

APPROVED

COMPREHENSIVE PLAN COMMITTEE

Monday, August 26, 2002

Minutes

ATTENDANCE: Jim Stephenson, Chairman; Brad McCurtain Co-chairman; Rich Rothe, Planner; Priscilla Rand; Ben Levy; Charlie Turner; Harold Burnham; Jean Carter; Greg Foster;

1. Call to Order. Jim Stephenson called the meeting to order at 7:15 PM
2. Approved the Minutes of July 9th as written. Unanimous
3. MOTION: Jean Carter motioned to approve the Minutes the July 22 meeting with the following changes:
 - Correct spelling of Stevens throughout minutes
 - Page 2, para. 3 – correct July 13 to August 13
 - Page 2, para. 7 – last sentence to end “... with the greatest of speed.”

Second by Greg
VOTE: Carried

4. Jim opened the meeting with the discussion of the Central Outdoor Regional Meeting. Rick Seeley recommended Jim attend this meeting of which involves zoning and other issues of neighboring towns. This meeting included representatives from Gray, New Gloucester and North Yarmouth, as well as Raymond. Jim learned of things happening in other towns. New Gloucester and North Yarmouth are using building caps and impact fees. These ordinances do not direct growth; however the impact fee is good for taking money from the people and getting it to the needy town.

Gray is much further into the process of updating their comprehensive plan and Jim circulated some of their work. This discussion led to the viewing of the town line between Gray and Raymond. Town border zoning and the attempt to standardize zoning in these areas between towns has been discussed at the Central Outdoor Regional Meeting. The issue of the Gray turnpike by-pass and Gray Village by-pass were discussed as Jean believed this may impact traffic in Raymond over the Egypt Road. Greg stated that the turnpike by pass will not occur soon and explained where the new village by pass was to be built. He does not believe this change will affect traffic on the Egypt Road.

Jim continued discussion of neighboring towns and mentioned that he has seen Casco's comprehensive plan, suggesting we look at other neighbor town plans if any exist. Priscilla suggested meeting with such town. Jim suggested getting border town zoning maps and Brad volunteered to be included in activities involving border towns. Jim mentioned that there already is some interaction between towns on the route 302 committee.

5. Brad expressed his concern over the timeline prepared many months ago, pointing out that we are not on schedule. Discussion developed into creating a vision statement for guidance. Rich said it may be premature to do this but will work on it if the committee so desires. Using and modifying the vision statement prepared by Charlie Leavitt several months ago was suggested. Such a document could be prepared similar to the one which Gray is using. Brad suggested sending the Leavitt vision statement through e-mail to the 250 people that have signed on. These people can offer feedback through e-mail. Jean disagreed with the idea, suggesting that the e-mail method would expand the comprehensive plan committee by 250 people.

MOTION: Harold moved that we form a sub committee, which included Brad, to work on the Leavitt vision statement and present a statement to the full committee.

There was no second.

Discussion continued about the vision statement with Ben expressing his concern about what the product would be used for adding that we should be some feedback from the Real Estate community about the plan in general. Priscilla stated that she believed the 1991 plan should be the model for the new plan, asking why we were not just using it for a guide. (There was no answer to this question).

Jim stated that we need to get on with drafting the housing portion and quit getting side tracked.

Motion died for lack of a second.

6. Discussion developed around growth areas, and the question was asked why did the 91 comprehensive plan fail to encourage development in the growth areas. Greg offered his opinion that people build on land that is available, and that comprehensive plans and ordinances have little or no effect on property availability, unless the town wants to dictate where people can and can not build. At this point, the Raymond zoning map was displayed on the wall and discussion evolved around lot sizes in the respective zones. Ben asked which should be encouraged in these growth areas, light industry or housing? Rich responded that it is up to the committee. Disagreement and discussion continued on how to proceed with this portion of the plan. Harold agreed that the town can not (legally) stop people from moving to Raymond, but we should be able to create restrictions that severely limit influx. The build cap discussion again developed generating the question of how it works from Brad. Rich said Poland has a building cap and it simply says a specific number of building permits per year will be issued for new housing starts. They are issued on a first come, first serve basis. Charlie Turner then suggested we go through the Goal Policy strategies for housing.

Rich proceeded to review his list of regulatory and non-regulatory items, of which all members received prior to the meeting. Discussion about building caps again surfaced. In addition to Poland, it is believed that North Yarmouth and Elliot have building caps. Ben suggested we focus on getting items done at the next meeting. Rich recommended finishing housing or land use first, as these are typically the most difficult. Jim added that the vision statement would be beneficial and that it would not be necessary for Rich to be involved with its preparation. Harold and Brad have volunteered to modify Charlie Leavitt's vision statement and present it to the full committee. The first 1/2 hour and no more of the next meeting will be devoted to accepting or rejecting the vision statement. The draft will be available to the committee members prior to the next meeting. Jean offered her disapproval to preparing a vision statement. Brad said we already agreed to it. (note: Harold's motion to do this was not seconded and therefore never voted on) E-mail should be used where possible for correspondence over the vision statement.

The next meeting was scheduled for September 9th, 7:00 PM. Tentative location; town hall. The agenda will be; 7:00 - 7:30 Vision Statement; 7:30 Housing.

MOTION to adjourn

Discussion continued. Brad requested sending population trends to e-mail recipients of comprehensive plan. Discussion developed about how appropriate it is to send uncompleted work by the committee through e-mail. No conclusion was reached.

Meeting adjourn 9:15

Gregory E. Foster
Raymond Comprehensive Plan Committee

Edited per 9-9-02 meeting by Amanda L. Simpson, Clerk