



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING & WORKSHOP
Wednesday July 10, 2024
 7:00 PM

Present: Chair Bob O'Neill, Vice-Chair Edward Kranich, Greg Foster, Kevin Woodbrey, Mike Richman, Mark Childs and Steve Clark

Staff: Code Enforcement Officer Chris Hanson, Assistant Code Enforcement Officer Jason Williamson, Contract Town Planners Jim Seymour & Brett Wiemken, Alternate Contract Town Planner Will Haskell, Fire Inspector Wayne Jones and Recording Secretary/Administrative Assistant Sandy Fredricks

The meeting was called to order at 7:00 p.m. by Chair Bob O'Neill. Roll was called, and a quorum was declared. Bob read the usual opening statement into the record.

Bob stated that the first order of business was to elect a Chair and Vice-Chair for the new Fiscal Year.

Greg nominated Bob O'Neill as Chair and Ed Kranich as Vice-Chair for the new fiscal year. No further nominations were made.

Greg moved to approve the nominations.

Mike seconded.

Any discussion? None.

All in favor? 7 yes/0 no/0 abstain

Approval of Minutes:

Greg moved to approve Minutes of June 12th, 2024 as written.

Ed seconded.

Any discussion? None.

All in favor? 7 yes/0 no/0 abstain

Old Business:

PLAN REVIEW & PUBLIC HEARING

Applicant	Nicolas Cummings by Dustin Roma
Location	Map: 004 Lot: 15B Zone LRR2 Mila's Woods Road
Description	Road Construction Permit

FOR DETAILS, PLEASE SEE VIDEO, THE OFFICIAL RECORD OF THE MEETING

Jim gave a summary of the application. The Board had no additional questions. Bob opened the Public Hearing. There being no one present or on Zoom wishing to speak, Bob closed the Public Hearing.

Bob moved to approve the application with Conditions of Approval as follows:

1. HOA documents are provided and approved by Staff
2. Surface grading is shown on the construction set
3. Standard Sunset Clause

Ed seconded.

Any discussion? None

All in favor? 7 yes/0 no/0 abstain

Bob asked the Board for a Motion to formally table Keystone Investment Group LLC application by Dustin Roma, Map 007, Lot 32, Road Construction Permit for Alfred Mann Drive as requested by the applicant.

Ed moved to table Alfred Mann Drive until the applicant submits new documents.

Greg seconded.

Any discussion? None

All in favor? 7 yes/0 no/0 abstain

Derek Ray/Cousins Development Corp. Jim gave a summation of the status of this application. The Board discussed the Waiver request to amend the Tenny Hill subdivision. The applicant submitted a request to Waive the standards of Article 9, §10B and permit them to run power overhead to the end of the road then have power to individual lots run underground.

Bob opened the Public Hearing. There being no one present or on Zoom wishing to speak, Bob closed the Public Hearing.

Jim stated he will prepare the Findings of Facts and an Affidavit to be recorded by the applicant.

Mike moved to approve the waiver and amendment to Tenny Hill Estates.

Mark seconded.

Any discussion? None

All in favor? 7 yes/0 no/0 abstain

Wayne inquired if this approval includes that power to individual lots will be underground. The Board confirms that it does.

New Business**SITE PLAN REVIEW & PUBLIC HEARING**

Applicant	Town of Raymond – Parks & Recreation Department
Location	Map: 048 Lot: 11 Zone VR1 63 Mill Street – Sheri Gagnon Memorial Park
Description	Site Plan for construction of two (2) tennis courts (78' x 36') and two (2) pickleball courts (44' x 20') in an approximately 17,880 s.f. fenced area

Margo Barajes of Sebago Technics gave an overview of the project stating the biggest revision was adding lights. She further stated any other outstanding items are minimal. The exterior lighting proposed are on 60' poles, per the Ordinance there is a 25' maximum height; therefore, they are requesting a waiver for the 60' lighting poles. Margo continued that all else is in line with the Ordinance requirements. She also stated that Joe Crocker, Rec Director and Nathan White, Public Works Director are also present to answer any questions.

Margo next stated the property is in the VR district and has no overlay districts. These are improvements to the park. She continued to outline the project providing the dimensions; stating the path will be ADA accessible and requested the Waiver for the light pole height. There will be four (4) 60' light poles; the higher lighting reduces glare, spillover and light pollution. The lights will be operated by a push-on/push-off system. They will also be able to be accessed via an app that Joe can control, preventing the lights being left on all night.

Bob opened the Public Hearing. Derek Ray inquired if the lighting could be tied into the existing lighting on the ballfield they are no longer using there. He stated it would be cost savings. No one replied. Bob closed the Public Hearing.

Mike stated he had one question; he understood the rotation in the design but doesn't that block any future use. Joe explained the reason for the rotation as being to keep the sun overhead and not create shadows on the courts.

The Board discussed the Waiver for the lighting. Bob inquired if perhaps the Board should look at utilizing this standard in the future. Jim stated that be looked at during the next proposed Ordinance amendments giving the Board authority to adjust heights.

Ed moved to grant the Waiver request and allow the 60' lighting polies.

Kevin seconded.

Any discussion? None.

All in favor? 7 yes/0 no/0 abstain

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Greg moved to accept the application as complete.
 Ed seconded.
 Any discussion? None.
 All in favor? 7 yes/0 no/0 abstain

Wayne inquired if there will be new fencing from the parking lot to the courts or are we utilizing the existing fencing. He is informed they are utilizing the existing fencing.

Ed moved to approve the application for the two (2) tennis courts and two (2) pickleball courts at the Sheri Gagnon Memorial Park with the approved Waiver for the 60' light poles and the applicant shall add to their plan the Sunset Clause and limits of expiration.
 Greg seconded.
 Any discussion? None.
 All in favor? 7 yes/0 no/0 abstain

Will stated he will prepare the Findings of Fact.

Staff update and Comments:

Jim brought up the Citizens' Petition to amend the LUO concerning Commercial Solar Energy Systems in Residential and Shoreland Zones.

Bob stated the Select Board asked the Planning Board to review the Petition. The options are: Send it forward with a recommendation of support; Send it forward with no recommendation. Greg inquired if the Board could send it forward with a recommendation of no support. The Board discussed these options stating that as it is a Citizens' Petition, there is nothing that can be changed; it must go forward to Public Hearing and Special Town Meeting Vote exactly as presented.

Bob moved to send the Citizens' Petition for amendment changes to the Land Use Ordinance concerning Commercial Solar Energy Systems forward without a recommendation.
 Mike seconded.
 Any discussion? None.
 All in favor? 7 yes/0 no/0 abstain

Greg moved to adjourn.
 Ed seconded.
 Any discussion? None.
 All in favor? 7 yes/0 no/0 abstain