



**Comprehensive Plan Committee  
Agenda**

September 4, 2024  
6:30pm – Meeting

At Broadcast Studio & via ZOOM

- 1) **Call to order**
- 2) **Approval of Minutes from Previous Meeting**
  - a) August 7, 2024
- 3) **Old Business**
  - a) Review of 2<sup>nd</sup> draft of the plan
- 4) **New Business**
  - a) Select Board Workshop Recap
  - b) Review of 1<sup>st</sup> draft of Goals, Policies and Action
- 5) **Public Comment**
- 6) **Comprehensive Plan Committee's Comment**
- 7) **Next Meeting Date**
  - a) October 2, 2024
- 8) **Adjournment**



## Comprehensive Plan Committee Minutes

August 7, 2024

6:30pm – Meeting

At Broadcast Studio & via ZOOM

**Committee Members Present:** John Clark, Greg Foster, Kaela Gonzalez, Peter Leavitt, Frank McDermott, Shawn McKillop, Danelle Milone, John Rand, Jackie Sawyer

**Committee Members Absent:** none

**NSP Staff Present:**

Sam Peikes; Ben Smith

**Town Staff Present:**

Sue Look, Town Manager

1) **Called to order** at 6:30pm by Co-Chair Leavitt with a quorum present

2) **Minutes of Previous Meeting**

a) June 5, 2024

**Motion** to approve as presented by Mr. Rand. Seconded by Mr. McDermott.

**Unanimously approved**

3) **Public Comment** – none

4) **Old Business**

a) Follow-up to Election Day “pom-pom” Survey

Co-chair Gonzalez presented an overview of the results of the survey conducted at the June Election. The group collected participants’ thoughts on what should Jordan-Small Middle School building be used as once it’s returned to the Town’s ownership (when the new Middle School in Windham is finished, and all Raymond and Windham students attend there). Participants were instructed to choose their top 3 options: Community Center, Recreation, Library, Town Offices, daycare center, or “other”.

Community Center received the most votes (303), followed by Recreation (258), and Library (171), Town offices (139), day care center (104) and other (42). A few respondents voted for “all of the above”.

Committee members noted that several survey participants on Election Day were unaware that the school would be closing.

## 5) New Business

### a) Working Session on 1<sup>st</sup> Draft of Plan

Discussion of thanking Brad McCurtain and Don Willard in the Comp Plan for their contributions.

**Consensus to approve.**

[Comprehensive Plan Timeline/Activity Summary, attached]

[Comments/Edits to First Draft Raymond Comprehensive Plan, attached]

The committee discussed through the suggestions from the above document that was handed out at the meeting and North Star Planning either gave explanations or made recommendations of changes. They came to consensus for each point.

The intent is to have a 2<sup>nd</sup> draft to review at the September 4<sup>th</sup> meeting.

## 6) Comprehensive Plan Committee Comment

Co-Chair Gonzalez - Thanks to the Comprehensive Plan Committee members for sticking with it for 2 years, the end is in sight.

Co-Chair Leavitt – reminded the group and the public that Public Comment and Committee Comment portions of meetings are to bring up future agenda items. Discussion on any agenda items for that meeting should happen during the time for the issue itself. During Public & Committee Comment portions, there is no back and forth discussion, or to make an observation or comment. There was a very good training on the technical aspects of running meetings during Executive Session (July 23, 2024)

Co-Chair Leavitt asked Town Manager Sue Look to remind everyone of the upcoming combined meeting. Town Manager Look noted that on August 28<sup>th</sup>, at 6:30pm in the Jordan Small Middle School Gym, there would be a workshop with all Town committees and Town Department Heads invited. It will be a Select Board meeting, but the whole agenda will be a workshop to talk about the Comprehensive Plan.

The public is welcome to attend, but since it's a workshop, public comment wouldn't be part of the agenda.

## 7) Next Meeting Date

### a) September 4, 2024

## 8) Adjournment

**Motion** to adjourn at 8:28pm by Ms. Milone. Seconded by Mr. McDermott.

**Unanimously approved**

Respectfully submitted,

Melanie Fernald, Town Clerk

## Comprehensive Plan Timeline/Activity Summary

<u>Meeting</u>	<u>Activity</u>
June 2022	Select board appoints CPC
August	Initial organizational meeting
September	Elect co-chairs Review 2004 plan
October	<i>Presentation:</i> State Comp Plan reviewer Review Title 30-A: Growth Management Plan Begin drafting consultant RFP Oct. 27 CPC Raymond bus tour #1
November	Review State Self-Assessment Checklist Nov. election day citizen survey - Community Priorities
December	Establish Contract Planner RFP task force Review election day survey results Executive session: CPC Duties
January 2023	CP budget discussion Create CP email, web page, QR code Post Contract Planner RFP/review submission
February	Establish listing for community/associations outreach Interview North Star Planning (NSP)
March	Approve Logo/Business cards
April	Approve NSP as contract planner Discussion of impact fees Review inventory tasks Reduction in CPC membership Apr. 28 CPC Raymond bus tour #2
May	NSP creates Raymond CP Website Summer community survey created
June	CPC conducts department head interviews Jun. 13 CP promotion at local elections Jun. 23 CPC Sebago Lake tour - create website video Summer survey posted on website

