

DRAFT
Town of Raymond
COMPREHENSIVE PLAN COMMITTEE MINUTES
Monday, July 14, 2003

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

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

1. **Call to Order:** Jim Stephenson called the meeting to order at 7:04.
2. **Minutes:** J. Carter moved to approve the minutes of July 28th with the following corrections: add L. Lester to list of members present. L. Lester seconded the motion and it passed unanimously.
3. **Plan Draft:**

R. Rothe noted that the draft had been mailed out and

325	between 2 and 3 acres
232	between 3 and 4
92	between 4 and 5
138	5
64	6
50	7
65	between 7 and 10 acres
20	100 acres or more

Most lots being created are by splits and are at the minimum acreage. John believes if the zoning minimums are increased the market will respond.

C. Turner discussed what direction Raymond is heading in and that he is in favor of increasing lot sizes, perhaps LRR1 from 2 to 3, RR from 2 to 4, and R from 3 to 5. C. Turner continued that with development pressure reducing density would be a good idea.

B. McCurtain arrived at 7:40 p.m.

C. McClellan suggested going to LRR1 at 3, RR at 5 and R at 10. H. Burnham noted that perhaps then we would attract owners who desire large lots. A. Simpson noted that with the development pressure as it is now, as long as lot prices are reasonable within the regional market, growth in Raymond will not slow down no matter what occurs with lot sizing. Raising density will affect the total number of lots able to be developed, not the rate in which it occurs.

Preserving land for park use was discussed. J. Carter noted that cities preserve small tracts. J. Stephenson stated that without an aggressive plan to protect desired tracts the town will lose the battle.

R. Rothe asked to focus back on the rural districts. J. Stephenson noted that it would make sense to focus on changes that would maintain rural character such as increased frontage and setbacks, require buffers and shared driveways.

B. McCurtain stated that he agrees that increasing lot size will have an overall effect but will not limit the number of new dwellings in the short term. Maybe the town should look at ways to make subdivision easier so owners would not do individual splits but rather a comprehensive subdivision plan for their property. Cluster subdivision was discussed regarding the attractiveness of it for planning and land use but it not being favored in the market.

Continued discussion of changes included increasing the frontage to 300 feet in R and LRR2. Also discussed was the likeliness of certain changes to be passed at town meeting. H. Burnham noted the importance of a good public relations campaign for any changes.

C. McClellan moved to recommend the lot sizes be increased in LRR1 from 2 to 3 acres, in RR from 2 to 5 acres, and in R from 3 to 10 acres. All existing lots would be permitted to use current acreage for density application only if a cluster subdivision was approved through the Planning Board. C. Turner seconded the motion. Motion carried 6-2 with 1 abstention.

4. Next Meeting: The next meeting will be July 28 at the Public Safety Building if available.

5. Adjournment: The meeting adjourned at 9:10 p.m.

Respectfully submitted,

Amanda L. Simpson, AICP