



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
Minutes
Wednesday, November 9, 2016
7:00 pm

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

Absent: None

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

Applicant: Bill Hansen, RSU 14; Lisa Messer (?), RSU 14; Dwight Anderson, StanTech

Other: Patricia Beaton

Call to order

Chair Robert O'Neill called the meeting to order at 7:00pm. Quorum was declared.

Consideration of Approval of Meeting Minutes

September 14, 2016

Mr. O'Neill asked for a motion

MOTION: Sheila Bourque moved to accept minutes as presented; Greg Foster seconded

DISCUSSION: Following a brief discussion, the board agreed to a delete the words "in the spring" from line 62.

VOTE: Minutes Approved (5/0/1) (Bancroft)

New Business

a) **Consideration of applicant to fill Board vacancy:**

Patricia Beaton

Mr. O'Neill asked about her ability to meet the time commitments needed to which Ms. Beaton answered in the affirmative. Ms. Beaton presented her qualifications.

Mr. O'Neill asked for a motion.

MOTION: Sheila Bourque moved to recommend Patricia Beaton to the Selectmen to be appointed to the board; Greg Foster seconded

DISCUSSION: None

VOTE: Passed (6/0/0)

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b) Site Plan Application

Applicant: RSU #14
Location: 434 Webbs Mills RD
423 Webbs Mills RD
0 Webbs Mills RD
Map/Lot: 010/034/A00
010/095/000
010/096/000
Zone: RR
Reason: Raymond Elementary School Turf Play Field and Associated Site Improvements

Mr. O'Neill suggested that, based on the nature of the project and the work done by Jim Seymour on the memorandum, the board could waive preliminary review normally required for a major site plan review prior to a project review for approval and move directly to project review for approval.

Bruce Sanford stated possible conflict of interest. He will be consulting on a building related project for Raymond Elementary School which has no bearing on the project before the board. Mr. O'Neill clarified that there was no monetary interest for Mr. Sanford on the project currently before the board.

MOTION: Mr. O'Neill moved that the board understand Mr. Sanford's comments on his relationship with the project and they feel there is no conflict of interest. Sheila Bourque seconded

DISCUSSION: None

VOTE: Passed (5/0/1) (Sanford)

Mr. O'Neill asked for a motion to waive the preliminary review and move directly to an approval review of the application.

MOTION: Mr. Priest so moved; Mr. Foster seconded

DISCUSSION: None

VOTE: Passed (6/0/0)

Mr. O'Neill invited the applicant to make their presentation.

Bill Hansen Director of Facilities for RSU 14 confirmed that the project with which Mr. Sanford would be involved was not connected with the project before the board. He then presented the reasoning for the project.

Dwight Anderson of StanTech addressed the feature details of plan: hard play, soft play, turf; water quality treatment study per DEP for permit update – quantity and quality for phosphorous; eliminate standing water; service area; dumpsters and generators; grading-riprap; trails to include old growth trees – public access.

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Mr. Hansen stated that they applied for IRT for general labor with contractor for technical work.

Mr. O'Neill opened the meeting for public comment. There being none, the public comment portion of the meeting was closed.

James Seymour provided a review of the project and his Finding of Facts memorandum. He noted the receipt of the DEP Findings of Fact, payment of phosphorous overage compensation fee, and minor concerns which have been addressed as conditions.

Mr. Seymour mentioned the relocation of a trail, which had elicited comments from the public, as a planning concern with respect to drainage.

The board then proceeded to the determination of criteria and standards met.

A. Preservation of landscape

Request a conditional approval for deed restrictions for a buffer to be provided to the town: these must be provided to the DEP and the town is asking for a copy to be provide: a condition to the approval.

