



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
Minutes
Wednesday, February 8, 2017
7:00 pm

Present: Sheila Bourque, Chairman Robert O'Neill, Kyle Bancroft, Vice-Chair Bruce Sanford, Greg Foster

Absent: Patricia Beaton

Staff: Code Enforcement Officer Chris Hanson, Contract Planner James Seymour, Recording Secretary Mary Quirk, Fire Inspector David Mains

Applicants: Willey-Dustin Roma; Ron Willey; Rick Licht, Sean Hegarty

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

Minutes:

January 25, 2017

Sheila Bourque requested "change" be corrected to "changed" on page 2, line 9

MOTION: Bruce Sanford moved to accept minutes as corrected; Greg Foster seconded

DISCUSSION: None

VOTE: Minutes Approved 5/0/0

New Business:

Public Hearing:

Willey Property Subdivision

Attn: Dustin Roma

Patricia Avenue and Pipeline Road

Map 005, Lot 27; VR Zone

Reason: Minor Subdivision

Chairman O'Neill asked that James Seymour provide an overview of the project to be followed by a presentation by Dustin Roma, agent for Willey Property Subdivision

Mr. Seymour gave a brief review of the project, status of the application, and his recommended conditions of approval. He noted that, as a minor subdivision, the plan does not require preliminary approval.

Dustin Roma made applicant's presentation of intent, steps taken to meet conditions as set forth in Findings of Fact.

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At 07:09pm Mr. O'Neill opened the Public Hearing portion of the meeting. Richard Bailey of 3 Harmon RD in Raymond addressed to meeting asking for clarification of the proposed subdivision location. Receiving clarification, Mr. Bailey yielded the floor.

There being no further public comment, Mr. O'Neill closed the public hearing at 07:11pm.

Mr. O'Neill began Board consideration of the application. The Board agreed to hold discussion of items a, b, e, f, g, h, j, l, m, n, o, p, r, s under Article 1 (Subdivision Ordinance) until the end and group in one motion.

- Item C - Water supply: Potential well locations have been noted on the individual plot plans allowing for final location review at staff level rather than Planning Board.
- Item D - Soil erosion, or in reduction of land to hold water: A note has been added to the plan citing lack of comment by DEP regarding buffer reductions.
- Item K - Sub-divider has adequate financing: Due to particulars of this proposed subdivision, the comments in the Decision Memo require proof provided for each lot, individually.
- Item Q - Subdivision stormwater management: Applicant has met the phosphorous requirements, the only required standard for a minor subdivision
- Item T: Subdivision that crosses municipal boundaries: The land in Windham is connected to a Raymond lot by 2 ft strip of land.

The Board agreed to vote in two motions, the first to cover the items discussed; the second those accepted as presented

MOTION: Mr. O'Neill moved to accept as met Subdivision Ordinance Article 1, Items c, d, k, q, t. Ms. Bourque second;
DISCUSSION: None
VOTE: Motion Passed (5/0/0)

MOTION: Ms. Bourque moved to approve items a, b, e, f, g, h, j, l, m, n, o, p, r, s. Mr. O'Neill seconded.
DISCUSSION: None
VOTE: Motion Passed (05/0/0)

MOTION: Ms. Bourque moved to approve all items in the Decision Document dated February 8th, 2017, including conditions of approval, for the Willey Property Subdivision. Greg Foster seconded.
DISCUSSION: None
VOTE: Motion Passed (05/0/0)

Dustin Roma agreed to bring the required document copies, including three (3) Mylars, to the Town Office for signature by board members.

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Sketch Plan Review

High Wire Hydroponics

Site Plan Pre-Application Sketch Plan Submission

Murray DR

Map/Lot/Sublot: 004/018/E00 & 004/1018/F00; I Zone

Reason: Facility Expansion

At the request of Mr. O'Neill, Mr. Seymour provided an overview of the proposed project, both current uses and potential development and expansion. Mr. Seymour noted a number of issues which will need to be addressed, including what would be necessary to bring the road up to standards for the intended use.

Rick Licht, agent for the applicant, addressed the board. Mr. Licht explained the current operation and intention of the site plan under review.

Mr. Seymour summarized the goal of the review as being what standards do the parties want Murray Drive to meet. Considerable discussion followed concerning road standards, emergency vehicle accommodation, fire suppression resources, stormwater management, and pavement wash-down. Additional discussion touched on areas of concern for possible future development including fertilizer run-off from prospective greenhouses, storage of fertilizer, and DEP jurisdiction.

Discussion of parking and lighting addressed parking space requirements, lighting with full cut-off; security measures which allow for fire department access, e.g. a locked gate would require knox system for fire department.

Matters of noise and visual screening was addressed briefly.

Sean Hegarty asked about road upgrade and maintenance cost responsibility. Mr. O'Neill stated that the applicant would be responsible for any road upgrades required but maintenance would be a shared responsibility. Mr. Seymour recommend a road association be formed with a road maintenance agreement.

The board and applicant agreed to a site walk after further plan development and a couple more meetings, but before the public meeting.

Mr. Licht asked about the zoning map correction. Mr. Hanson responded that the zoning map would be corrected in June. A letter to that affect can be provided prior to June if needed by applicant.

4. Workshop

Proposed ordinance changes

Mr. Seymour informed the board that redline ordinance changes would be available to the board by the March 8, 2017 meeting which would include the public hearing on the proposed changes. The Board vote on the changes will follow the public hearing,

Map corrections and changes

Mr. Hanson stated he was working with John Giles of Sebago Technics and the completed version could be available by the March 8, 2017 meeting.

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Major, Minor, and Staff Review Site Plan Checklist

The Board agreed to vote on use of the proposed Major, Minor, and Staff Review Site Plan Checklist

MOTION: Mr. O'Neil moved that the Board direct staff to make available the check-off list to all major and minor applicants and encourage them to use said list prior to processing.

Bruce Sanford seconded

DISCUSSION: None

VOTE: Motion passed 5/0/0

Cistern Maintenance

Mr. Seymour and Mr. Hanson continue to work of the issue of cistern maintenance. This does not entail an ordinance change, but will be a condition of subdivision approvals.

Signature on Decision

Board members signed the Decision on Minor Subdivision Plan Application regarding the Willey Property Minor Subdivision/Patricia Avenue and Pipeline Road. Signing of this document marks the start of the timing for commencement of construction on the subdivision. When the plan Mylar has been provided to and reviewed by staff the board will be notified of its availability for signature.

5. Planner Communications

6. Adjournment

MOTION: Mr. Foster moved for adjournment. Ms. Bourque seconded

DISCUSSION: None

VOTE: Motion passed 5/0/0

Mr. O'Neill adjourned the meeting at 8:17PM

Mary Quirk
Recording Secretary

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