

DRAFT
Town of Raymond
COMPREHENSIVE PLAN COMMITTEE MINUTES
Monday, October 1, 2002

MEMBERS PRESENT: Jim Stephenson, Chairman; Ben Levy; Charlie Turner; Harold Burnham; Greg Foster; Denis Morse; Louise Lester

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

GUESTS: Jack Cooper, CEO

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

J. Stephenson opened the discussion by explaining to J. Cooper where the committee was regarding working on housing issues and their interest in gaining some insight from him and the Planning Board regarding housing issues in town. He then turned the meeting over to R. Rothe.

R. Rothe asked for thoughts from J. Cooper regarding housing issues. J. Cooper stated that he has seen the value of housing and property skyrocket in the last several years. Many older and smaller houses are being purchased, torn down, and replaced with larger homes. He believes that this type of market is squeezing out long-term residents. It might be helpful to reduce the density in VR1 from the current 60,000 ⌘ (square feet) requirement for single-family homes with each additional unit requiring 15,000 ⌘ (square feet). In VR2 the minimum acreage is three acres. This district extends from Route 121 (Meadow Road) to Route 302 (Roosevelt Trail). For reduction to occur though, we need sewer.

B. Levy asked if there were statistics on rise in values and where that was occurring. J. Cooper responded no, but that he sees the sales come through town hall and the costs associated with building permits. B. Levy stated that this is no different than anywhere else. J. Cooper added that he felt that Raymond's location, half way between Portland and Lewiston/Auburn makes it a very desirable place to live.

The committee discussed the requirements for septic systems and if there could be a lot reduction based on the square footage required for a system. J. Stephenson mentioned that he thought the state would allow a lot down to 20,000 ⌘ (square feet). R. Rothe added that it is based on soils type. The discussion continued about lot sizes and tax revenue from property. R. Rothe noted that many times the minimum lot size may be say 1 acre but the average lot size is many times much more due to the market and desirability of property.

D. Morse discussed at length with the committee the need for affordable housing for public safety workers. He reviewed the requirements in Windham for accessory apartments:

- One bedroom
- Utilities tied to primary residence
- Size restricted

He continued that something in the village area would be feasible to add additional housing. To add multi-family homes would have to be torn down and re-built. He feels the current in-law requirements are too restrictive.

The committee discussed expanding the VR1 district. J. Stephenson mentioned performance standards as a method to size lots rather than a minimum lot size. Discussion continued about:

- What parts of town permit apartments (VR1), duplexes (LRR1 and LRR2)
- Rationale behind VR1 (it was the historical village and was expanded to include Gore Road)

- VR2 was created to accommodate manufactured home parks

R. Rothe summarized the suggestions:

- Changing in-law to accessory apartments in the growth districts or some new district
- Allow duplex on same size as single-family if served by town water, could expand as water line expands

R. Rothe asked the committee “Who is moving to Raymond?” J. Cooper answered mostly higher income. R. Rothe asked if there is a district where a single-wide manufactured home could be placed. J. Cooper answered in the RR and R districts.

D. Morse expressed his concerns about outlying areas becoming more developed. The flat areas have already been developed and now driveways are longer and steeper, creating situations where service for public safety purposes becomes more difficult. He continued that if existing homes are torn down for new housing rents will go up.

J. Stephenson suggested duplexes in LRR1, LRR2, and VR1. D. Morse responded that there should be options in the whole town for affordable housing.

H. Burnham suggested going back to look at subsidizing housing.

C. Turner expressed his continuing concern for protection of the aquifers that exist underneath a lot of the developed land. He is concerned that where there is town water, the water is not being removed and then replaced through leach fields. J. Stephenson suggested that septic systems are designed to protect the water. J. Cooper added by explaining the standards. Discussion continued about how the effects to aquifers and water quality are measured and monitored. It was mentioned that nitrates and phosphorus are key signifiers. R. Rothe added that the state has had minimum standards for about 30 years for septic systems and there are very few reports of contaminated wells from septic effluent.

L. Lester suggested using the accessory apartment idea town-wide. C. Turner felt that in the end that could become a problem. H. Burnham thought from an environmental standpoint it would be better to spread housing around town.

R. Rothe suggested that the town has to make an honest effort to address affordability. J. Stephenson added that the discussion seems to get back to concerns about the impact to the school system instead of providing housing.

H. Burnham offered allowing farm housing and to encourage large agricultural operations where housing could be provided on-site. One hundred acres could support 3 or 4 families.

J. Stephenson mentioned the idea of allowing businesses to have an accessory apartment for the owner or employees.

Discussion regarding Jordan Bay Place focused around the lessened density and lack of on-site management.

R. Rothe wrapped up the discussion and indicated that he would bring back a list of added ideas to the next regular meeting and that housing should be wrapped up at the meeting or be tabled so that the committee could move on to other issues. The schedule was discussed and the next meeting scheduled for October 8th at Jordan-Small.

MOTION: The Committee adjourned at 8:40 p.m.

Next meeting is Tuesday , October 8, 2002 7:00 p.m. at Jordan-Small.+-