



**Comprehensive Plan Committee
Minutes**

September 7, 2022

6:30pm – Meeting

At Broadcast Studio & via ZOOM

Committee Members Present: John Clark, Kaela Gonzalez, Peter Leavitt, Bradley McCurtain, Frank McDermott, Shawn McKillop, Danelle Milone, John Rand, Jackie Sawyer

Committee Members Absent: Greg Foster

Town Staff Present:

Don Willard, Town Manager

Chris Hanson, Assistant Code Enforcement Officer

Sue Look, Town Clerk

1) **Called to order** at 6:30pm by Town Clerk Look

2) **Election of Officers**

a) Chair

Nomination of Peter Leavitt and Kaela Gonzalez as Co-Chairs (rather than having a chair and vice-chair) by Mr McDermott. Seconded by Mr Rand.

Both Mr Leavitt & Mrs Gonzalez are willing to serve.

Unanimously approved

b) Vice Chair

3) **Minutes of Previous Meeting**

a) August 25, 2022

Motion to approve as presented by Co-Chair Leavitt. Seconded by Mr Rand.

Unanimously approved

4) **New Business**

a) Review 2004 Comprehensive Plan

Thanks to the writers of the 2004 Comprehensive Plan, it is quite a detailed document. It also shows that this committee has a good deal of work to do. The committee should

review the Title 30-A Growth Management Plan.

The committee discussed various planners that we could send the RFP to when it is ready.

Some discussion about 2020 Census data released thus far and the sub-division plans already begun in Raymond. Recently there was added a sunset clause on sub-division plans, after 5 years they must make updates and usually go before the Planning Board again.

The 2004 Plan is a great model and will probably need to have a chapter or two added. Add to the history that there were people in Raymond before it was founded.

The Committee needs to gather information about the community and educate the community. This is the community's plan, and we need to gather their opinions.

Now there are many views of affordable housing – duplexes, multi-generational homes, tiny houses, etc. – not just trailer parks as listed in the 2004 Plan. There are plans for sub-divisions in Raymond, but the developers seem to be moving cautiously.

Discussion about going out to Lake Association meetings, Road Association meetings, etc. to get their opinions.

b) Discuss Top 3 Items Each Member Feels is Important to the Community

Ms Sawyer – Natural Resource Protection, drinking water – Affordable housing options – Transportation related to a green belt system, pedestrian and bike friendly, make a loop of the Main St sidewalk, make Rt 85 safer to walk.

Mrs Milone – Zoning development to increase the people and maintain the rural character of Raymond – Businesses without becoming Windham – Outdoor recreation

Mr Rand – Natural resource land conservation and water quality – Affordable housing – Climate preparedness

Mr McCurtain – Identifying and reaching out to stakeholders – Inventory what makes Raymond special – Identifying essential services, relationship with Bridgton Hospital, recreation for all ages, transportation like the Lakes Region Bus, what services should Town Hall have

Mr McKillop – Keep cannabis store fronts out of Raymond – Affordable housing without the loss of rural character – More sidewalks on Main Street and in other parts of Town

Co-Chair Leavitt – Preserve/protect the natural environment and the rural nature of Raymond, encourage more diverse housing options, town services

Mr Clark – Natural resources, PFAS, water quality, recreational potential – Land Use Policy to drive more of a downtown – Transportation and infrastructure like Internet access

Mr McDermott – Housing, a plan that will allow it to expand creatively – Transportation, public – Public facilities and services, what local people can do to help with the climate

Co-Chair Gonzalez – Affordable housing and controlled growth where people would have access to resources – Natural resources – Recreation and Community Development in general

Mr Foster (via email read by Town Clerk Look) – Shoreland Zone size – move toward

the State minimums, Multi Family Housing, Current use property taxes/restructured property taxes

Town Manager Willard – Natural resources balanced with quality of life and quality of place with good ordinances – Sustainability – Broadband, all while paying attention to the tax rate

Assistant CEO Hanson – Natural resources – Infrastructure to grow the commercial district and add jobs, sewer system on 302, allow apartments above businesses, a bypass to Route 85, expand the width of the commercial zone to allow for a convention center, shops, etc.

c) Discuss Questions/List to Ask Citizens to Answer/Prioritize via Paper Survey

- At Election 11/8/2022
 - 1) Short and easy and then later a more comprehensive survey
 - 2) Possibly a poster board with stickers, should be manned for questions, maybe 5 categories and give people 2 stickers
- In October Roadrunner
- At Town Office
- On Town Website
- Advertise on Facebook Page & Electronic Signs

Preliminary Survey

What are your priorities now and 10 years from now?

Ask for email addresses

Let the public know that this is just the beginning.

Maybe make a book mark.

Possibly involve students, art contest, name the 2022 Comprehensive Plan effort, etc.

Co-Chair Gonzalez will come up with a draft to go over at the next meeting.

d) Set Dates for Tours of Raymond via Bus and Boat

Bus – Monday-Friday anytime with at least a week's notice or Saturday afternoons starting Sept 24th

Boat – Tues Sept 13th or Thurs Sept 15th after between 10am & 3pm – we may need a 2nd boat or make 2 trips for everyone, Ms Sawyer could get a 2nd boat

Committee members will email Town Clerk Look their availability.

e) Set Agenda for Next Meeting (if no Chair elected)

Draft RFP for next meeting

5) Public Comment – none

6) **Comp Plan Committee's Comment**

Co-Chair Leavitt – We have heard a lot about urban creep/sprawl. 3.5 million square miles in the US and 99% live on less than 8% of it, just a thought. Raymond is the land of the land locked salmon because the Presumpscot River was dammed, trapping the salmon in Sebago many years ago. This ruined the fishing for the original inhabitants, but the government at the time (in Boston) refused to remove the dams.

7) **Adjournment**

Motion to adjourn at 8:36pm by Co-Chair Leavitt. Seconded by Mr McDermott.

Unanimously approved

Respectfully submitted,

Susan L Look, Town Clerk