



**BOARD OF SELECTMEN
Minutes**

August 21, 2018

6:30pm – Regular Meeting

Broadcast Studio
423 Webbs Mills Road

Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.

Select Board members in attendance: Rolf Olsen, Teresa Sadak, Samuel Gifford, Lawrence Taylor, and Marshall Bullock

Select Board members absent: none

Town Staff in attendance:

Don Willard – Town Manager
Scott Dvorak – Code Enforcement Officer
Sue Look – Town Clerk

1) **Called to order** at 6:30pm

2) **Minutes of previous meetings**

a) July 19, 2018 – Regular meeting

Motion to approve as presented by Selectman Taylor. Seconded by Selectman Bullock.

Unanimously approved.

b) July 31, 2018 – Special meeting for public hearing

Motion to approve as presented by Selectman Olsen. Seconded by Selectman Bullock.

Unanimously approved.

3) **New Business**

a) Consideration of Appointment of Bob O'Neill to Planning Board – Sue Look, Town Clerk

Motion to appoint Bob O'Neill to the Planning Board by Selectman Gifford. Seconded by Selectman Bullock.

Chair Sadak – He was on the Planning Board and is back.

Selectman Gifford – I served on the Planning Board with Bob and he is great.

Town Manager Willard – He is an exceptional volunteer. I think it is a great move.

Unanimously approved.

b) Consideration to Release the Covenant for David & Tammy Knights – Scott Dvorak, CEO

The covenant (dated September 29, 1990) was to require family only as tenants in the accessory apartment. This is no longer the way accessory apartments are approved. Once the covenant is released they will need to apply for a permit to have an accessory apartment and then they must meet requirements outlined in the current Land Use Ordinance before it is approved.

Motion to release the covenant as presented by Selectman Gifford. Seconded by Selectman Bullock.

CEO Dvorak – In the past accessory apartments were not allowed. In-law apartments were, usually with a provision that once the relative no longer needed the apartment it would be taken out. This covenant stipulates that it will be passed down to heirs, no matter who owns the house.

Selectman Olsen – Is this in the area we have asked the Planning Board to look at the ordinances?

CEO Dvorak – Yes, but it is not related to that issue. This just came about reviewing the folder for the property. Accessory apartments are allowed in all current zones. It does not fall under the moratorium. There was no expansion of the dwelling for this apartment (it is in the basement).

Selectman Bullock – If we make this change, then any further changes to the property must come under current ordinances?

CEO Dvorak – Yes.

David Murch – Thank you for the epacket. This is the first we have heard of the covenant. We are aware that non-family have rented the apartment since 2000. What are the ramifications of them breaking the covenant? There are vague statements and references in the email trail between CEO Dvorak and the Town Attorney. Why was the covenant put in place in the first place? I did hear what Scott had to say. I am concerned that the covenant has been broken numerous times.

Chairman Sadak – Do we need to do something to make sure the apartment is not rented?

CEO Dvorak – I was not aware that there was anyone renting the space. Phil had a copy of the covenant when we were emailing back and forth.

Selectman Olsen – Who is responsible to file the release with the Registry of Deeds?

CEO Dvorak – The Knights. They would need to apply for an accessory apartment and would need to meet all of today's code before the apartment could be rented.

Unanimously approved.

c) Quit Claim Deeds for Approval – Sue Carr, Tax Collector

Mark Golding & Marjorie Larrivee	Map 054 Lot 056	58 Crockett Rd
David Thompson	Map 016 Lot 002-A	9 Peppercorn Way

Motion to approve Quit Claim Deed for Map 054 Lot 056 as presented by Selectman Olsen. Seconded by Selectman Taylor.

Unanimously approved.

Motion to approve Quit Claim Deed for Map 016 Lot 002-A as presented by Selectman Olsen. Seconded by Selectman Taylor.

Unanimously approved.

- d) RSU Withdrawal Vote Update – Teresa Sadak, Select Board Chair and Sue Look, Town Clerk

301 Voters Cast Ballots – secret ballot

Do you favor filing a petition for withdrawal with the Board of Education, authorizing the withdrawal committee to expend \$50,000 over 2 years and authorizing the Select Board to issue notes in the name of the Town of Raymond or otherwise pledge the credit of the Town of Raymond in an amount not to exceed \$50,000 over 2 years for this purpose?

171 Yes
128 No
2 Blank

Total Voters: 4,036		
D	1,139	28.2%
R	1,256	31.1%
G	178	4.4%
L	23	.6%
U	1,440	35.7%
Turnout: 7.5% of Total Voters		

Motion to authorize Town Manager Don Willard to enter into consulting agreements with Mark Eastman and with Dan Stockford terms not to exceed the monies approved at the August 14, 2018, Special Town Meeting by Selectman Olsen. Seconded by Selectman Taylor.

Unanimously approved.

The next step is to send a certified letter to the Education Commissioner and the Superintendent. Once received the DOE has 30 days to get back to us instructing us to form a withdrawal committee.

Motion to approve the letter as drafted by Selectman Olsen. Seconded by Selectman Bullock.

Unanimously approved.

4) Public Comment

Bill Frasier – A few weeks ago I sent an email to the Town about a neighbor piling junk next to his driveway. It has been there since before Memorial Day and is growing. 337 Raymond Hill Road.

Town Manager Willard – It does not meet the lot coverage to be able to be addressed by codes. It is not growing, and we are trying to work with the property owner. It may come to the Town to resolve this if the property owner is not able to dispose of it properly. We are still working with the property owner.

5) Selectman Comment

None

6) Town Manager's Report and Communications

There will be an article about Broadband in the Windham Eagle. There are still 4 towns working together with Cumberland County to try to leverage the private sector to get this going.

Public Works Director Nathan White is working with Naples and Casco to possibly work together to share the winter plowing. We do look for opportunities like this.

The sign will be raised and straightened. We have gotten a lot of complements on it.

a) Confirm Dates for Upcoming Regular Meetings

- September 11, 2018
- October 9, 2018

b) Reminder of Upcoming Holiday Schedule

- Monday, September 3, 2018 – Labor Day

7) Treasurer's Warrant

Motion to approve for a total of \$123,904.96 by Selectman Olsen. Seconded by Selectman Taylor.

Unanimously approved.

8) Adjournment

Motion to adjourn at 7:23pm by Selectman Taylor. Seconded by Selectman Gifford.

Unanimously approved.

Respectfully submitted,

Susan L Look, Town Clerk