

Informational Joint Meeting

Town of Raymond
Planning Board and Comprehensive Plan Committee

Wednesday, February 19, 2003
7:00 pm at the Town Office

Attendance: Patrick Cayer, Chairman Planning Board; Jim Stephenson and Brad McCurtain, Co-Chairmen Comprehensive Plan Committee; Rich Rothe, Comp Plan Planner; Bob Faunce, Planning Board Planner; Planning Board members, Paul White, William Toder; Will Haskell; Comp Plan members, Charles Turner, Ben Levy, Harold Burnham, Jean Carter, Chris McClellan, Charles Leavitt; Louise Lester; Jack Cooper, Code Enforcement Officer; Denis Morse, Fire Chief; and Don Willard, Town Manager.

Minutes

1. 7:00 pm Call to order. Pat Cayer opened the meeting at 7:08 pm at the Town Office.
 - a. Statement of purpose/order for the meeting. Patrick Cayer, Planning Board Chairman
Mr. Cayer expressed his appreciation for this meeting saying that cooperation between the Planning Board and the Comprehensive Plan Committee was important so that everyone knew what was being planned and everyone had input with the different expertise represented.

2. Planning Board:
 - a. Visual presentation by Bob Faunce, Town Planner. Subject: Residential/commercial growth in Raymond – past & present, and where has it occurred?

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| 1892 | 242 residences |
| 1941-1942 | residences of which they are about half & half seasonal & residential |

1975 1607 again about half & half
2001 2560 with more year round homes

Mr. Faunce showed the group Raymond maps from 1892 to 2001 explaining the increase of housing units throughout the years. He said that the trend in building was increasing dramatically and that in the next 25 years Raymond could expect another 953 homes added. He asked the group to think of where those new homes might be in Raymond and why it's important to be proactive in planning where they should go in order to keep Raymond looking as we would like to have it. He cautioned against allowing this additional building to be haphazard, lot by lot. He suggested having the planning in place to maintain Raymond rural character.

- b. Update on ordinances work: Bob Faunce will briefly outline what changes/revisions were approved at the last Town Meeting, and what the Planning Board is currently working on in preparation for the upcoming Town Meeting.

Mr. Faunce discussed the Planning Board's interest in protecting our zoning and any changes needed in the future. He said they were looking into protecting the setbacks and buffers by offering incentives for lot size, setbacks, and frontage. One of the ways might be to allow deeded driveways for back lots to use in order to cut down on curb cuts. This would mean that subdivisions might not have a frontage requirement.

Denis Morse encouraged a residential sprinkler ordinance for homes which are on roads of more than a 12% grade. He said that there are many homes in Raymond which the Fire Department can't drive to. He added that the Fire Department now has more than 800 calls a year and this will certainly increase with the population.

Mr. Faunce discussed other techniques being used in other towns for land use regulation.

Dr. Burnham felt that we must define our need and work from that. Should we be looking at the problems from zero growth instead of mega increased growth? Possibly a different perspective is needed.

Chris McClellan wondered if Raymond might encourage people who want to sell their property to offer it to their abutters first which might encourage larger lots which won't be built upon further.

There was discussion of building caps.

Mr. Cayer wanted to encourage enlargement of the commercial zone in Raymond so that there would be more business tax dollars and better services for the residents.

Mr. Leavitt expressed the desire to keep Raymond with a rural character.

Chief Morse noted that growth has now overrun Raymond and all departments have to increase services and our current budget shows it.

Mr. Rothe noted the need for Planning Board input in the Comprehensive Plan work. Their outlook and experience would be invaluable and hoped that they could continue to contribute.

Dr. Stephenson requested the Planning Board's help with Land Use, zoning and where and how to direct growth.

Mr. Faunce felt that with an average building permit increase annually of 36 Raymond could support a building cap. He added that once the point of no return is reached it is too late to plan.

Mr. Cayer felt that an inventory of what land is available for expansion and what should be preserved would be helpful.

There was discussion of impact fees or development requirements. Impact fees must be directly related to services necessary to uphold that growth and development requirements would be what the Planning Board would require a developer to include in the subdivision plan i.e. fire water tank.

c. Short question and answer session.

3. Comprehensive Plan Committee:
 - a. Brad McCurtain or Jim Stephenson – Update on Comprehensive Plan Committee work regarding land use, and other related issues.
 - b. Short question and answer session.
4. Open discussion: Moderated discussion offering opportunity for exchange of ideas related to long range planning and land use issues.

Dr. Stevenson opened discussion about the Super Park concept in Windham. It was felt that it would bring people into the area and possibly spur growth but the underlying problem was road access which doesn't exist now and probably could not be dealt with in the future.

5. Adjourn. Pat Cayer adjourned the meeting at 9:15 pm.

Louise H. Lester
Town Clerk