



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
MINUTES
Wednesday, August 09, 2017
7:00 pm

Present: Patricia Beaton, Sheila Bourque, Vice-Chair Greg Foster, Chair Bruce Sanford, Edward Kranich, Kyle Bancroft, Danielle Stumper

Absent: None

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

Others: Applicant Jeff Dube, Surveyor Wayne Wood
Engineer Owens McCullough of Sebago Technics, Architect George Delegas

Call to order: Chair Bruce Sanford called the meeting to order at 7:00PM; Quorum was declared

Minutes

July 12, 2017

Bruce Sanford asked for a motion.

MOTION: Sheila Bourque moved to accept the minutes of July 12th; Greg Foster seconded

DISCUSSION: Bruce Sanford asked that the minutes be amended to include the Board's expressed concerns regarding erosion control and phosphorous export with respect to the Cassie Steimlosk application.

VOTE: Minutes Approved (7/0/0)

New Business

Application

APPLICANT: Jeff Dube

LOCATION: 49 Tenny Hill RD
Map 018, Lot 028/A00; R Zone

PROJECT: Minor Subdivision Single Lot Amendment

Jeff Dube made presentation of his reasons and brief summary of the situation.

Mr. Wood spoke to the planner notes and how he addressed them. It was agreed that the applicant would add a note to the survey that right-of-way shown is a graphic representation only. Mr. Sanford reviewed the application for the Subdivision criteria and found that the application MET all criteria as detailed in Mr. Seymour's Findings of Fact.

MOTION: Ms. Bourque moved at the Planning board accept the application as complete; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion Passed (7/0/0)

**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.*

Mr. Sanford opened public comment at 7:33pm and, there being none closed public comment.

MOTION: Ms. Bourque moved that the Board accept the application as complete; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion Passed (7/0/0)

MOTION: Ms. Bourque moved that a note needs to be added to the final plan the right-of way across the Robinson's property is shown for graphic representation only. Ms. Beaton seconded.

DISCUSSION: None

VOTE: Motion Passed (7/0/0)

The revised plan was signed by the board members.

Application – Sketch Plan

APPLICANT: Constantine Scrivanos

LOCATION: 1247 Roosevelt TRL
Map 055, Lot 024/000; C Zone

PROJECT: Relocation of Dunkin Donuts

James Seymour recused himself due to conflict of interest, employer representing applicant.

Owens McCullough of Sebago Technics, representing Constantine Scrivanos, provided an overview of the project. Design plans have not been completed. A Maine DOT Traffic Movement permit has been applied for. Project will incorporate PWD water; on-site septic, underground storm water detention, cutoff lighting, retaining wall, sidewalks, and plantings. The application will include a request for a pavement side setback waiver.

Applicant is requesting feedback on the pavement setback reduction in order to decide whether to proceed with acquiring the property. The Board expressed a willingness to support the requested setback waiver. Mr. Seymour elaborated that the restrictions on pavement setbacks were intended to prevent cross traffic which occurs with pavement to pavement situations. In the case of this project, retaining walls and landscaping made that issue void.

Planner Communications

Mr. Seymour and Mr. Hanson reported that they are waiting for additional information of the Nichols DR extension and the Raymond RediCare expansion. Mr. Seymour stated he had prepared a draft of Finding of Facts regarding the High Wire Hydroponics application, however, the Mylar hadn't been received. It was hoped that both would be available at the next meeting.

Adjournment

Mr. Sanford asked for a motion to adjourn

MOTION: Mr. Foster moved to adjourn. Ms. Beaton seconded.

DISCUSSION: None

VOTE: Motion passed (7/0/0)

Mr. Sanford adjourned the meeting at 08:13pm

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