

DRAFT
Town of Raymond

COMPREHENSIVE PLAN COMMITTEE-PLANNING BOARD WORKSHOP MINUTES
Wednesday, January 7, 2004

CPC-MEMBERS PRESENT: Brad McCurtain, Chairman; Ben Levy; Harold Burnham; Greg Foster; Jean Carter; and Jim Stephenson

PB-MEMBERS PRESENT: Will Haskell, Chairman; Erika Frank, Vice-Chairman; Debi Davis; Travis Sullivan; Patrick Clark

STAFF PRESENT: Rich Rothe, CPC Consultant; Jack Cooper, Code Enforcement Officer; Paul White, Assistant CEO; Karen Strout, Secretary

1. **Call to Order:** Brad McCurtain opened the workshop at 7:10 PM.
2. **Introductions:** Everyone was asked to introduce him or herself and give their positions.
3. **Purpose:** B. McCurtain commented that this was an opportunity for both groups to share information, which would help with the redraft of the Comprehensive Plan.
4. **Overview:** Jim Stephenson gave an overview of the public input process that led to the formation of the Comprehensive Plan. They made every effort to meet all stakeholders through town meetings, surveys, emails, and displays at town functions. They became aware of peoples' concerns about the rural character and rapid growth of the Town of Raymond. CPC also attended workshop meetings with The Lakes Region Comprehensive Plan Committee, DOT, COG, and other towns in the area.
5. **Discussion of Maps:** Bob Faunce, Town of Raymond Planner, showed the development of the growth of the Town of Raymond from 1892-2001 through a series of maps. Early growth is shown along the roads, not in subdivisions. In later years more and more development has occurred in the rural areas leading to sprawl. The "measles" map was passed around. This map showed what growth might look like in 2026 if the present rate and pattern continued.
6. **General Discussion:** It was generally agreed that the CPC wants to alter the growth plan predicted by the "measles" map. This would be the basis for the following discussion.

B. McCurtain commented that at the recent public hearing the CPC had received some unfavorable comments on the possibility of building caps and increased lot sizes in the rural zones.

B. Faunce was asked to explain the open space provision of the Land Use Ordinance and how this might address the issues of concern.

Other suggestions offered by the group to address these issues included but are not limited to the following: not accepting roads, caps on permits and/or differential caps, purchasing development rights, larger front yard setbacks, vegetative buffers, 10 acre zoning, and incentives for designated growth areas.

It was generally agreed that the designated growth areas, which have the infrastructure, needed to include more incentives and improvements to attract growth.

B. Faunce, in an attempt to summarize the meeting, asked for a vote on the concept of differential building caps and increase lot sizes for the rural area.

10 acre lot- 4 yes

5 acre lot- 6 yes

No change at all –2 yes

The meeting ended at 9:15 PM

Karen Strout

Recording Secretary

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