



**Comprehensive Plan Committee
Minutes**

July 19, 2023

6:30pm – Meeting

At Broadcast Studio & via ZOOM

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

Committee Members Absent: Greg Foster

NSP Staff Present:

Kate Burch, Planner

Town Staff Present:

Sue Look, Interim Town Manager & Town Clerk

Town Staff Absent: Chris Hanson, Assistant Code Enforcement Officer

1) **Called to order** at 6:30pm by Co-Chair Gonzalez with a quorum present

2) **Minutes of Previous Meeting**

a) June 7, 2023

Motion to approve as presented by Mr McDermott. Seconded by Mrs Millone.

Unanimously approved

3) **Old Business**

a) Update of Election Day and Association Meetings – Passing out Business Cards

Co-Chair Leavitt – 46 voters were spoken to in 2 hours at the polls. Not one of them knew anything about the Comp Plan update going on now. Very good conversations. Also attended RWPA Annual Meeting and gave out business cards and spoke, and Crescent Lake Watershed Association, and the Executive Director of Age Friendly Raymond – Sheila Bourque – who shared a survey that was done in 2019 and answered by over 300 people. [Final-Report-5-25-19.pdf \(agefriendlyraymond.org\)](#)

Mr Rand attended a Road Association meeting via ZOOM in mid-June and spoke for about 5 minutes about the Comp Plan and the online survey.

Discussion of the ending of the RTP bus stop in Raymond and the Select Board is encouraged to reconsider supporting the bus at the full level.

b) Update of Contact List

The Corporation List that Mrs Millone obtained from the Secretary of State's Office has been incorporated into the contact list.

c) Discuss Sebago Lake Boat Tour Impressions

Assistant CEO Hanson did a great job being our tour guide, explaining the various rule changes over time for waterfront development. It would be good to view the forested land on the Cape at some time. Possibly explore having a public use trails/water access area on the Cape. The beauty of Sebago shoreland in Raymond compared with other municipalities and the scar of the large violation stood out. For the future, there is risk of more development where the large camps currently are when the value of the property outstrips the profitability of the camp, and we should be mindful of this. Discussion that the Town should proactively approach the camps to buy their properties or at least have first refusal or possibly a conservation organization. Possibly have a land preservation commission to look for money from donors/grants to be positioned to buy larger acreage properties. Possibly an impact fee, or sell carbon credits.

d) Update of Department Head Interviews

Co-Chair Leavitt met with Public Works Director White and Fire Chief Tupper and Assistant Fire Chief O'Connor today.

North Star would like to have these meetings wrapped up by the end of August.

The list of Department Heads is:

- Don Willard - Town Manager - don.willard@raymondmaine.org - 650-9001
Waiting until the end of August in hopes that he has returned.
- Nathan White - Public Works Director - nathan.white@raymondmaine.org - 653-3641 - Completed by Peter
- Bruce Tupper - Public Safety - bruce.tupper@raymondmaine.org - 655-1187 x207 Completed by Peter
- Allison Griffin - Librarian - allison.griffin@raymondvillagelibrary.org - 655-4283 - Frank and Kaela
- Joe Crocker - Parks & Rec - joseph.crocker@raymondmaine.org - 894-4327 - Jackie
- Charisse Keach - Finance - charisse.keach@raymondmaine.org - 655-4742 x123 - Kaela and Shawn
- Peter & Shawn would also like to reach out to the Planning Board and Budget-Finance Committee chairs.
- Curt Lebel - Assessing - curt.lebel@raymondmaine.org - 656-2391 - Kaela
- Alex Sirois - Code Enforcement - alex.sirois@raymondmaine.org - 655-4742 x160 - John C. and John R.
- Sue Look - Voting & Front Office - sue.look@raymondmaine.org - 655-4742 x121 - Danelle (plans to also contact Town Attorney).

4) **New Business**

a) Summer Survey

- Strategize additional places and methods to share the survey and get more responses.
 - 1) We can plaster the QR code all over town.
 - 2) ADD TO TOWN SIGN & WEBSITE
 - 3) ADD TO PARKS & RECREATION FACEBOOK
 - 4) PRESS RELEASE INTO PAPERS
 - 5) On counters at businesses and at the library
 - 6) PTO
 - 7) Windham Raymond Buy Nothing group
 - 8) I Boat on Sebago group
 - 9) Possibly offer \$1 off a coffee or ice cream if they do the survey
 - 10) Local events – with Parks & Recreation, Farmer’s market, boat inspection stations, etc.
- Only 70 odd responses thus far with a goal of around 400. It can remain open for a couple more months.
- Trying to exhaust the free options first.

b) Check in on Committee Data Collection Assignments

Covered under Department Head Interviews.

c) Review of Chapters

- Population & Demographics
- Historic & Archaeological Resources
- Natural Resources

The majority of the chapters will go to the committee and the Town at the same time to keep the process going, except for a few chapters that need Town input first. Often the portions that the committee will question are those there due to State requirements.

The committee members can make notes for suggested changes or can send suggestions to either Kate or Sue.

The committee will review the chapters as will the Town Staff and then there will be public events scheduled for “what we have learned” sessions with the public. We need to avoid the week of the Election and then we run into holidays, so it may be that these begin in early 2024 or just before Thanksgiving. Vision themes and data highlights will be at the first public meetings, but for this we need more survey input if we are to begin the public meetings in October.

In general, the US Census is very accurate data, but since there was a pandemic in 2020 this census may be a bit less complete.

The American Community Survey is where they reach out to statistically significant number of people around the country to survey and then produce 5- and 10-year estimates into the future. Since Raymond is small it only has 5-year estimates, so the last was in 2016 looking forward to 2021.

How are residents determined? With the tax list it is an assumption that if they have a non-Raymond mailing address, for example. North Star will have several estimates of residents due to the various sources of data and their assumptions. Or the data will be presented as a range.

There will be implications or conclusions based on the data included in the final report. If the committee has suggestions, please note them as we go.

Great draft of the chapters!

Possibly using bedrooms is not a good way to rate a septic system since you could have 100 people in 1 bedroom. Statistics show that year-round homes in Raymond contain just over 2 people, but seasonal homes contain 9 people.

Since the committee is not writing the chapters, the committee members should be able to read through each. There will be changes once they are taken out to the public.

Possibly make the public meetings a fun event – serve cookies, wrap gifts for Christmas, etc.

5) Next Meeting Date

- a) August 2, 2023 – this is only 2 weeks away and the agenda will need to be set next Tuesday, July 25th

6) Public Comment – none

7) Comp Plan Committee's Comment

Co-Chair Leavitt discussed the Age Friendly survey and the number one issue then was the lack of public transportation and the video of the children and the boat tour are excellent.

Possibly have another with a “man on the street” point of view, kids on the beach, etc.

8) Adjournment

Motion to adjourn at 8:21pm by Mrs Millone. Seconded by Co-Chair Leavitt.

Unanimously approved

Respectfully submitted,

Susan L Look, Town Clerk