

DRAFT
Town of Raymond
COMPREHENSIVE PLAN COMMITTEE MINUTES
Monday, June 23, 2003

MEMBERS PRESENT: Jim Stephenson, Co-Chair; Harold Burnham; Ben Levy; Charlie Turner; Jean Carter; Louise Lester; and Chris McClellan

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

1. **Call to Order:** Jim Stephenson called the meeting to order at 7:15.
2. **Minutes:** The May 19, 2003 minutes were reviewed and discussed. J. Stephenson moved to approve the minutes with the following corrections:

- ◆ On Page 2 the motion to read "...minimum lot size reduced to 43,560 square feet, the road frontage requirement to be reduced from 225 feet to 100 feet along private roads. Lots fronting on town or state numbered roads shall be required to have 225 feet of frontage."

The motion was seconded by B. McCurtain and passed unanimously.

The June 9, 2003 minutes were passed unanimously.

3. **Discussion on Founders Day Presentation:**

J. Stephenson noted that the booth was a success. H. Burnham assisted in manning the booth and it was well attended.

4. **Casco Town Meeting:**

J. Stephenson reported that he and J. Carter had attended the Casco meeting of the approval of their Comprehensive Plan. He indicated that there was little discussion. He brought along copies of some of the handouts for the Committee to review.

5. **Continuation of Zoning Discussion:**

R. Rothe noted that they should continue the discussion regarding the expansion of the VR1, C, and I districts and perhaps look at the Shoreland Districts as well. R. Rothe noted that there revised maps from Elisa for the districts. The committee discussed changes to LRR1. For the commercial district the boundaries on the map are not accurate. J. Stephenson mentioned that a study of the 302 area might include traffic issues, ingress/egress, and signage. Regulation changes might include shared curb cuts, architectural review, and performance standards. He feels there was a clear directive from the neighborhood meetings to look at encouraging "low impact" businesses.

In 1998 there was an effort to expand the Commercial District and allow light industrial uses. The Selectmen and Planning Board voted against the proposal.

The Committee discussed appointing a sub-committee to further identify the goals of the town regarding commercial districts and to make recommendations to the Committee regarding the best methods to achieve those goals.

A discussion ensued at length about the validity of comments collected and sentiment expressed through various survey methods during the Comprehensive Plan update. Rich Rothe reminded the committee that the budget limits the ability of the town to collect data and that most towns use similar methods to collect information regarding the desires of the residents.

After much discussion a sub-committee was appointed as follows on a 3-2 vote with 2 abstentions: Jim Stephenson, Chris McClellan, Harold Burnham and Amanda Simpson as an advisor. The Committee requested that the work be completed within a month and that a written report be submitted prior to it being discussed at a future meeting.

R. Rothe turned the discussion to the industrial districts. They have been created to accommodate specific businesses as allowed in the zoning ordinance.

The Committee discussed the large interior rural areas briefly.

6. Next Meeting: The next meeting will be July 14 at Town Hall and will include discussion on changes to the rural districts.

7. Adjournment: The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Amanda L. Simpson, AICP