

DRAFT
Town of Raymond
COMPREHENSIVE PLAN COMMITTEE MINUTES
Monday, September 23, 2002

MEMBERS PRESENT: Jim Stephenson, Chairman; Brad McCurtain Co-chairman (arrived at 7:10); Ben Levy; Charlie Turner; Charlie Leavitt; Harold Burnham; Jean Carter; Greg Foster; Denis Morse

STAFF PRESENT: Rich Rothe, Planner; Amanda L. Simpson, Secretary

1. **Call to Order:** Jim Stephenson called the meeting to order at 7:05 PM

2. **Minutes:**

MOTION: J. Carter moved to accept the minutes with changes as submitted. J. Stephenson seconded. H. Burnham requested on Page 3 of 3 that CEPAC be spelled out. (Note: Later in the meeting C. Turner requested that on Page 2, his comment be amended to read "... increase in density.") Motion passed unanimously.

3. **Sub-committees:** J. Stephenson indicated that he had talked with B. McCurtain since the meeting on the 9th and they had come to the conclusion that perhaps the concept of sub-committees could be replaced with a series of workshops. Members of the committee could volunteer to schedule a workshop on a pertinent topic and the committee could hold them on the alternate Mondays from the regular meetings. B. Mc Curtain arrived and joined the discussion. He indicated that Jim's idea of a workshop would allow the committee to gain additional information regarding a specific subject. They would be coordinated with the regular agenda. B. McCurtain continued that the subject of regionalization is very important to him and workshops could be used to encourage regional discussions. For example Windham and Casco are in the final stages of their comp plan. Bridgton and Naples are working on their plans. Information could be shared up and down the development cycle. B. Levy commented that he did not think these workshops would be productive if they are general in nature. He continued that he would like to refocus on the agenda.

4. **Vision Statement:** B. McCurtain handed out a new draft. After a brief review, B. Levy moved to approve the statement as written with the elimination of the last paragraph. J. Carter seconded. A lengthy discussion ensued regarding how to keep the last paragraph and keep the statement on one page. Additional discussion ensued regarding certain words and their meaning and usage in the statement: pristine, stakeholder, and "access to quality and affordable health care."

MOTION: B. Levy rephrased the motion to approve the vision statement as submitted with the following changes:

- Change certainly to certainty in the first line of paragraph 2
- strike "access to quality and affordable health care" in the 11th line of paragraph 2
- strike "...that in so doing, our..." in the 5th line of the first paragraph on page 2
- reformat statement to fit on one page

Motion passed on a 6-2 vote with 2 abstentions.

J. Stephenson turned the meeting over to Brad McCurtain. B. McCurtain raised the subject of the workshops. B. Levy indicated that he thought the role of staff was to assist us in developing ideas. Any workshops should include R. Rothe's input.

B. McCurtain agreed that Rich should be involved. Housing problems are not unique to Raymond. He suggested contacting the Maine Planning Office and GPCOG (Greater Portland Council of Governments). J.

Carter commented that she thought the committee had plenty of information from the work on the previous committees and the information that R. Rothe had provided. She does not favor the concept.

J. Stephenson indicated that perhaps this discussion should be deferred to Other Business and turned the floor over to R. Rothe.

R. Rothe indicated that the co-chairs had requested a schedule. He passed out a draft schedule for the rest of the project. He continued with comments and questions about the proposed workshop. He felt that if the committee members do not feel there is adequate information to develop policies at this time for housing, then perhaps a workshop was a good idea. He reviewed the information currently available: the housing inventory, census data, law regarding affordable workshop, and review of the 1991 plan. Perhaps the land use issues should be postponed. Questions he has for the committee:

1. Should we put off land use issues? H. Burnham suggested the committee talk to the Planning Board about housing. J. Cooper could explain some current trends. G. Foster Should we do a workshop?
2. stated that the plan was general, not specific and he felt they are moving into specifics. C. Turner thought workshops were a noble idea but do we have the time? The Committee should concentrate their fact-finding with R. Rothe. B. McCurtain indicated that the concept was no reflection on Rich and that regional issues need to be explored.

R. Rothe stated that there would be a regional coordination section in the plan. B. McCurtain gave the example of transportation issues on Routes 302, 85, and 121. The committee discussed transportation for some time.

R. Rothe asked if the committee could refocus on how to proceed from this point. Perhaps we should talk about the schedule and ground rules for meetings and asked again if the committee wanted a housing workshop before continuing a discussion on policies and strategies.

D. Morse stated that he had come to the meeting to discuss housing as it was a very important topic related to the ability for the recruitment of volunteers. He has lost 8 volunteer members for the Fire Dept. because there is not affordably priced housing in town. He is favor of the change to accessory apartments with similar restrictions that Windham imposes, one bedroom, shared utilities. There are virtually no rentals in Raymond.

J. Stephenson thanked D. Morse for his comments. R. Rothe asked the group if Page 2 of the draft Policies and Strategies should be postponed and move on to Page 3. After more discussion the committee agreed to a housing workshop to discuss the topic with the Planning Board and Jack Cooper. It will be requested that Jack look at the number of lots produced that were exempt from subdivision.

B. McCurtain asked if a workshop could be scheduled next week. Continued discussion about who should be invited to the meeting. It was agreed that the Planning Board members were a good cross section of professionals including real estate law, development, consulting, and construction.

The Committee agreed to schedule the meeting for Tuesday, October 1 at Town Hall, 7:00 p.m. The Planning Board and J. Cooper would be invited and background information mailed to them.

R. Rothe then went over the schedule. He has moved land use to the end with meetings scheduled every other Monday. He also discussed ground rules for the meeting. He suggested they be kept to 2 hours, 7 to 9. The Committee agreed that the schedule was a good move forward. General discussion continued about the progress of the committee and that they would not make town meeting in May. R. Rothe will add the state review process at the end. H. Burnham mentioned using a small group of citizens to preview the plan for general comments before it goes to town meeting. The committee discussed ways to better advertise the work of the committee and get public input.

MOTION: H. Burnham moved to adjourn with a second by G. Foster. Motion passed unanimously. Meeting was adjourned at 9:15.