



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
Minutes
VIA ZOOM
Wednesday, January 12, 2022
7:00PM

Present: Chair Robert O'Neill, Vice-Chair Edward Kranich, Greg Foster, Kevin Woodbrey, 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: Dustin Roma

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

Bob stated prior to addressing the application on the Agenda, he would like to state that the Site Walk for the Raymond Cape Subdivision was held on January 9, 2022. All Board members were present except for Kyle. Also in attendance were Will Haskell, the Town's Contract Planner for this project, and Wayne Jones, Fire Inspector.

He continued that after reviewing both standard Subdivision and Open Space Subdivision, the Board agreed that the applicant may proceed with an Open Space Subdivision application.

Approval of Minutes:

December 8th, 2021

Ed moved to approve Minutes as written.

Mark seconded.

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

Old Business

None

New Business

Sketch Plan Review of Amended Plan previously submitted

Applicant	Raymond Hills LLC
Location	Map: 051 Lot: 22-A Zone VR
Description	Webbs Mills Road Major Subdivision Application 25-Unit Condominium Subdivision

Bob asked Jim to summarize the project. Jim stated the background of the project and why it has been resubmitted at Sketch Plan level. Applicant has acquired additional 3.7 acres of land, increased the density of the project, project will require DEP and DOT approvals. He further stated that the dumpster location indicated on the plan is not ideal as it is quite steep in that area.

Dustin stated the first run of the road has not changed from the last Plan. He reviewed items that have changed. He further stated that just this morning (1/12/22) they received the agreement with DOT to connect into the drainage on Route 85 and received their Entrance Permit. They recalculated stormwater for phosphorus, amended their Stormwater Permit Application to DOT.

Dustin further stated he submitted additional information today (1/12/22) for the Board's February 9th, 2022 meeting. This new submittal has much more information for the Board to review. Additionally, they are working with PWD regarding the water for fire suppression and they are also in the process of acquiring necessary easements.

He next discussed the issue of a possible second hammerhead requirement. Next, he addressed the correspondence from Bill Kennedy, attorney for Krista Kisch. They are working to address the abutter's concerns and will show where the curb cut for her access will be on the Plan. Discussions of number of trips that trigger additional review, as well as 1,000' maximum for one dead-end road and requirement of more than 25 units requiring two connecting streets.

Kevin inquired if there are concerns with snow removal and parking in the winter. Jim stated they asked for snow storage areas to be designated and he believes they may need additional visitor parking spaces.

Discussion took place regarding the curb cut that will add a lot if that lot owner would be responsible to maintain the road as well. Dustin stated that the road will be owned by MB Properties not Raymond Hills Village; they only have a Right-of-Way for access.

Waivers may be needed for the road length and connectivity. The Board questioned if those items are waivable. Jim stated he believed they are.

Dustin stated if the applicant must reduce the development from 25 units to 24, they will remove #17 but not change the configurations. He next addressed the grading of slopes and stated they would revegetate. Discussions continued regarding waiver for the 25 units. Access will be necessary to maintain infrastructure; a path is needed to the Open Space and Open Space needs to be marked as such.

Discussion returned to Mr. Kennedy's letter. Dustin stated they will have a survey done on the line by the Kisch property and have the surveyor put a silt fence on the line prior to any tree cutting. Additionally, he stated they do not anticipate any blasting.

Greg stated he would like input from the Town Attorney if the Board should grant the waiver for one additional parcel.

The Board stated the Open Space concept seems to be the way to go but deferred recommendation of the sketch plan until further input from legal counsel.

Planner Communications

Jim advised the Board had the Findings of Fact regarding Boulder Bend and upon receipt of the Final Plan as approved, the Board will need to sign both the Findings and the Plan.

Bob moved to accept the Findings of Fact for Boulder Bend Subdivision by R.N. Willey off Patricia Avenue

Greg 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 8:30 p.m.