



**Raymond Planning Board**  
Raymond Broadcast Studio  
423 Webbs Mills Road  
**Minutes**  
**Wednesday, March 13, 2019**  
7:00 pm

**Present:** Mike D’Arcangelo, Greg Foster, Bruce Sanford, Vice-Chair Edward Kranich, Kyle Bancroft, Kevin Woodbrey

**Absent:** Chair Robert O’Neill

**Staff:** Code Enforcement Officer Scott Dvorak, Contract Town Planner James Seymour, Recording Secretary Mary Quirk

**Call to order:** Edward Kranich called the meeting to order at 7:00pm; Quorum declared

Public Hearing for Potential Ordinance Revisions for the 2019 Town Meeting  
Warrant

- Shoreland Zoning Provisions (As required per Maine DEP 2018 review) (07:02)
  - A. Section 15 (Land Use Standards)
  - B. Section 16 (Administration)
  - C. Section 17 (Definitions)

Edward Kranich asked for a motion to approve and forward items to the Select Board (07:07)

**MOTION:** Mike D’Arcangelo so moved; Bruce Sanford seconded

**DISCUSSION:** None

**VOTE:** Motion passed (06/0/0)

- Article 4 Land Use Ordinance-Clarifying Manufactured Housing terms/uses (07:08)
  - A. Article 4. C (District Regulations) Rural District (R)
  - B. Article 4. D (District Regulations) Rural Residential District (RR)

Mr. Kranich asked for a motion to approve and forward revisions to the Select Board (07:11)

**MOTION:** Mike D’Arcangelo so moved; Bruce Sanford seconded

**DISCUSSION:** None

**VOTE:** Motion passed (6/0/0)

- Land Use Ordinance (clerical revisions) (07:19)
  - A. Article 7 (Amendments)
  - B. Article 6 (Board of Appeals) date correction
    - a. Section C. (Appeals Procedure) Meeting scheduling

Mr. Kranich asked for a motion to approval and forward item to the Board of Selectmen (07:20)

**MOTION:** Mike D’Arcangelo so moved; Bruce Sanford seconded

**DISCUSSION:** None

**VOTE:** Motion passed (6/0/0)

- Shoreland Zoning Provisions (07:20)

- A. Section 17 (Definitions)

- a. Add definition for Dwelling Unit [required by DEP]
    - b. Add definition for Manufactured Housing
    - c. Add Definition for Excavation Contractor [required by DEP]
    - d. Amend definition for Expansion of a Structure [required by DEP]
    - e. Amend definition for Non-Conforming Structure
    - f. Correct page headings

Mr. Kranich asked for a motion to approve and forward the definitions in the Shoreland Zoning provisions to the Board of Selectmen (07:24)

**MOTION:** Mike D’Arcangelo so moved; Kevin Woodbrey seconded

**DISCUSSION:** None

**VOTE:** Motion passed (06/0/0)

- Shoreland Zoning Provisions (07:25)

- A. Section 14 (Table of Land Uses) add notes per Manufactured Homes use Item 15, 15A

Mr. Kranich asked for a motion that the Second 14 of the Shoreland Zoning provisions change be approved by the board and forwarded to the Board of Selectmen (07:27)

**MOTION:** Bruce Sanford so moved/Mike D’Arcangelo seconded

**DISCUSSION:** None

**VOTE:** Motion passed (6/0/0)

- Subdivision Regulations (07:28)

- A. Article 11 (Enforcement) add Expiration of Approvals

Mr. Kranich asked for a motion approve change of enforcement provisions (07:29)

**MOTION:** Greg Foster so moved/ Mike D’Arcangelo seconded

**DISCUSSION:** None

**VOTE:** Motion passed (6/0/0)

- Land Use Ordinance (07:11)

- A. Article 12 (Definitions)

- a. Amend definition of a Dwelling Unit
    - b. Amend definition of Mobile Homes
    - c. Amend definition of Modular Homes

Mr. Kranich asked for a motion approve the changes and forward to Board of Selectmen (07:19)

**MOTION:** Mr. Sandford so moved; Kyle Bancroft seconded

**DISCUSSION:** None

**VOTE:** Motion approved (06/0/0)

### 3. Planner Communications

### 4. Adjournment

Mr. Kranich asked for a motion to adjourn (07:45)

**MOTION:** Greg Foster so moved/Bruce Sanford seconded

**DISCUSSION:** None

**VOTE:** Motion passed (6/0/0)