



**Raymond Planning Board**  
Raymond Broadcast Studio  
423 Webbs Mills Road  
**Minutes**  
**Wednesday, August 11, 2021**  
7:00PM

**Present:** Greg Foster, Chair Robert O'Neill, Vice-Chair Edward Kranich, Kevin Woodbrey (via Zoom) and Mike D'Arcangelo

**Absent:** Kyle Bancroft

**Staff:** CEO Alex Sirois, Contract Town Planner James Seymour of Sebago Technics, Fire Inspector Wayne Jones, Recording Secretary/Administrative Assistant Sandy Fredricks

**Others:** Dustin Roma, Chris Byers and Dale Knapp

**Call to order:** Chair Robert O'Neill called the meeting to order at 7:00pm; Quorum was declared

**Annual Election of Chair and Vice-Chair:** Greg Foster nominates Bob O'Neill as Chair and Ed Kranich as Vice-Chair. Mike D'Arcangelo seconded the nomination. No further nominations or discussion.

All in favor: 5 yes/0 no/0 abstain

**Approval of Minutes:** The Board had Minutes of June 10, 2020; August 12, 2020; September 9, 2020; October 14, 2020; January 13, 2021; February 10, 2021; March 10, 2021; April 14, 2021 and May 12, 2021 for approval.

Ed Kranich moved the Board approval all Minutes as submitted.

Mike D'Arcangelo seconded.

Any discussion? None.

All in favor: 5 yes/0 no/0 abstain

Bob proposed the Board swap the Order of the items on the Agenda making Raymond Hills Subdivision first and R.N. Willey project second. The Board agrees to swap the order.

**Old Business**

Applicant	Raymond Hills LLC
Location	Map: 051 Lot: 22-A Zone VR
Description	Webbs Mills Road Major Subdivision Application 18-Unit Condominium Subdivision

For details, please see Video, the official record of the meeting.

Applicant	R.N. Willey & Sons
Location	Map: 005 Lot: 027/000 Zone VR
Description	Patricia Avenue Subdivision Amended Subdivision Application 9 Lot Open Space Subdivision

**New Business**

Applicant	BWC Lake Floria, LLC
Location	Map: 10 Lots: 87A & 88; Map 9, Lot 4 Zone RR
Description	Raymond Solar Project Site Plan Application Distributed Generation Solar Facility

**Raymond Hills Subdivision Sketch Plan Review**

Dustin Roma presented the matter to the Board. He stated there is 1300’ of new driveway 650’± inside a Right-of-Way to that property. Portland Water District (PWD) approved the water main design, and they have a letter from PWD; they are working with DOT on the driveway permit; they have also addressed the stormwater runoff. Dustin continued they are agreeable to adding the second hydrant. Parking along the roadway is discussed and there is approximately 300’ that has no buildings and will be acceptable for on-street parking. Discussion took place about widening certain area of roadway to allow better access and turning radii for emergency vehicles. Also discussed solid waste removal and it is agreed that trash removal will be private. Dustin will add necessary notes to the Plan. Discussions also addressed portions of property in Shoreland Zone, road grades and locations of storm drains.

The Board asks that the termination point of the Right-of-Way be delineated on the Plan. Fire suppression was discussed. After discussion of Open Space, it was requested by the Board that the Open Space be defined on the Plan. The Board advised they will want to see the HOA documents. Bob also asked about the Net Density calculations. Jim asked if the Board needed a legal opinion on that issue. Dustin advised there will be a lot of Easements stacking on each other but there will be no Right-of-Ways. Greg asks about the mailboxes; they will be a “gang” mailbox system. Alex states he will run the stacking of easement issues by legal. Jim states he is further concerned what the legal density is.

Bob opens public hearing at 7:47. Kevin read an email from Krista Kitsch into the record (see attached). Ms. Kitsch owns the lot on the corner. Dustin confirmed that nothing will be done on Ms. Kitsch’s property. Bob stated traffic is a DOT matter. Jim stated DOT will look at all the issues. Blasting is discussed and procedure if there is any blasting taking place on the project. Pre-inspections and post inspections of properties and there should

be notes on the Plan for same.  
Bob closed public hearing at 8:05

The Board discussed storms and drainage. Ed stated he would like to ensure the existing storm drain is inspected to be sure there is no blockage. Bob asked Dustin who will retain ownership of land behind the buildings; the 10% Open Space. Dustin stated it would be common open space. Bob asked if there will be signs delineating the common open space. Jim stated it must be protected so owners don't change it and it should also be pinned in the field. Dustin stated they will have a Condo Plan delineating everything. The Board discussed the leach field location and what would happen in the event of a power outage. Dustin advised it will be in the same place and there is some lag in the disbursement. Jim asked for some data on how much storage capacity there will be in the septic system. Dustin advised they relocated on pump station; there are two separate leach fields.

