



**Raymond Zoning Board of Appeals
Draft Minutes*
Monday, April 27, 2015
7:00 pm**

PUBLIC HEARING

Present: Chairman Lawrence Murch, Vice Chair Elden Lingwood, and Joanne Stinson.

Absent: None

Staff: Chris Hanson, Code Officer

Applicant: Rob McSorley (Agent) and Mike Soucy (Representative)

Other: Louise Lester, Tacy Hartley

1. Call to order: Chairman Larry Murch called the meeting to order at 7:00pm.

2. Approval of Minutes:

a) October 27, 2014

MOTION: Joanne Stinson motioned to approve the minutes; seconded by Elden Lingwood.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (3/0)

3. Applications:

**a) Port Harbor Marine
1329 Roosevelt Trail
Map 050, Lot 036
C Zone
Reason: Conditional Use Permit for Outdoor Sales**

Rob McSorley, Sebago Technics, introduced himself as the applicant's agent and explained

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that the existing Port Harbor site was being renovated but the owner had recently purchased 1329 Roosevelt Trail with the intention of using the lot for outdoor sales consistent with the existing business. He explained that the existing buildings would be demoed and that the intention was to have two egresses to the site, one being off Hartley Drive and the other Roosevelt Trail.

Chairman Murch wanted to know if it would be a seasonal business use and if it was directly across from the existing business. Mr. McSorley confirmed both.

Chairman opened the Public Hearing for comment in favor of the project.

Louise Lester, Hartley Lane, asked if the MDOT had been notified of the additional curb cut on Hartley Lane.

Chairman Murch asked if there was anyone to speak against the project and there was none. Chairman Murch closed the Public Hearing.

Chairman Murch asked if the Board had any questions and there were none.

Mr. Hanson addressed the concern regarding MDOT and stated that the issue would be addressed at the Site Plan Review level, but the Conditional Use Permit was the first step in the process to get to that point. He also addressed that Outdoor Sales were an allowed use under Conditional Use Permit.

Chairman Murch asked if the second entrance was necessary, and Mr. McSorley confirmed and listed an alternative of moving the existing driveway.

Chairman Murch read the ten criteria for Conditional Uses in the Land use Ordinance and read the response from the applicant regarding the standards.

Ms. Stinson stated that the only concern was hazard to pedestrians per Standard 9 with people crossing Route 302, but had heard that they would drive customers across. Chairman Murch asked if there was a cross walk, and Mr. McSorley said there was not. Chairman Murch asked if that was going to be a problem and asked if others would be able to drive into the parking lot, and Mr. McSorley confirmed. Mr. Hanson added that the Planning Board would address that issue as part of the Site plan

MOTION: Larry Murch motioned to approve the application; seconded by JoAnne Stinson.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (3/0)

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4. Board Communications

Mr. Hanson asked for applications for ZBA members. Mr. Murch felt that more appreciation should be shown for volunteers of the various Boards.

5. Code Enforcement Officer Comments

Mr. Hanson updated the Board regarding various permitting activities around town.

6. Adjournment.

MOTION: Joanne Stinson motioned to adjourn; seconded by Larry Murch.

VOTE: UNANIMOUS APPROVAL (3/0)

Chairman Larry Murch adjourned the meeting at 7:25pm.

Danielle Loring
Recording Secretary

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