this is one way that would allow towns to take back some control from the state.

6. Consideration of Road Names – Jack Cooper, Code Enforcement Officer.
 - a. Change Bab’s Way (Fire Lane 108BB) to Moonlight Drive;

- b. Name new road off Gore Road – Autumn Lane;
- c. Name new road off Raymond Hill Road – Mamaw’s Grove.

DISCUSSION: Jack noted changes as well as a new road off Meadow Road (Rt. 121) Hemlock Lane.

MOTION: Christine McClellan motioned to approve the road names as recommended. Seconded by Ada Brown.

VOTE: Unanimous

DISCUSSION: Mr. Cooper reported that Mr. Lindsay, 41 Main Street, has moved many trailers and can keep one on his property. He will meet with Mr. Lindsay the first of January and correct anything else needed to meet the ordinance. Mr. Cooper will give him until January 4, 2005 to have everything done.

- 7. Approval of Quit Claim Deed – Map 15, Lot 88 – Clarice E. Smith.

MOTION: Christine McClellan motioned to approve the Quit Claim for Map 15, Lot 88. Seconded by Ada Brown

VOTE: Unanimous 5-0

NOTE: Quit Claim Deed signed.

- 8. Executive Session – Annual Town Manager Performance Review.

MOTION: Christine McClellan motioned to go into Executive Session. Seconded by Ada Brown.

VOTE: Unanimous 5-0

RECESS: Betty McDermott recessed the meeting at 8:29 pm.

MOTION: Christine McClellan motioned to come out of Executive Session. Seconded by Ada Brown.

VOTE: Unanimous 5-0

REOPEN MEETING: Betty McDermott re-opened the meeting at 9:11 pm.

MOTION: Mark Gendron motioned to extend Mr. Willard’s contract for another year with the agreed upon CPI increase and to adjust the stipend for vehicle use to reflect the current cost. Seconded by Christine McClellan.

VOTE: Unanimous.

DISCUSSION: Mrs. McClellan thanked Mr. Willard for his endeavors along with Mrs. Brown and Mrs. McDermott. They all appreciated his high standard of work.

- 9. Town Manager and Selectmen communications and other business.

- a. Community Development Block Grant for Embedtec

Mr. Willard said that Embedtec would have one more year to reach their goal asked for in the Block Grant (Portland Water District waterline). Mr. Willard has faith that they will be able meet their quota. Terry Stevens, Block Grant,

and Mr. Marston of the LRDC felt that he would be able to find the people to work for him from the low to moderate-income group. If he doesn't the town will have to pay the amount needed to meet the block grant demand. Mr. Reynolds asked if the payback would be graded and Mr. Willard said that he had asked that question but won't know unless it happens. He felt that it would not be a problem because so far a grant has never had to be paid back by a town.

b. Maine Town and City Clerks Association president in 2005.

Mr. Willard informed the Selectmen about Louise Lester's election to the presidency of the Maine Town and City Clerk's Association. He read his congratulatory letter to her.

c. One Raymond Steering Committee

Mr. Gendron reported about a meeting they had last week to organize their work. They will meet again January 29th to finalize everything. He said that a public meeting would not be necessary because the Comprehensive Plan has been involved with that and information is coming from Brad McCurtain as to what their meetings divulged. Working with the Comprehensive Plan Implementation Plan Committee will facilitate both groups. He felt they should have a five-year plan and set goals for that time. He said they wanted to have everything dealt with i.e. sharing school facilities for neighboring towns. Mr. Gendron explained that Sue Gendron will speak about the state's tax plan and will hold a meeting for all town committees to understand what this will entail after the new year. He continued that after the steering meeting on the 29th, the whole committee would meet to prepare a mission statement. At that time, a larger committee would be entertained for the implementation part of the work.

10. Review and authorize Payroll and Treasurer's Warrants dated December 21, 2004.

MOTION: Ada Brown motioned to approve the Payroll Warrant in the amount of \$48,052.15. Seconded by Christine McClellan.

VOTE: Unanimous 5-0

MOTION: Ada Brown motioned to approve the Treasurer's Warrant in the amount of \$91,755.25. Seconded by Christine McClellan.

VOTE: Unanimous 5-0

Mrs. McDermott and the Board wished all citizens a happy holiday season.

11. Adjourn.

MOTION: Mark Gendron motioned to adjourn. Seconded by Christine McClellan.

VOTE: Unanimous 5-0

ADJOURNMENT: Betty McDermott adjourned the meeting at 9:20 pm.

Louise H. Lester
Town Clerk