



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
Minutes
Wednesday, September 14, 2016
7:00 pm

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

Absent: None

Staff: Code Enforcement Officer Chris Hanson, Alternate Contract Planner William Haskell, Contract Planner James Seymour, Recording Secretary Mary Quirk

Applicants: Michael Soucy of Port Harbor Marine and Robert McSorley of Sebago Technics, Agent

1. Call to order

Chair Robert O'Neil called the meeting to order at 7:16PM. Quorum was declared.

2. Consideration of Approval of Meeting Minutes

August 10, 2016

MOTION: Ms. Bourque moved to accept minutes as presented; Mr. Sanford seconded

DISCUSSION: None

VOTE: Passed (3/0/1) (O'Neil)

3. Special Agenda Item: Election of Board Officers for Chairman and Vice-Chair

MOTION: Mr. Priest nominated the existing Chairman and Vice-Chairman for another term; Ms. Bourque seconded

DISCUSSION: None

VOTE: Passed (5/0)

4. New Business

None

5. Old Business

Site Plan Application

Applicant: Port Harbor Marine

Location: 1326 Roosevelt TRL

Map/Lot: 051/002/000

Zone: Commercial/LRR1

Reason: Installation of new boat storage lot

Robert McSorley presented changes to the plan made at the request of Portland Pipeline, addressing a number of questions posed by Mr. Sanford.

**Per the "Minutes Policy," reviewed and approved August 17, 2010 and amended May 13, 2014 by the Board of Selectmen, written minutes will only serve as a supplement or guide to the official record, which is the video record, unless they are the only record. DVD's can be purchased for a nominal fee from the Town Office or borrowed from the Town Office or Raymond Village Library. Recordings can also be found at www.raymondmaine.org.*

William Haskell reviewed discussions during and following August 2016 Planning Board meeting.

Robert O'Neil asked how the site is classified and whether it was attached to the marina, expressing his concern that ordinance prohibits storage facilities in the shoreland zone. Mr. Haskell responded that storage in the nature of and as part of a marina was permissible

Mr. O'Neil asked about Portland Pipeline's rights to demand design changes. Mr. McSorley responded that they did not have a right to do so but as good neighbor they reached a compromise.

Chris Hanson informed the board that the fire department was satisfied with the plans to not plow the lot except to "punch a hole" to gain access.

Mr. O'Neil asked for any additional questions from the board. There being none, Mr. O'Neil called for a motion.

MOTION: Ms. Bourque moved to Accept the amended plan from Port Harbor Marine for the storage facility; Mr. Sanford seconded

DISCUSSION: None

VOTE: Passed (4/0/1) (O'Neil)

6. **Planner Communications**

The complexity of the backlot driveway application process was addressed.

Mr. Seymour reviewed issues raised during Lloy backlot driveway work and staff discussions following, specifically the need to resolve conflicts between the backlot driveway, site plan, land use, and street ordinances. Discussion of possible ways of resolving the conflicts and gaps.

Mr. Seymour addressed the draft check list he and Mr. Hanson had developed for use in all site plans, including backlots. Discussion ensued covering the types of information covered, the purpose and the use of the check list, suggestions for illustrating concepts, terminology, concerns of board members, and ways to make the process less confusing to applicants.

Mr. Seymour asked if the board and staff wanted to consider creating similar check lists for minor and major subdivisions. Discussion followed.

Mr. O'Neil asked about a time limit on subdivision approvals. Mr. Seymour responded that if a subdivision is recorded it is a subdivision of record. Mr. Hanson noted that once approved, they have 60 days in which to be recorded.

Mr. O'Neil asked about having a list of approved subdivisions posted to the Planning Board's web page. His expressed concern was with the anticipating questions likely to be raised regarding reactivation of elderly housing subdivisions approved with density breaks which no longer exist. Mr. Hanson stated he would speak with the town attorney about both the posting of approved subdivisions, elderly density now that the town no longer has that provision, and sunset provisions for beginning development.

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7. **Adjournment**

MOTION: Mr. Priest moved to adjourn; Mr. Foster seconded

DISCUSSION: None

VOTE: (5/0/0)

Mr. O'Neil adjourned the meeting at 08:01PM

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