

Approved
Town of Raymond
COMPREHENSIVE PLAN COMMITTEE MINUTES
Monday, May 19 2003

Members Present: Jim Stephenson, Chairman; Brad McCurtain, Co-chairman; Rich Roth, Planner; Chris McClellan; Harold Burnham; Charlie Turner; Jean Carter; Ben Levy; Louise Lester. Others Present: John Rand, Raymond Conservation Commission, John Brennan, Town Office and Library Building Committee; Brian Walker;

1. Call to order: Jim Stephenson called the meeting to order at 7:09 PM.
2. Minutes: After a short discussion Charlie Turner motioned to accept the minutes of the April 28th. Second by Jim Stevenson. Unanimous to accept as written.
3. May 27th meeting; After a brief discussion of this date following Memorial Day, Ben Levy motioned to cancel the 27th meeting. Second by Louise Lester. Motion passed unanimously.

At this point, Jim turned the meeting over to Rich Roth. Rich provided an overview of the recent Land Use Workshop held in Naples. He highlighted discussions of tools, including growth caps, impact fees, zoning and open space regulations, all of which appear to have good and bad points. The speakers of the evening suggested using all the tools, but were less enthusiastic about moratoriums. Impact fees were discussed at length by committee members. John Rand offered his rendition of the meeting, quoting a term, "severe public harm". Brad suggested the possible need of regional planning, citing an example of traffic issues that effect many towns and are influenced by the residence of many town. Discussion continued with Jean suggesting inviting landowners with greater than ten acres to the comprehensive plan meeting. Harold suggested the possible need for a regional comprehensive plan.

Discussion shifted to a review of the survey questions answered by people at the Raymond Town Meeting. Brad said 44 people responded and handed out a summary of the answers. He also had a note on one survey regarding taxation and what are we (apparently the comp plan committee) doing. This resident also requested that a committee member to call him. Greg volunteered to call this person.

Discussion returned again to growth tools, focusing on lot size. Larger minimum lots sizes seem attractive to many members, however there may be problems with townspeople accepting larger lot. The discussion evolved into addressing the comprehensive plan in regard to lot sizes in VR I and II districts. Rich suggested that the current 60,000 square feet (just under 1.5 acres) and 225 foot road frontage is excessive for VR I, a growth zone, and suggesting that members consider reducing both. The VR II growth district is even more restrictive with a 3 acres lot minimum size. Rich also stated that the State requires a minimum of 100 feet between a sewage system and a well. In addition, without public sewer or water, the state minimum lot size is 20,000 square feet.

Discussion of reduced lot sizes focused on the VR I district. John Rand entered the discussion expressing concern over small lots and the potential to pollute wells and water, stating that he is not comfortable with lots under one acre. He also stated concerns over soil types and that because of the location of Hayden Brook there is a threat to the brook and Panther Pond. He added that nitrates and phosphorous were of particular concern and that these materials move more readily in less acidic sandy soils than is finer soils such as clay.

Motion: Harold motioned that in the VRI district, the standard be changed as follows, 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. Second by Jean Carter. The motion passes 7-1.

The next Comprehensive plan meeting is scheduled for Monday, June 9th.

John Brennan from the Town Office and Library Building Committee asked the comprehensive plan committee discuss issues of this concern sometime soon.

Meeting adjourn 9:18