



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
MINUTES
Wednesday, May 9, 2018
7:00 pm

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

Absent: NONE

Staff: Code Enforcement Officer Scott Dvorak, Contract Town Planner James Seymour, Recording Secretary Mary Quirk; Fire Inspector Dave Mains

Other: Tom Greer, Engineer with Walsh Engineering on behalf of the Applicant; Consultant for Applicant Heather McNally,

Call to order: Sheila Bourque called the meeting to order at 7:00pm; Quorum declared

Approval of Minutes

Ms. Bourque called for consideration of Minutes.

February 14, 2018

MOTION: Greg Foster moved to approve the minutes as presented; Patricia Beaton seconded

DISCUSSION: None

VOTE: Motion carried (05/0/0)

Old Business

Tabled application

APPLICANT: Chase Custom Homes & Finance, Inc.

LOCATION: Valley View RD

Map: 016 Lots: 098/000 and 099/000 Zone R

REASON: Review of Valley View Subdivision, a previously approved subdivision, for compliance with current subdivision standards

Engineer for the Applicant Tom Greer reported on progress since the prior meeting, provided an overview of project, and noted details to be completed. Asked for prompt approval due to cutting moratorium for protection of the Northern Long Eared Bats.

Ed Kranich asked for clarification that the Home Owners' Association (HOA) would be responsible for septic maintenance

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At the request of Chair Sheila Bourque, Fire Inspector David Mains addressed the status of the Fire Department's requirements. The remaining items of concern were a change in the hydrant connection and the width of the road. Mr. Greer agreed to the hydrant connection and pointed out on the drawing that the easement had been widened to eight feet. Town Planner James Seymour confirmed with Mr. Mains that the easement must be in the HOA agreement and on the recorded plan.

The Board reviewed the Department of Environmental Protection (DEP) documents.

Mr. Seymour asked Mr. Greer about the status of the approved road names and that they be included on the final plans. He also asked if the matter of taxes/penalties for taking land out of tree growth had been taken care of and if discussions had been held with the Postal Service regarding their matters. Mr. Greer confirmed all.

Ms. Bourque asked for additional comments from board then asked Patricia Beaton to open the meeting for public comment. There being no public input, public comment was closed.

Ms. Bourque initiated review of standards, voting on each standard individually.

A. Will not result in undue water or air pollution.

MOTION: Ms. Beaton moved to approve criterion A; Edward Kranich seconded

DISCUSSION: None

VOTE: The motion passed unanimously (7/0/0)

B. Has sufficient water available for the reasonably foreseeable needs of the subdivision

MOTION: Ms. Beaton moved to approve criterion B with the acknowledgement that the applicant must meet all the DEP conditions. Daniel Stumper seconded

DISCUSSION: None

VOTE: The motion passed unanimously (7/0/0)

C. Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;

MOTION: Ms. Stumper moved to approve criterion C; Mr. Foster seconded

DISCUSSION: None

VOTE: The motion passed unanimously (7/0/0)

D. Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.

Documentation required

MOTION: Ms. Beaton moved to approve criterion D with the conditions that vernal pools and wetlands be documented; Ms. Stumper seconded

DISCUSSION: None

VOTE: The motion passed unanimously (7/0/0)

E. Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of highways or public roads existing or proposed

MOTION: Ms. Stumper moved to approve criterion E with the condition that road names be placed on final plan; Mr. Foster seconded

DISCUSSION: None

VOTE: The motion passed unanimously (7/0/0)

