



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
MINUTES
Wednesday, October 11, 2017
7:00 pm

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

Absent: None

Staff: Contract Town Planner James Seymour, Recording Secretary Mary Quirk

Others: Laurie Mason, Fred Panico of Planning Design Associates

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

Minutes: None

New Business

PUBLIC HEARING

APPLICANT: 1227 Roosevelt TRL
Attn: Robert and Laurie Mason
LOCATION: 1227 Roosevelt TRL Map: 055 Lot: 033/000 C Zone
PROJECT: Replacement of existing burned building with 3000 SF- 1950's style diner

Mr. Seymour provided an overview based on his memorandum- concerns about proximity of building to septic system, ponding of rainwater, parking. Need for speed to obtain diner. Minor site plan – areas of improvement not the whole site.

Fred Panico of Planning Design Associates read from his October 10 memo written in response to Mr. Seymour's Review Memorandum of October 4. Ms. Mason added detail commentary and summarized the proposal.

Mr. Sanford opened the meeting for public comment at 7:35pm

Charles Parrot: customer of the restaurant spoke in favor

Jose Owner of A La Mexican: Anxious to re-open the restaurant indoors

Joanne Riley: Raymond resident wants something different and nice looking; is in favor of the diner proposal

Mr. Sanford closed public hearing 07:37pm

Mr. Sanford opened the meeting for Board discussion. The board discussed the site plan review standards individually and arrived at decisions as to whether the standard was met, met with conditions, or was not applicable. Mr. Seymour opined, and the board agreed, that no waivers

**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.*

were necessary.

Mr. Sanford asked for a motion if application is complete.

MOTION: Ms. Bourque moved to accept the application as complete with conditions. Mr. Foster seconded

DISCUSSION: None

VOTE: Motion Passed (7/0/0)

The decision on each standard was then addressed individually and the conditions were formulated as follows:

1. Preservation of Landscaping: MET
2. Relation of Proposed Buildings to the Environment: The applicant will provide a standard boundary and topographic survey
3. Vehicular Access: vehicle restricted entrance island will be improved at the existing entrance.
4. Parking and Circulation: plan showing the deeded lots and available parking on those lots
5. Surface Water Drainage: drip edge trench detail and spot grades on the existing slab
6. Utilities: site evaluator inspection of existing septic system to assure it meets state plumbing code
7. Special Features: dumpsters will be fenced
8. Exterior lighting: Exterior lighting of north side walkway/ramp
9. Emergency Vehicle Access: CEO and State Fire Marshall
10. Landscaping: MET
11. Other Considerations or Article 9 Standards Design guidelines: MET

Mr. Sanford asked for a motion of approval with conditions.

MOTION: Ms. Bourque moved that the board approve the plan with the following conditions: applicant provide a boundary and topographic plan, improve the traffic island, obtain a fire department letter, provide plan or aerial photograph showing the deeded lots with available parking spaces, cross section of the trench detail, spot plans and grading indicating water flow around and away from building, report from a Maine licensed site evaluator to confirm the existing septic system conforms to the Maine State Plumbing Code, fence the dumpsters, lighting be added to the exterior path to the vestibule, and that Planning Board states that the applicant has considered the Raymond design guidelines and added cedar structures, fencing, landscaping, and situated the diner in such a way to provide a good aesthetic view to the public with architectural features that are consistent with the surrounding area the Raymond Design Guidelines. Ms. Beaton - Second

DISCUSSION: None

VOTE: Motion Passed (7/0/0)

Planner Communications

Signing of Dunkin Donuts Findings of Fact

Possible Cedar Lane offshoot; Tentative site walk in November

Valley View Acres being reactivated: The Planning Board will be able to review only to determine that the design standards within the subdivision ordinance are met

Thoughts about ordinance refinements

Schedule a session on implementation of the design guidelines

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Adjournment

Mr. Sanford asked for a motion.

MOTION: Ms. Bourque moved to adjourn; Mr. Foster seconded

DISCUSSION: None

VOTE: Motion passed 7/0/0

Mr. Sanford adjourned the Board at 08:47pm.