



Comprehensive Plan Committee Minutes

February 7, 2024

6:30pm – Meeting

At Broadcast Studio & via ZOOM

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

Committee Members Absent: none

NSP Staff Present:

Kate Burch, Planner

Sam Speikes, Planner

Town Staff Present:

Sue Look, Town Manager & Town Clerk

Chris Hanson, Assistant Code Enforcement Officer

1) **Called to order** at 6:30pm by Co-Chair Gonzalez and there is a quorum

2) **Minutes of Previous Meeting**

a) January 3, 2024

Motion to approve as presented by Mr Rand. Seconded by Mr Foster.

Unanimously approved

3) **Public Comment**

Denis Morse spoke pertaining to 302 traffic which also backs up traffic on Main Street and suggested looking at adding traffic lights. Also look at adding solar panels as was presented by Revision Energy. In-law apartments have been diluted so it is difficult to increase the affordable housing in town. Open Annual Town Meeting should be reinstated, that is how the Public Safety building was built. Especially for large projects. It gives understanding. JSMS will revert to the Town in 2027 and there is also the Karpoe property that has been offered to the Town. Recommended that the committee watch the Budget meetings coming up.

4) **Old Business**

a) Recap and Initial Results of January 20, 2024 ,Workshop – North Star Planning

Thanks to everyone who helped.

64 people were at the in-person workshop, including 9 committee members
 57 responses from the online survey

The following were the highest votes:

- The lakes and waterfront areas were the most important places to protect
- Main St and the Village were the places for growth and development
- Webbs Mills Rd was considered the most unsafe to bike/walk
- Egypt Rd, 302, and Cape Rd were considered too busy
- Community Connections was important for seasonal and year-round residents
- Raymond needs more restaurants
- Raymond needs a community center
- Raymond needs a variety of housing types, but most want single-family homes
- Raymond should have more sidewalks and bike lanes

Mr Rand met a few folks who were interested in becoming a volunteer.

Mr Foster learned where the bypass is going from Enterprise Dr (in Windham) to Patricia Ave and then go across country to Webbs Mills Rd. Honey Hill development could possibly be connected to Patricia Ave with water and power. Either of these would help relieve traffic on 302 and give a better route to Gray. This is the Village-Residential Zone which can have higher density housing. Growth should be near services so people don't have to travel great distances to get anywhere. We don't have any off roads developed in a way that is planned so we can have all these services. We would eventually need sewers. Mr Hansen explained type of sewers/waste disposal being utilized in some parts of Windham to treat the water to be "potable", yet you wouldn't want to drink it. He continued that he would like to see a light and Enterprise and 302 in Windham. He further explained that Windham is working on that but they haven't quite triggered the number of trips per day to get approval.

b) FY 2024-2025 Budget Request

| BUDGET CALCULATION | |
|--|---------------------|
| TOTAL NORTHSTAR CONTRACT | \$ 96,920.00 |
| PAID TO DATE | \$ 47,689.37 |
| REMAINING TO BE PAID | \$ 49,230.63 |
| | |
| BUDGET REMAINING FY 2023-2024 | \$ 25,000.00 |
| REQUIRED FOR NORTHSTAR | \$ 24,230.63 |
| | |
| ALLOCATION FOR INCIDENTALS | \$ 4,923.06 |
| ALLOCATION FOR MAILER | \$ 3,500.00 |
| ALLOCATION FOR YARD SIGNS | \$ 506.40 |
| ROUNDING | \$ 39.91 |
| TOTAL REQUEST FY 2024-2025 | \$ 33,200.00 |
| | |
| FY 2023-2024 OVERAGE | \$ 10,667.97 |
| ROUNDING | \$ 32.03 |
| TOTAL NEED FY '23-24 & '24-25 | \$ 43,900.00 |

- Action Item – Vote on amount to request

Motion to request \$33,200 by Co-Chair Leavitt. Seconded by Mr Clark.

Unanimously approved

c) March Future Land Use Workshop – North Star Planning

Consists of a map and a written narrative – vision on a map, not a zoning map, but a map to guide town decisions. Need to identify future land use areas – critical rural – rural – transition – growth.

LD2003 implications – growth areas and rural areas – in a growth area lots can have 2-4 dwelling units and in rural a lot without a dwelling unit can have 2 dwelling units (if they have the acreage to do so). Either the Town needs to designate growth areas or the infrastructure (utilities) is present and can be used as growth regardless of designation. In Raymond the Village Residential, Commercial and Industrial zones are designated growth areas. Asst CEO Hansen will find the Growth Management Ordinance that was voted out several years ago.

Asst CEO Hansen continued to explain growth areas; he believes they are in VR1, VR2, C and I zones. He will check the old Growth Management Ordinance to confirm.

Mr Lockwood stated he believes the verbiage is important in the letter of LD 2003 for growth areas. The committee discussed LD 2003. They also discussed following up zoning and code requirements and presented some hypothetical examples. The Committee discussed subdivisions and the types of subdivisions.

North Star presented Maps they prepared for Gray showing growth areas. They will be following Lot Lines on Raymond's Maps.

Mr Rand spoke about there being an opportunity for three (3) Raymond Village areas given locations of downtown, Raymond Cape and this part here (Webbs Mills Road/Route 85) and they spoke of ways to develop them. They will all be shown on the maps.

5) Next Meeting Date

- a) March 6, 2024

6) Comp Plan Committee's Comment

Mr Levitt spoke about getting the growth areas to be developed.

Mr McDermott interviewed seniors and the Beautification Committee and will send in his report. Was pretty enlightening. Both the meeting with the seniors and the Beautification Committee were informative.

LD2101 is an act to strengthen state and local enforcement which would allow municipalities to stop permits and place liens for violators until the issue is resolved and paid for. Asst CEO Hansen gave a summation of what he and CEO Sirois spoke about

in Augusta. Need some way to have the Selectmen have a way to bypass an owner mistakenly cutting a tree in shoreland. There needs to be language drafted that give some leeway.

The Board discussed public input for final meeting. The next workshop will be at the Fire Station.

Mr McKillop asked about another tour of the town to see the districts. The Board discussed touring some of the Nature Preservation areas.

Mr Levitt discussed the issue of Impact Fees.

7) Adjournment

Motion to adjourn at 8:14pm by Co-Chair Leavitt. Seconded by Mr Foster.

Unanimously approved

Respectfully submitted,

Sandy Fredricks, Planning & ZBA Admin.