



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
DRAFT MINUTES
Tuesday, November 17, 2015
7:00 pm

Present: Chairman Robert O'Neill, Greg Foster, Sheila Bourque, Vice Chair Bruce Sanford, William Priest

Absent: Robert O'Neill

Staff: Code Enforcement Officer Christopher Hanson

Others: Contract Town Planner Jim Seymour of Sebago Technics, Planning Consultant Stephanie Carver, Town Attorney Mary Costigan

1. Call to order Chairman O'Neill called the meeting to order at 7:00PM. Quorum had not been met. Chairman O'Neill conducted roll-call. At approximately 7:08PM quorum was met with the arrival of Vice Chair Bruce Sanford. At approximately 7:15PM William Priest arrived. At approximately 7:18PM, quorum being secured, Chairman O'Neill handed chairmanship of the meeting to Vice Chair Bruce Sanford and left.

2. Minutes S

- **October 14, 2015**

Motion: Sheila Bourque moved that the board defer review and approval of the October 14th meeting minutes until the next meeting.

Second: Gregg Foster seconded

Discussion: None

Vote: 4/0 Motion accepted unanimously

3. Workshop

a) Continuation of Discussion of Staff Proposed Changes for 2016 Ordinance Revisions

- **Resource Protection and Zoning Map Changes**

John Giles of Sebago Technics provided the board with a report on the status of the project. Mr. Giles answered questions from the board concerning buffers and floodplain definitions.

- **Shoreland Zoning Building Expansion – Chapter 1000**

Stephanie Carver reviewed added definitions, regrouping of definitions, and language changes. Ms. Carver also reviewed coupala dimensions and the term “lot coverage” change to “lot structural coverage”.

Jim Seymour addressed the conflicts in definitions of the term driveways. It was agreed that the DEP would be consulted before making the changes. These changes would then be incorporated in both land use and shoreland zoning.

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Deadline for November 17, 2015 meeting is Wednesday, September 9, 2015 at 3:00 pm.

Additional discussions addressed incorporation of terms “ramps” and “landings” under “Structures for Disability Access” and coupala definition.

MOTION: Sheila Bourque moved that board add to the Shoreland Zoning provisions Town of Raymond Town Warrant and Land Use Ordinance the additional changes suggested by Stephanie Carver in the November 2015 Planning Board Workshop memo and the proposed definitions of the term driveway

SECOND: Bruce Sanford Seconded

DISCUSSION: None

VOTE: 4/0 The motion passed unanimously

b) Previously Presented Ordinance Items

- **House Keeping Items for Fire Protection Ordinance**
- **Stormwater Calculations for Staff Review Projects**

Motion: Sheila Bourque moved that the board add to the performance standards and stormwater quality and phosphorous control the redline version presented to the planning board on today's date to warrant form.

Second: Bill Priest

Discussion: No discussion

Vote: 4/0 The motion passed unanimously

- **House Keeping Item Regarding Fees (Various Ordinances)**
Previously moved and voted

- **Legal Items – Language for these items would be handled by the Town Attorneys if considered.**

At the request of Vice-Chairman Sanford , Town Attorney Mary Costigan review the proposed changes to the appeal procedures and processes.

Motion: Sheila Bourque moved that the town warrant include the recommendations in the September 1st land use and zoning amendments memorandum provided by Mary Costigan.

Second: William Priest seconded

Discussion: Mr. Foster questioned the fairness of requiring that appeals of Planning Board decisions go directly to Superior Court. Extensive dicussion ensued concerning the difference purviews of the Planning Board and the Zoning Board of Appeals and that the basis of an appeal would be a perceived misinterpretation of ordinance which would normally be the purview of the courts.

Vote: 4/0 The motion passed unanimously

4. Findings of Fact and Conclusions of Law regarding Raymond Shopping center Dance Center Parking additions

Jim Seymour reviewed the request for additional parking made to Chris Hanson and Jim Seymour by the property owners, Trinity Properties. The request was approved on a staff review basis. Mr. Seymour further outlined considerations involved in the immediate decsions as well as future change of use requests.

Secondly, Mr. Seymour addressed the approval process for determining the relocation of a fire

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tank/cistern in the Rosewood Subdivision due to change of use of the land.

Cemetery Ordinance : Chairman O'Neil asked Town Clerk Sue Look to address questions regarding the cemetery ordinance and proposed changes to it. After discussion, Mr. O'Neil asked Ms. Look to put the proposed changes to the Cemetery Committee and bring proposed changes and additions to the next meeting.

5. Planner Communications No additional items

Vice-Chairman Sanford opened the floor for comment and questions.

6. Adjournment Vice-Chair Bruce Sanford adjourned the meeting at 8:24 PM.

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