

**Raymond Planning Board**

Raymond Broadcast Studio

423 Webbs Mills Road

**Minutes**

**Wednesday, September 13, 2017**

7:00 pm

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

**Absent:** Sheila Bourque

**Staff:** Code Enforcement OfficerChris Hanson, Recording Secretary Mary Quirk, Contract Town Planner James Seymour, Alternate Contract Town Planner William Haskell

**Others:** Engineer Owens McCullough of Sebago Technics, James Clifford

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

**Minutes:** N/A

**New Business**

**Application - Public Hearing**

APPLICANT: Raymond Dunkin’ Donuts/Constantine Scrivanos

LOCATION: 1247 Roosevelt TRL; Map 055, Lot 24; C Zone

PROJECT:Building of Dunkin’ Donuts retail location at 1247 Roosevelt TRL

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

Owens McCullough of Sebago Technics made a brief presentation of the plan, highlighting the advanced SSWD system, grease trap, modified storm water management system to DEP standards with increased detention on site, installing liner to prevent infiltration, dark sky lighting, traffic, curbing coordination with town, sidewalk added to building, exterior appearance, extended discussion of guardrail need – timber guardrail in southeast corner;

Will Haskell presented his comments and concerns in his planner review of the plans submitted. He expressed concerns about the need for a guardrail along the back end (southeast corner) of the parking area. This led to an extended discussion about the desirability for a guardrail. The applicant agreed to the Board’s desire for a timber guardrail.

Mr. Sanford opened the meeting for public comments at 7:46PM

Eric Welch, an abutter: Concerns with stormwater have been addressed. He is concerned about noise of the speaker on drive-through. Mr. McCullough assured the board that positioning of the speakers would be taken into consideration, subject to approval by the Code Enforcement Officer during the permit approval process.

Mr. Sanford closed the public hearing at 7:52pm.

**MOTION:** Mr. Foster moved that the Board deem the application complete. Ms. Beaton seconded.

**DISCUSSION:**  None

**VOTE:** Motion Passed (6/0/0)

Mr. Sanford began the review of the criteria.

**MOTION:** Mr. Foster moved that the Board accept the application with the conditions of the MDOT movement permit being submitted and the surface water drainage issues be addressed per the requirements of the Town Planner. Ms. Beaton seconded.

**DISCUSSION:**  None

**VOTE:** Motion Passed (6/0/0)

Waiver request: The Applicant is requesting a waiver from 15 feet to 5 feet along the northerly property line and from 15 feet to 10 feet along the southerly property line.

**MOTION:** Mr. Foster moved that the Board accept the waiver request for the pavement set backs on the north and south side of the property; Ms. Beaton seconded

**DISCUSSION:**  None

**VOTE:** Motion Passed (6/0/0)

**MOTION:** Mr. Foster moved that the Board approve the application with the conditions that a cross section of the wall detail be provided with a note that it shall be designed by a professional engineer, that the 1,500 gallon septic will be noted properly on the detail on the plan instead of the 2,000 gallon currently shown, that a guardrail will be provided around the appropriate area of the exposed retaining wall and around the curve and the areas where somebody over-shooting going over the wall could be an issue, the bollard count be corrected three (3) instead of six (6) as shown on the plan, and that landscaping shrub work be considered around the speaker for noise control; Ms. Beaton seconded

**DISCUSSION:**  None

**VOTE:** Motion Passed (6/0/0)

**Planner Communications**

A La Mexicana – replace structure with a diner and screening though doesn’t conform to design guidelines. The property owners would like to get some kind of feedback from the Board if they would support that. They want to act quickly to get the business up and running and they need to act quickly to acquire the diner. The Board indicated they were favorably disposed toward the concept.

Nothing new for October yet. Awaiting Highwire final plans

**Adjournment**

Mr. Sanford asked for a motion to adjourn

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

**DISCUSSION:** None

**VOTE:** Motion passed (6/0/0)

Mr. Sanford adjourned the meeting at 08:22pm