



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
Wednesday, December 8, 2021
 7:00PM

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

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: Will Haskell of Gorrill Palmer acting Contract Planner; Dustin Roma, Dan Danvers and Brandon Chase.

Call to order: Chair Robert O’Neill called the meeting to order at 7:10 pm as the Board Workshop regarding amendments to Land Use Ordinance ran over; Quorum was declared

Approval of Minutes: November 10th, 2021
 Mike moved to approve Minutes as written.
 Ed seconded.
 All in favor? 6 yes/0 no/0 abstain

Old Business

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 Final Approval Review

Greg moved to remove from the table.
 Ed seconded.
 All in favor? 6 yes/0 no/0 abstain

Jim summarized the application stating it was back for Final Approval and reviewed his Memo.

Dustin stated that there is an action item regarding the requested Waiver for the road standards regarding the slope being 4%. He further stated that if the Plan is approved, he would provide a Final Plan with the remaining items for signature. He advised that the Waiver language is on the Plan as well as the requesting road signs.

The Board discussed the issue of Waiver re road slope.

Bob moved that the Planning Board accepts the waiver of slope.

Mike seconds.

All in favor? 6 yes/0 no/0 abstain

The Board discussed Conditions of Approval:

- a) Light at the intersection
- b) Signage is left up to the Public Works Director
- c) Gate and Lock Box for Fire Department Access
- d) Compliance with Fire Department Memo dated December 2, 2021

Greg moved to grant Final Approval of Bolder Bend Subdivision subject to Conditions of Approval:

- 1. Light at the intersection
- 2. Signage will be up to the Public Works Director
- 3. Gate and Lock Box for Fire Department Access
- 4. Compliance with Fire Department Memo of December 2, 2021

Mike seconded.

All in favor? 6 yes/0 no/0 abstain

New Business

Matter/Applicant	Sebago Technics on behalf of Brandon Chase
Location	Raymond Cape Road Map: 004 Lot: 029/000 Zone: LRR2 & Resource Protection
Description	Preapplication Plan for a 13-Lot Open Space Major Subdivision known as Raymond Cape Subdivision

Jim Seymour recused himself from this review as the application has been prepared by Sebago Technics.

Will Haskell steps in as Contract Planner on this matter and sums up this is a Preapplication. Applicant has submitted proposals as a conventional subdivision

as well as an Open Space Subdivision. The plan shows an approximate 1900' long dead-end road with a hammerhead. Project will have individual wells and septic systems. Property is in an LRR 2 zone.

Will continued that the Board received a response from Sebago Technics to his review. The Board needs to look at providing guidance and direction as to type of Subdivision that will be applied for.

Dan Danvers of Sebago Technics introduced himself, the applicant and the project confirming Will's summation.

Wayne stated the Fire Department concerns are the hammerhead, meeting NFPA and State Ordinances, percentage of road grade being 10% or less. They plan to sprinkle the structures so they will meet Fire Protection requirements.

Bob stated in Open Space Subdivisions they look for less impervious surface and one contiguous mass of land that is not broken up. This is not unbroken. There is no benefit to Open Space.

Greg stated they need some better direction for some forestry through their HOA documents.

Mike questioned if the lot sizes per the Ordinance can be smaller. Dan informed that smaller lots run into some issues due to the unique sloping on the parcel.

Ed questioned if he is correct that there is no road profile yet. Dan stated there is not at this time. Dan continued that they plan to construct a private road but build to public road standards; it will be a paved road.

Kevin asked about a site walk. The Board will discuss.

There is discussion about wetlands and natural resources in relation to lots. Bob asked what is located behind the property after Lot 8. Dan stated it is a wood lot. The property is one mile south of Route 302 on Raymond Cape Road.

Alex stated that since this is in shoreland, he believes they are limited to 8% for road grades.

The Board discussed stormwater controls and deer wintering area.

Bob stated he would like to reserve decision on type of subdivision to recommend until after a site walk.

The Board and applicant discuss why an Open Space Subdivision is preferred, the

type of structures to be built, preservation of natural tree areas and habitats.

The Board discusses dates for a Site Walk and set January 9, 2022 at 10:00 a.m.
The Board will meet at the project site.

Will steps down; Jim returns.

Planner Communications

Jim stated the Raymond Hills (Clinton) project is coming back as a Sketch Plan in January.

The Board discussed how they wish to conduct meetings going forward as well as determining time to begin Workshop in January. It is determined to begin ordinance review workshop at 6:00 p.m.

Bob moved to set January meeting as via ZOOM and determine each month going forward.

Ed seconded.

All in favor? 6 yes/0 no/0 abstain

Greg moved to adjourn

Bob seconded

All in favor? 6 yes/0 no/0 abstain

Adjournment 8:25 p.m.