



**Raymond Planning Board**  
Raymond Broadcast Studio  
423 Webbs Mills Road  
**Minutes**  
**Wednesday, September 8, 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, Tim Clinton

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

Bob stated that there is correspondence from Allison Cerna regarding the marina development. The Planning Board is not involved in enforcement but wanted to acknowledge the correspondence. He stated he is handing it over to Alex.

**Approval of Minutes:** Held to October meeting

**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

**Raymond Hills Subdivision Preliminary Review**

Jim provided the Board with a status update. He stated there is no information from DEP yet and it is relevant in that the location exceeds pre-development run-off. Further, the Board would have to grant a waiver, but we need the information from DEP before doing so. He stated we are also still waiting for information from DOT regarding the Entrance Permit off Route 85.

Greg moved to remove the application from the table.

Ed seconded.

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

Dustin Roma presented the matter to the Board and stated Jim's summation was correct. He stated he included all the information submitted to DEP as well as the septic design which was submitted to the State with the updated plan for the Board. He stated they made the changes to fire protection as requested, coordinated with PWD locating hydrants, adjusted plans to be sure the buildings are sufficiently constructed so as not to have to install sprinklers. The septic system plans have been submitted to the State for approval we are now just waiting for DOT and DEP approvals.

Dustin continued by stating they would like to receive their Preliminary Approval tonight as they believe they have submitted the necessary items for such approval.

Bob asked the Board if they had any specific questions. Bob stated at the last meeting there was question as to access to Route 85 so as not to infringe on abutter's property. Dustin stated there are pins out there and they are going to have it staked and surveyed prior to tree clearing so that they ensure they are not doing any cutting or land disturbance outside the right-of-way.

Jim stated they made changes with site distance for Route 85 at 450' plus in both directions with a Speed Limit of 45 dropping to 35. It is discussed where the 35 is to the left of their entrance. He continued that the public is going to be looking at these drawings and we literally have improvements touching the property line. These abutters are very concerned and don't want anything on their property. There will need to be very specific details of what happens up against those property lines. The grading on the north side is a little bit more of a buffer, but on the south side we have riprap and improvements. He continued that the plan shows the tree cutting line on the abutter's property, but we know that isn't going to happen. We just request for that line to be shown at the property line or on the applicant's side. He reiterated, to be clear we need some very specific details and notes as to what is going on with the grading up against that and what you will do; there will need to be more construction monitoring to ensure there is no impact to the abutter. Jim asked if there was a location that had a retaining wall. Dustin stated the retaining wall is still there. Jim stated that is the other area we are going to make sure you don't go with any equipment or anything although you did state you had permission from one abutter to do drainage improvements there. He continued by asking if they obtained an Easement or just permission. Dustin stated what he has right now is just a voicemail on his phone. The Board advised they need something formal in writing. Dustin acknowledged that if DEP cannot accept the runoff, they will have to make changes.

Jim next reviewed the underground electric service and stated that some of that is very close to the chambers for stormwater and suggested that area be changed to overhead electric then underground after the chamber area.

Bob asked if the Board should grant a waiver for the electric if it is changed. Jim stated yes, the applicant would need to request that waiver.

Visitor Parking is discussed as shown on the Plan. Dustin pointed out where the Visitor Parking would be and stated they widened the shoulder there as well. Jim stated they need to note that on the Plan and signs need to be placed that it is Visitor Parking. He further stated the shoulders should be wider still another 5' of gravel. The curbing location on right side is discussed; no curbing on left side.

Alex asked if there was interest in sidewalks at all. Dustin stated there was no plan for sidewalks; it is his experience in these dead-end cul-de-sac roads people would rather just walk the road.

Jim brought up the Open Space and trail access. Dustin stated Open Space will be more than 10% and there will be trail access in the rear. Jim and Dustin discussed delineating the Open Space.

Wayne stated they need to have signage along the building side showing Fire Lane No Parking.

The submittal documents were reviewed including input from appropriate State agencies regarding natural resources, wildlife areas and historic areas.

Bob questioned if the ownership of the property will be in the Condo Association. Dustin stated yes, they are not creating individual lots.

Discussion briefly turned to landscaping which will be addressed in the Site Plan phase. Dustin stated there would be some plantings around the foundations and he would provide a design plan.

Discussion of lighting determined they are not proposing lighting other than lights over the driveways; there will be no streetlights nor lighting by the cluster mailboxes.

Alex questioned if there would be a sign at the entrance. Dustin stated they hadn't talked about one; there will be a street sign and there isn't much space for a sign for the development.

Bob asked Wayne if he is satisfied with the fire aspect of things. He stated he is.

Bob asked the Board if they had any objection to the waivers to be requested. He stated this is not a vote, just a poll. The Board members had no objections.

Discussions about Preliminary Approval; DEP and DOT review may change the plan which changes would be discussed for Final Approval.

Ed moved to grant Preliminary Subdivision Approval based on the discussions tonight and pending waiver requests.

Mike seconded.

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

## **Planner Communications**

Jim stated next month we have the application in from the Solar Farm. We can discuss the Site Walk and then go into review of their application.

He stated that we also need to begin looking at changes for the Ordinance.

Alex stated we also need to update the Zoning Map.

## **Adjournment**

Greg moved to adjourn

Mike seconded

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

**Adjournment 8:15 p.m.**