MOTION: Mr. Sanford moved that the site plan meets article 10 (A) Preservation of Landscaping; Mr. Foster second

DISCUSSION: None

VOTE: Passed (6/0/0)

B. Relation of Proposed Buildings to Environment

No structures involved. Play areas conform to all applicable ADA accessibility requirements

MOTION: Mr. Sanford moved that the site plan meets article 10 (B) Relation of Proposed Buildings to Environment; Mr. Foster second

DISCUSSION: None

VOTE: Passed (6/0/0)

C. Vehicular Access

Conditions of approval: Vehicular access is via the existing fire lane therefore parking is to be prohibited. If the gates are locked, a Knox box is required. Improved signage for no parking and restricted access. Plans will need to show that there are 2-foot gravel shoulders, providing a sixteen-foot overall width for fire department access.

Construction is anticipated to begin the day following the last day of school. They plan to put in access road for fill deliveries during December and January. This would stay within the footprint of the project. Erosion control would be put in place before the access road is constructed.

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MOTION: Mr. Sanford moved that the site plan meets article 10 (C) Vehicular Access with improved signage for no parking and restricted access as a condition of approval; Mr. Foster seconded

DISCUSSION: None

VOTE: Passed (6/0/0)

D. Parking and Circulation

Condition of approval: No parking signs along the fire lanes and event traffic/parking area direction signs.

MOTION: Mr. Sanford moved that the site plan meets article 10 (D) Parking and Circulation with No parking signs along the fire lanes and event traffic/parking area direction signs as a condition of approval; Mr. Foster seconded

DISCUSSION: None

VOTE: Passed (6/0/0)

E. Surface Water Drainage

Conditions of approval: Relocation of all three retention ponds outside fencing, evidence payment of impact fee to the state, and note of the ME DEP approval number on site plan for future reference

MOTION: Mr. Sanford moved that the site plan meets article 10 (E) Surface Water with drainage with relocation of all three retention ponds outside fencing, evidence payment of impact fee to the state, and note of the ME DEP approval number noted on site plan for future reference stipulated as conditions of approval; Ms. Bourque seconded

DISCUSSION: None

VOTE: Passed (6/0/0)

F. Utilities

Existing utilities acceptable with no changes in the plan.

MOTION: Mr. Sanford moved that the site plan meets article 10 (F); Ms. Bourque seconded

DISCUSSION: None

VOTE: Passed (6/0/0)

G. Special features

Conditions of approval: Relocation of trail within the tree line; a comprehensive blasting plan is provided to the town.

MOTION: Mr. Sanford moved that the site plan meets article 10 (G) with a portion of the trail be relocated within the tree line and a comprehensive blasting plan be provided to the town as conditions of approval, Mr. Foster seconded

DISCUSSION: None

VOTE: Passed (6/0/0)

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H. Exterior Lighting

The board agreed that existing lighting was adequate for the plan.

MOTION: Mr. Sanford moved that the site plan meets article 10 (H), Mr. Foster seconded

DISCUSSION: None

VOTE: Passed (6/0/0)

I. Emergency Vehicle Access

Addressed under article 10 (B) above. Condition of approval: Sixteen-foot access way of fire lane and that applicant is responsible for keeping it clear year round.

MOTION: Mr. Sanford moved that the site plan meets article 10 (I) with Sixteen-foot access width of fire lane and that applicant is responsible for keeping it clear of debris as conditions of approval, Mr. Foster seconded

DISCUSSION: None

VOTE: Passed (6/0/0)

J. Landscaping

No landscaping planned or required.

No vote taken

K. Other Considerations of Article 9 Standards

Plan will not be recorded; Final Mylar copies are required; overall meets the requirements of Article 9.

Mr. Seymour reviewed the conditions of approval and recommended approval of the Site Plan with these conditions.

MOTION: Mr. Sanford moved to approve the plan with the stipulated conditions for approval; Mr. Foster seconded

DISCUSSION: None

VOTE: Passed (6/0/0)

4) Planner Communications

Mr. Seymour reported on discussions with Loon Echo Land Trust regarding the trail head parking lot application.

Mr. Hanson listed and discussed a number of topics for upcoming workshops.

5) Adjournment

MOTION: Willian Priest moved to adjourn; Greg Foster seconded

DISCUSSION: None

VOTE: Passed (6/0/0)

Mr. O'Neill adjourned the meeting at 8:30PM

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