



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING & WORKSHOP
Wednesday September 11, 2024
 7:00 PM

Present: Chair Bob O’Neill, Vice-Chair Edward Kranich, Greg Foster, Kevin Woodbrey and Mike Richman

Absent: Mark Childs and Steve Clark

Staff: Code Enforcement Officer Chris Hanson, Assistant Code Enforcement Officer Jason Williamson, Contract Town Planners Jim Seymour & Brett Wiemken and Recording Secretary/Administrative Assistant Sandy Fredricks

Staff Absent: Fire Inspector Wayne Jones

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.

Approval of Minutes:

Greg moved to approve Minutes of July 10th, 2024 as written.

Ed seconded.

Any discussion? None.

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

Bob advised the Board that we needed to reschedule the November 13th, 2024 meeting as the videographer will be away. The choices to meet were November 4th, 2024 or November 8th, 2024. The Board agreed on Monday, November 4th, 2024 @ 7:00 p.m.

Old Business: None

New Business:

SITE PLAN REVIEW & PUBLIC HEARING

Applicant	Ross Bachelder/Peter Bernier
Location	Map: 006 Lot: 43 Zone RR Lookout Lane
Description	Site Plan for extension of Lookout Lane to access new lot

Jim summed up where things stand after the December Site Walk. They worked with the applicant, and you have a plan before you. We received a late Memo from Wayne with the standard requirements for the hammerhead. There are still a few things that

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

need to be brought in. They need to bring the ROW up to 16' and they may need a culvert in the area of the hammerhead.

Ross addressed the Board stating he is looking to build a garage with an apartment over it on the lot gifted to him by Peter Bernier. He stated they have cleared some of the land, dug the test holes to prove the road was built to Town standards and they are building the hammerhead to Town standards as well.

Jim stated we need to be sure we have the right radius for the hammerhead. He continued we need a plan showing the grading for the turnaround and drainage. Condition of Approval to comply with Fire Department and Sebago Technics Memos. Jim provided a Memo discussing items expected of what is still needed.

Ross stated they talked at the Site Walk about having radius for Fire Department. He stated he has the specs for Fire Department. The terms for Fire Department as in Wayne's October 4th, 2023 Memo. Jim and Ross discuss what needs to be included on the Plans.

Greg moved to deem the application complete.

Ed seconded.

Any discussion? None.

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

Bob opened the Public Hearing. There being no one wishing to speak, the Public Hearing was closed.

The Board stated they will come into the Town Office to sign the Plans when received.

Jim stated the Conditions of Approval are as follows:

1. Design the hammerhead to slope that can accommodate Fire Department turnaround.
2. Drainage; either a culvert or ditching to show how water will be conveyed either around or under the turnaround.
3. Extend section of road showing slope.
4. Road width
5. If any other development occurs on the road, the road will have to be brought to the 16' width.

Jim and Brett will help applicant get the Plan cleaned up.

Ed moved to approve the application with the following conditions:

1. Design the hammerhead to slope that can accommodate Fire Department turnaround.

2. Drainage; either a culvert or ditching to show how water will be conveyed either around or under the turnaround.
3. Extend section of road showing slope.
4. Road width
5. If any other development occurs on the road, the road will have to be brought to the 16' width.
6. Conform with the requirements of the Fire Department Memo dated 10/4/23.

Greg seconded.

Any discussion? None.

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

Staff Communications and Updates

Jim stated it is time to start the Ordinance Review Process for 2025. He knows we need to address ADUs and affordable housing.

Brett stated Reviewing Authority needs to be clarified. Kevin asked if we are going to address solar. Jim stated buffering may need to be increased. Bob stated we should wait for the Comp Plan. Jim stated Towns that have ordinances for ADUs are all different, there is no consistency. Greg stated he would like to see a reduction in the Shoreland Zone setbacks.

Kevin stated we should look at tree cutting for private solar use. Jim and Kevin discuss solar panel sizes.

Greg moved to adjourn.

Ed seconded.

Any discussion? None.

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