

COMPREHENSIVE PLAN COMMITTEE

TUESDAY, JULY 10, 2001

MINUTES

ATTENDANCE: Jim Stephenson, Chairman; Dana Desjardins; Charlie Leavitt; Jean Carter; Harold Burnham; Ben Levy; Charlie Turner; Louise Lester; Rick Seeley, GPCOG; Don Willard, Town Manager.

1. Call to order. Dr. Stephenson called the meeting to order at 7:00 pm at the Town Office. He felt that at the next meeting the Committee might want to hold an election for chairman in view of the length of time since their last meeting and the fact that there are new members.

2. Consideration of Committee meeting dates and time.

MOTION: There was a motion and second to hold the meetings on the second Wednesday of the month at 4:00 pm.

VOTE: Carried.

MOTION: There was a motion and second to limit the regular meeting time to one and one half hours. Noting that some meetings and especially public hearings might last longer.

VOTE: Carried.

3. Discussion of the process for updating the Comprehensive Plan.

DISCUSSION: Mr. Willard reported that the Committee has a budget for their survey in the amount of \$12,000. Mr. Seeley said that the Committee could proceed in several fashions. Mr. Levy felt they should start with a summary of what has been accomplished since the 1991 Comprehensive Plan. Mr. Turner wanted to see samples of surveys used by other towns. He also wanted to address concerns and problems of other towns in order to help Raymond keep out of those situations. Mr. Leavitt wanted the Plan to help our ordinances work and not have loopholes. He wondered if the money budgeted could be better used for legal advice to look at our ordinances

and correct them. Dr. Stephenson wanted to look for outside funds and go ahead toward a survey. He also thought that tightening of our ordinances would alleviate legal problems from which we now need to protect ourselves. Mrs. Carter felt they had to deal with growth and work with Windham and surrounding towns in their business expansion. She didn't feel that commercial expansion in other parts of Raymond would be happening. Mr. Leavitt thought they should have a report card of the 1991 Plan as a beginning. Mr. Turner asked Mr. Seeley if a town could override the Comprehensive Plan. Mr. Seeley replied that it could but that issue would be open for challenge. Mr. Desjardins asked if Federal law superceded the Comprehensive Plan. Mr. Seeley replied yes that the Comprehensive Plan should be amended to be in compliance. Dr. Burnham wanted the Plan to forecast the future of what Raymond wants, be a solid foundation for our ordinances and deal with ordinance loopholes. He also felt that the study should be within neighborhoods instead of just zones i.e. the Cape, Village, East Raymond, North Raymond. There was discussion of overlay maps and our GIS program. Mr. Turner felt that the meetings and agenda should appear in the Roadrunner and on the Website. It was felt that a monthly article should accompany these notices. Dr. Stephenson said he would submit the first covering this meeting.

Mr. Seeley explained that certain things should be covered: 1) statutory criteria should be satisfied, 2) have open meetings, 3) have at least one public hearing prior to town meeting, 4) have the Plan reviewed by the DECD to be sure the Plan is in line with the Planning and Land Use Act under Title 30A. He added that grant money would be a 33% matching grant with the maximum for Comprehensive Plan updating of \$10,000. Mr. Levy asked if they could see copies of successful grants. Mr. Seeley said he could get them and thought the next round of grant applications would be this fall. Dr. Stephenson asked what they would need? Mr. Seeley replied it depended on what they would be asking for. He added that GPCOG would give them 10 hours of time to write a grant. He also said that the new transportation information was available. Also whether or not they helped write the revised Plan, GPCOG would be part of the Plan review after completion along with the DECD. Mr. Leavitt asked if the selection of a planner, providing the Committee used grant money, would be limited to the lowest bid. Mr. Seeley replied that it would be their choice regardless of cost. Mr. Seeley said that to complete the revision the Committee would have to formulate an inventory and analysis in order to develop a policy and make that into the Plan. The Committee will have to complete a capital investment plan for "big item" expenditures and consider regional cooperation with nearby towns i.e fire, rescue, transfer station.

The agenda for the next meeting should be a summary of what order we want to attack the Comprehensive Plan. Mr. Seeley said he would update the 1998 summary. Mr. Willard thought the process of updating the Comprehensive Plan might take a couple of years.

MOTION: Charles Leavitt motioned to ask the Selectmen to consider allowing the Comprehensive Plan Committee to use their budgeted amount of \$12,000 marked for

a survey to be allocated instead to the Committee's funds for support. Seconded by Ben Levy.

VOTE: Carried.

4. Adjourn.

MOTION: There was a motion and second to adjourn.

VOTE: Carried.

ADJOURNMENT: Jim Stephenson adjourned the meeting at 9:06 pm.

NEXT MEETING: August 8, 2001 at 4:00 pm.

Louise H. Lester
Acting Secretary