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- F. Will provide for adequate solid and sewage waste disposal
MOTION: Ms. Beaton moved to approve criterion F; Mr. Foster seconded
DISCUSSION: None
VOTE: The motion passed unanimously (7/0/0)
- G. Will not cause an unreasonable burden on the ability of the Town of Raymond to dispose of solid waste and sewage with respect to the use of municipal facilities existing or proposed
MOTION: Ms. Stumper moved to approve criterion G; Mr. Foster seconded
DISCUSSION: None
VOTE: The motion passed unanimously (7/0/0)
- H. Will not place an unreasonable burden on the ability of the Town of Raymond to provide municipal or governmental services
MOTION: Ms. Beaton moved to approve criterion H; Ms. Stumper seconded
DISCUSSION: None
VOTE: The motion passed unanimously (7/0/0)
- I. Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the Town of Raymond or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline
MOTION: Ms. Stumper moved to approve criterion I; Mr. Kranich seconded
DISCUSSION: None
VOTE: The motion passed unanimously (7/0/0)
- J. Is in conformance with the subdivision ordinance, comprehensive plan, zoning ordinance, floodplain management ordinance or other duly adopted town ordinance or regulation. In making this determination, the municipal review authority may interpret these ordinances and plans
MOTION: Ms. Beaton moved to approve criterion J; Ms. Stumper seconded
DISCUSSION: None
VOTE: The motion passed unanimously (7/0/0)
- K. The subdivider has adequate financial and technical capacity to meet the required standards
MOTION: Ms. Stumper moved to approve criterion K with the condition that all fees for taking portion of property out of tree growth have been paid; Mr. Foster seconded
DISCUSSION: None
VOTE: The motion passed unanimously (7/0/0)
- L. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in the Mandatory Shoreland Zoning, Act Title 38, chapter 3, subchapter 1, article 2-B, the proposed subdivision will not adversely affect the quality of water or unreasonably affect the shoreline of that body of water...
Not Applicable
- M. Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater and aquifers
MOTION: Ms. Beaton moved to approve criterion M; Mr. Foster seconded
DISCUSSION: None
VOTE: The motion passed unanimously (7/0/0)

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- N. Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the subdivision is in a flood-prone area. If the subdivision, or any part of it, is in such an area, the subdivider shall determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation

Not Applicable

- O. All freshwater wetlands within the proposed subdivision have been identified on any maps submitted as part of the application, regardless of the size of these wetlands

MOTION: Ms. Stumper moved to approve criterion O; Mr. Foster seconded

DISCUSSION: None

VOTE: The motion passed unanimously (7/0/0)

- P. Any river, stream, or brook, as defined in the Natural Resources Protection Act, Title 38, Section 480-B, within or abutting the subdivision has been identified on any maps submitted as part of the application

Not Applicable

- Q. The subdivision will provide for adequate storm water management

MOTION: Ms. Beaton moved to approve criterion Q with the conditions that the \$11,100 fee be paid to the department's lake phosphorous compensation fund with a copy to the town and any additional maintenance or inspections provided to the DEP be copied to the town; Mr. Foster seconded

DISCUSSION: None

VOTE: The motion passed unanimously (7/0/0)

- R. If any lots in the proposed subdivision have shore frontage on a river, stream, brook or great pond as defined in Title 38, section 480-B, none of the lots created within the subdivision have a lot depth to shore frontage ratio greater than 5 to 1

Not Applicable

- S. The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorous concentration during the construction phase and life of the proposed subdivision

MOTION: Ms. Stumper moved to approve criterion S; Mr. Foster seconded

DISCUSSION: None

VOTE: The motion passed unanimously (7/0/0)

- T. For any proposed subdivision that crosses municipal boundaries, the proposed subdivision will not cause unreasonable traffic congestion or unsafe with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located

Not Applicable

At the request of Chair Bourque, Mr. Seymour reviewed all the conditions in his memo to the Board, identifying those met and those to be met. He included an additional requirement that proof be provided that responsibilities regarding maintenance of share septic systems and wet ponds are

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clearly detailed in the home owners' agreement and that agreement has been recorded with a copy to the town. It was agreed that this would occur prior to occupancy of any house. Following Board approval of the application, Mr. Seymour will provide a Findings of Fact detailing the conditions.

Chair Bourque invited the Board to pose any questions, concerns, or topics for discussions.

Ms. Bourque asked for a motion to approve subdivision plan with conditions.

MOTION: Mr. Foster moved to approve subdivision plan with conditions; Ms. Beaton seconded.

DISCUSSION: None

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

Mr. Seymour proposed that due to urgency of beginning the tree cutting, once the updated mylars were received and approved by himself and Mr. Dvorak, the Board members would be contacted and come by the Town office to sign them. Mr. Seymour added that the Findings of Fact would be prepared for the Board at the next meeting.

Planner Communications

Loon Echo Land Trust – merging small subdivision lots; due to her involvement with Loon Echo Land Trust, Ms. Bourque would need to recuse herself
Possibility of an application regarding a disc golf project
Staff will follow up with Attorney Mary Costigan on design guidelines

Adjournment

Ms. Bourque asked for a motion to adjourn

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

DISCUSSION: None

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

Ms. Bourque adjourned the meeting at 08:00pm.