

COMPREHENSIVE PLAN COMMITTEE  
Wednesday, October 17, 2001

MINUTES

ATTENDANCE: Jim Stephenson, Chairman; Jean Carter; Harold Burnham; Priscilla Rand; Charlie Leavitt; Charlie Turner; Greg Foster; Dana Desjardins; Bruce Sanford; Chris McClellan; Brad McCurtain; Rick Seeley, GPCOG Representative; Denis Morse, Fire Chief; Don Willard, Town Manager; and Louise Lester.

1. Call to order. Jim Stephenson called the meeting to order at 7:10 pm at the Town Office.

2. Approve the Minutes of September 26, 2001.

MOTION: Jim Stephenson motioned to accept the Minutes as written. There was a second.

VOTE: Unanimous.

3. Reports from subcommittees.

DISCUSSION: Dr. Stephenson said the Committee should review the strategy of their work and the subcommittee's results to date. He suggested that one member of each subcommittee should meet weekly to bring the entire information together toward a cohesive document to aid with the grant application. He thought that the grant proposal items A and B are almost finished with some refinement. There was discussion about getting updated area maps showing growth etc. It was felt that O'Donnell Associates might be able to help in disclosing new housing. Chief Morse said the factor of seasonal cottages being converted for year-round use should be studied. Dr. Stephenson felt there was a need to discuss emerging issues/problems in Raymond to get a handle on what the next ten years and beyond will look like. He thought that breaking into smaller groups for discussion and then coming together to discuss the findings would be helpful. Mr. Seeley said that the application should state the reasons why some items were not accomplished from the 1991 Plan. He said to start with Land Use and designate the growth areas seeing whether they are in the expected areas and to what extent. He wanted to include the residential units and whether they are single family or multi-family.

Dr. Stephenson said the update will require a needs assessment and how the grant funds will be used in order to complete the grant application. Mr. Seeley said to look at the inventory and analysis and compare what has happened and how it will be dealt with. Dr. Stephenson reiterated that they should review the inventory and analysis in subcommittee or individually and then talk about it at their next meeting which can be found in the 1991 Plan under #5. Mr. Seeley noted that the DECD grant statement should be out January 2002 or earlier with a seven or eight week window for application submission which will make it February. He said that because of State finances the date might be moved up. They also might increase the matching funds to 50% instead of the current 33.3%. Dr. Stephenson said they should talk how best to utilize the Committee's funds. Mr. Seeley said the focus should be on 1) technical assistance, 2) survey development and tabulation, 3) neighborhood planning, 4) how the Committee sees Raymond proceeding, 5) inventory update from the last Plan, 6) policies to use to formulate the new Plan, 7) resulting ordinances which are defensible, and 8) that the Plan is consistent with the Growth Management Law. He continued that important for the Plan is public participation and technical support. Mr. Seeley said he would provide the Committee with copies of the Growth Management Law. There was discussion about the survey mechanics and associated problems. Mr. Seeley said he would get the new Comprehensive Plan manual from DECD for the Committee. Chief Morse believed that Raymond's uniqueness needed to be enhanced in the Plan and used to our advantage for this grant application. Mr. Seeley informed the Committee that he must double check but he believes that the site plan review and subdivision ordinances do not necessarily have to agree with the Comprehensive Plan. Chief Morse noted that traffic control will be a big issue because of the configuration of our roads which leave no chance for change between our lakes. Mr. Seeley said this would be a part of the needs assessment. There was discussion about limiting sprawl and the development of open land preservation. Mr. Foster was opposed to limiting the use of land in perpetuity because it would take the possible use of that land away from our descendants. Mr. Seeley noted that he had about 16 more hours to use in Raymond and felt his time should be used for the review of what has been put together and development of the budget plan and application for the grant.

#### NEXT MEETING:

November 7, 2001 at 7:00 pm at the Town Office for full committee.

November 28, 2001 at 7:00 pm at the Town Office for full committee.

Subcommittee on Housing next Monday, October 22, 2001 at 4:00 pm at the Town Office.

Other subcommittee meetings to be announced.

COMMITTEE MEMBERSHIP: Brad McCurtain will meet with the Housing Committee.

4. Recommendation from Rick Seeley of how to proceed from here.  
See discussion above.

NOTE: Dr. Stephenson asked that all subcommittees please complete their work for the next meeting on November 7<sup>th</sup>.

5. Adjourn. Jim Stephenson adjourned the meeting at 9:50 pm.

Louise H. Lester  
Acting Secretary