July 2023	Reviewed first 3 drafts of inventory chapters: Demographics, History, Natural Resources
August	Reviewed inventory chapters: Transportation, Agriculture, Forestry, Economy Discussion of Community Resiliency Partnership
September	<i>Presentation:</i> Loon Echo Land Trust Reviewed inventory chapters: Water Resources, Recreation, Public Facilities, Maps
October	Planning of January CP public workshop Review of all inventory chapters Review results of community summer survey
November	Workgroup updates to Vision Statement Discussion on implications of LD 2003 on future land use
December	<i>Presentation:</i> Technology/Fiberoptic Broadband CPC draft Vision Statement approved Planning of Future Land Use CP public workshop
January 2024	Jan. 20 CP public workshop: Transportation, Housing, Services, Business, Vision Statement, Survey Data CP budget review
February	FY 2024-2025 budget request Review results of Jan. 20 public workshop Planning for Mar. Future Land Use public workshop
March	Mar. 19 Future Land Use public workshop Revision of Vision Statement based on workshop comments
April	Review Future Land Use workshop participant comments <i>Presentation:</i> Windham Economic Development director Intro to Goals, Policies & Strategies
May	Review maps of potential Growth Areas/Village configuration
June	<i>Presentation:</i> Sebago Lake Chamber of Commerce Jun. 11 election survey - repurposing JSMS priorities Review Goals, Policies & Strategies: Road Safety, Resiliency, Transportation, Strengthening Community, Growth Areas, Access to Waterbodies



## COMMENTS/EDITS TO FIRST DRAFT RAYMOND COMPREHENSIVE PLAN

### Page 2 - ACKNOWLEDGEMENTS

Do we want to acknowledge (thank) Brad McCurtain and/or Don Willard for their participation?

Do we want to be described as a *steering committee*?

Our first meeting as the CPC was August 2022. (Timeline handout)

### Page 3 - INTRODUCTION

Community engagement should include department head interviews, and polling at local, state & national elections.

### Page 5 - RAYMOND TODAY

“inventory chapters based on data collection over the past ten to twenty years.”

POPULATION - ? statement “increasing number of young families” not supported by data on Page 6 of *Population/Demographic* chapter.

HOUSING - “At least 6% of homes in Raymond are used for short-term rentals which remain unregulated.”

“Raymond’s home median price has increased by 75% between 2010 and 2022.” Delete “which is considerably lower than some surrounding towns that have seen increases over 130%.” This suggests that Raymond’s housing affordability in today’s market is somehow better than surrounding communities. Current data suggests it is not.

### Page 7 - NATURAL and WATER RESOURCES

“There are also several lake associations and volunteer organizations working in concert with municipal government to protect water quality...”

### Page 7 - PUBLIC FACILITIES & TOWN CAPACITY

“As a small town where most town revenue is generated through property taxes, Raymond should seek additional sources of revenue and work strategically to support residents while maintaining fiscal priorities.”

### Page 8 - RAYMOND TOMORROW

“growing traffic congestion and safety issues along Route 302 and rural roadways...”

## COMMENTS/EDITS TO FIRST DRAFT RAYMOND COMPREHENSIVE PLAN

### Page 8 - VISION STATEMENT (cont.)

Include either all waterbodies (Nubble Pond and Notched Pond) or simply state “all waterbodies”.

### Page 10 - GOAL #2 Protect Raymond’s Natural and Water Resources

Does the Open Space Fund still exist?

Is Loon Echo Land Trust the only not for profit land trust Raymond deals with?

“Develop a process to rank the sites in Raymond most appropriate for solar development and incorporate this criteria into Raymond’s Solar Ordinance.”

“Continue to work with and support local organizations...”

“Work with Cumberland County Soil and Water Conservation District (CCSWD) and the town’s lake associations to educate...”

“Pursue public access easements for swimming, fishing, and passive recreation at all lakes, ponds, and waterbodies through a collaborative process between municipal government and landowners.”

### Page 12 - GOAL #3 Invest in Road and Traffic Improvements

Define “Complete Streets or Vision Zero policy”.

### Page 14 - GOAL #5 Strengthen Raymond’s Sense of Community

“Explore the feasibility of a town-run or public/private daycare program.”

“Hold multiple community events throughout the year.”

### Page 16 - FUTURE LAND USE MAP

Add “This Future Land Use Map is not a zoning map.”

Add a map showing Raymond’s conservation lands.

Expand Village Growth Area to the intersection with Rte. 85 and Plains Rd.

Add Critical Rural Area to Tenny River corridor.

COMMENTS/EDITS TO FIRST DRAFT RAYMOND COMPREHENSIVE PLAN

**Page 28 - SUMMER SURVEY**

“The respondents were mixed if the town should invest in infrastructure and facilities...”

On page 5 of the NSP *Results and Analysis of the Summer Survey* it is stated “Almost two-thirds of respondents support investing in town services and infrastructure, such as a community center, even if taxes are likely to increase.”

The analysis goes on to say:

“Nearly 58% of residents without children were in favor of investing in Raymond; that percentage jumped to 72% if the resident has school-aged children in their household.”