Bob moved to accept as Sketch Plan review.  
Greg seconded  
All in favor? 5 yes/0 no/0 abstain

### **R.N. Willey & Sons Amended Subdivision Application**

Dustin Roma is representing the applicant. This project is at the Preliminary/Final approval stage. Dustin stated they have done their final HHE 200s and staked it out in the field. He further stated all DEP Permits are in process; all homes will be sprinkled, wells and septic systems will be on each parcel; stormwater calculations were not submitted. He further stated Jim had a copy of the Stormwater for review, they will respond to any questions Jim or DEP may have. He further stated they will be sure not to have buildings too low to avoid flooding. Wetland delineations are discussed and stated they are result of excavation years ago; nothing changed to alter the wetland delineations are located; they are the same as the delineations in 2016. Wells and septic systems are 100' apart on each parcel and all exemption zones are noted on the plan submitted to DEP. Dustin stated he is unsure if it is a waiver or finding, but applicant is willing to add a culvert and drain on both sides as long as it is with the understanding it is there for the future; need waiver on road standards 4% grade going into 7% grade; haven't received signed Easement yet but they have indicated they are willing to sign, and they understand the Board needs to have it before final approval.

Bob stated that procedurally this was tabled for preliminary discussion.

Bob moved to remove the Willey project from the table as preliminary.  
Greg seconded.  
All in favor? 5 yes/0 no/0 abstain

Jim informed as Staff Review; they are looking at the other end of the project for access to a solar farm in Windham; recommended a gate at end of the road to get into solar farm; there will be two accesses with Knox Box.

Jim advised the pavement thickness has changed in the ordinance. Jim advised a lot of little things can be cleaned up with Notes on the Plan.

Bob opens Public Hearing at 8:50. No one wished to speak, and Bob closed the Public Hearing at 8:51

Jim advised they need to address the road grade and culvert inspection and suggested a Meeting with the Public Works Director.

Mike questioned the lot size requirements per page 128 of the ordinance. After discussion it was determined the lot sized were permitted in the Village Residential Zone.

Bob moved to table this to the October meeting.

Mike seconded.

All in favor? 5 yes/0 no/0 abstain

### **BlueWave/BWC Lake Floria LLC**

Chris Byers and Dale Knapp of BRI represent the applicant. This is a new project off Den's Drive; a new private way, 3 lots with CMP Easements across them. Chris continued that DEP Permit is pending; Chris and Dale explained the plan and showed aerial view of location. They continued to explain how the solar panels operate, how they are maintained; type of fencing to be used. The further explained there will be some tree clearing; the first impervious materials will be the equipment pad which will house the shut off equipment and the Fire Department will need to have access to this area. They next advised there will be three or four different meetings with Fire Personnel to train on the solar shut-off and operations; they will build a road to the pad, but only for access to the pad. DEP application has not been submitted, only the Permit has been applied for. The area will be grassed with a slow growth grass as they are only permitted to cut twice a year.

Question was raised what happens if the project fails. Chris explained that DEP requires they file a Deconstruction Bond. Dale stated they are allowed to begin minor site prep, but that Bond must be posted prior to any construction being done.

Bob stated there will be some necessary waiver requests. Jim confirmed stating electric running from Webbs Mills Road to the utility easement; three phase underground would be very intensive. Bob stated he would support the waiver. There is a 300-year-old Oak tree which it has been agreed will NOT be cut. Chris further advised they are working with the snowmobile club about access to the trails.

Ed stated he was concerned about soils report stating 16"-40" depth is bedrock. Chris explained they pull the posts and drill out, fill with gravel and reset post into the gravel 6'-8' embedded. Dale advised they will be completing site-specific soils for the project. Jim stated we need a separate Road Plat. Jim asked who holds the decommissioning bond; Chris stated it is the DEP; Dale stated that some Towns will hold the bond and some landowners will hold the bond. Jim stated he felt it would make the most sense to have the Towns hold the bond. He further advised that DEP is running 4-6 months on applications.

For details, please see Video, the official record of the meeting.

Bob moved to deem the application complete.  
Greg seconded.  
All in favor? 5 yes/0 no/0 abstain

Bob permitted the public to provide input at this time.

John Rand, Dana Desjardens and Chris Madura spoke about concerns relating to the project.  
Chris and Dale addressed their concerns.

Jim advised that the new road and Den's Drive must be constructed in the same quality.  
Chris and Dale acknowledged the requirement. Wayne and applicant representatives discussed Fire Department Review Memo; specifically, the reason for access road to continue around perimeter is necessary.

Bob moved to accept as complete application for Preliminary Hearing and table the matter until additional information is available.  
Greg seconded.  
All in favor? 5 yes/0 no/0 abstain

The Board discusses a Site Walk and schedules same for 6 p.m. on September 8<sup>th</sup>, 2021. The Board will meet at Den's Drive.

The Board speaks with Mark Childs regarding his application for membership on the Board.  
The Board accepted Mark as a potential member and wished to have his name moved to the Board of Selectmen for appointment.

**Planner Communications** None

### **Adjournment**

Mike moved to adjourn  
Greg seconded.  
All in favor? 5 yes/0 no/0 abstain

**Adjournment 10:00 p.m.**