

Approved  
**Town of Raymond**  
COMPREHENSIVE PLAN COMMITTEE MINUTES  
Monday, June 9 2003

**Members Present:** Jim Stephenson, Chairman; Brad McCurtain, Co-chairman; Rich Roth, Planner; Chris McClellan; Harold Burnham; Charlie Turner; Jean Carter; Ben Levy.

**Others Present:** John Rand, Raymond Conservation Commission.

1. **Call to order:** Jim Stephenson called the meeting to order at 7:12 PM
2. **Minutes:** Rich circulated minutes that he created for April 19. The official minutes, written by Greg, were not available.
3. Rich reviewed **growth district boundary** changes and limits of the VR II Zone. Rich iterated that a 3 acre minimum lot size is too large for a Village zone, is more typical of a rural district, and that renaming the VR II zone may be in order. The Commercial Zone is a growth district. Jim stated that a review of the Commercial Zone is necessary, due to the area limits of business already located. This problem emerged several years ago with Cabin Candlerly and will likely emerge again. Discussion continued over the Commercial Zone in the areas of increasing the district footprint and/or relaxing some of the limits within the district. The committee believed that a map with better detail of the Commercial Zone would be helpful. Brad asked if Raymond could have a no-growth Commercial Zone.
4. Harold motioned to retain the **Commercial Zone boundaries** as is. Second by Ben Levy. Discussion: Greg stated that it should be expanded. Jim believes adjustments are necessary, siting problems for businesses located next to his. Chris mentioned that businesses located between the Beach on 302 and the Casco town line are spot zoned and consideration should be given to Commercial Zoning in that area. Chris stated that a lack of commercial zoning may become a problem for these business owners for unforeseen reasons, including if they sell their business. After several more minutes of discussion, Ben called the question. **Motion:** Four voted in favor, two opposed (Greg and Chris). Jim did not vote, as he was told the chair can not vote.
5. **Village Residential II, Limited Residential, Rural Residential, Industrial**  
Chris continued her concern over the existence of businesses like Sabre Yacht and Mains Pizza, in areas spot zoned, but essentially existing outside of a commercial or industrial zone. After some discussion, Rich directed the focus of the committee onto the VR II zone. He suggested making VR II an RR zone. The difference between the two zones being that RR requires 225 feet of frontage.

**Motion:** Harold motioned to **change the VR II zone to mostly RR zone and the remainder to a VRI zone.** Second by Jean Carter. Discussion: A discussion developed around the differences in the VR II and RR zone and concern over whether the more restrictive RR zone may not be friendly to some land owners. Jim asked that in the minutes it be stated that the intention of the Comprehensive plan committee is to “not to prohibit retroactively any approved land use that would be more restrictive than the existing zone.” A

discussion over “Grandfathered” lots emerged, ending with the committee unclear of how “Grandfathering” would affect lots in this zone change. Jean added that it would be at least a year before any zoning changes would take effect, giving owners advanced notice. **Motion** passed 4 to 1 (Greg) in opposition. Jean Carter abstained.

7. **LRI Zoning:** Rich lead a discussion of the limits for LRRI zoning, stating that minimum lot size is 2 acres. He also recommended delaying discussing of this zone until a detailed map is available, and directed the committees attention back to discussion of the boundaries between the former VR II (as per the committee desire) and VRI zone as per the committees desire to expand it into the former VR II zone. Brad expressed his total opposition to expanding this district, due to his belief that it will result in population growth. Discussion revolved around changes already made to VRI, including reduced minimum lot size from 1.5 acres to 1.0 acres. Brad continued his concern over the re-zoning effort stating that all the committee has done is increase the opportunity for growth. Discussion continued over the rural zone and expanding the minimum lot size in this zone.
8. **Public Hearing:** Brad stated that the next scheduled meeting is a public hearing, asking if we are staying on this schedule. Rich said the committee is not ready for a public hearing and the next meeting should be a committee meeting.
9. The next Comprehensive Plan meeting is scheduled for June 23rd, at the Town Office. Topic, more on zoning changes.
10. Brad asked about the effort the committee needed to make to get landowners that are “Greg type” thinkers to a meeting. Greg stated that he had made no effort to arrange such, as he was not sure how the committee wanted to handle it. Jean stated that we need a list of landowners.
12. **Bicentennial:** Is anything planned for the Comprehensive Plan Committee to display on the 21st of June?
13. Harold brought to the attention of the committee, an article called Ecovillage in the publication Mother Earth News. It is about cluster housing and suggested members read it, offering to circulate his copy.
14. Greg reported of his conversation with a Raymond Citizen who asked for the Comprehensive Plan Committee to contact him, as noted on his Comprehensive Plan survey at the town meeting. Greg stated that the individual was not happy with tax increases and has an issue with the process of accepting private roads as public, citing a problem with a particular developer in Raymond. Greg told the citizen of the comprehensive plan committee’s objectives, of which are not necessarily to raise taxes. He also advised that the person be involved with town politics, suggesting he attend town committee meetings, including the Comprehensive Plan committee.

Meeting adjourn 9:28