



**Comprehensive Plan Committee
Minutes**

May 1, 2024

6:30pm – Meeting

At Broadcast Studio & via ZOOM

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

Committee Members Absent: none

NSP Staff Present:

Kate Burch, Planner

Town Staff Present:

Sue Look, Town Manager

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

2) **Minutes of Previous Meeting**

a) April 3, 2024

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

Unanimously approved

3) **Public Comment** – none

4) **Old Business**

a) Future Land Use Results

80 people attended workshop. 135 survey respondents.

Looking at feedback for points of consensus.

The State requires that we identify Growth Areas, Transition Areas, and Rural Areas.

The Plan should also identify places to preserve, places to change, places for investments.

Key Takeaways:

- People really like Raymond – water bodies, natural resources, small-town, open space, small businesses

Issues & Concerns:

- Transportation
- Traffic
- Lack of walking/biking infrastructure
- Water quality – development near lakes
- Community gathering places
- Would like to limit new development – about 25% of respondents

John Stetson, 16 Merrill Road - asked about rural character and possibly using greenery to screen perceived “ugly buildings”, etc.

Some discussion about growth areas and State statute changes that are forcing us to grow potentially.

302 Corridor

- Has most infrastructure and commercial zoning
- Traffic issues
- Summer crowding
- Needs investment to make changes to improve traffic, safety, natural resource & quality of life
- Pre-existing businesses
- Major thoroughfare
- Already a growth area

Discussion about whether to recommend that there be “affordable housing” or any housing in the commercial zone. Concerns about adding to the traffic issues. Possibly think more along the line of sub-village areas to draw people away from Route 302.

Raymond Village

- Valued historic area along Main Street
- Community gathering places
- Parks, water access, athletic facilities
- More local businesses could fit in here
- Needs connectivity for bikes and pedestrians
- Preserve & enhance this area

Discussion about the Town buying the Karpoe – Brown property. Possibly designate it as a growth area with a significantly different plan than 302. There is town water there. Would need to think about parking if businesses were added to this area. Need trails to augment sidewalks and connect village areas. Maybe a trail along Panther Run.

Webbs Mills Rd (East Raymond Village)

- Valued historic buildings
- Public facilities – Town Office, Public Works, Schools
- Rural feel

- Scenic Views
- Needs connectivity for bikes and pedestrians
- Enhance this area and plan for community facilities, invest in road safety

Discussion that once the Town Office moves to the middle school, the current Town Office building could be part of a village center. A bit more control of this area because of the amount of Town owned land. Discussion about having more community involvement in what to do with the middle school when it comes back to the Town. If we encourage growth we will need to have more child care.

North Raymond

- Rural landscape
- Natural resources, forests, habitat blocks
- Some think there is room for development, some think limit it
- Needs traffic calming & shoulders for bikes/pedestrians
- Preserve this area as rural, investment in road safety

Discussion that large chunks of land that are designated as conservation and agricultural.

Transportation Corridors – Rt 121 & Rt 85

- People like existing pattern of single-family development
- Could be an opportunity for residential subdivisions set back from main roads and to use existing industrially zoned property for office/business, takes pressure off 302
- Needs traffic calming and road shoulders for bikes/pedestrian
- Transition area with investment in road safety

5) New Business

a) Comprehensive Plan Marketing Opportunities - June 11 Elections

Pompom survey about the middle school. 1 page information sheet about the Comp Plan.

b) Local goals & policies workshop

Kate had a handout of the goals and policies that were sent in by the committee. Need to have 3-5 priority local goals. It is a consensus process. Goals can be topic based. There is a required State list of goals and policies, and we can add local goals to it.

Top Goals & Policies

- Natural Resources – Protect
- Community – Enhance sense of community
- Transportation – Safe & accessible transportation options

Discussion that we need to balance the rural nature of Raymond with meeting the needs of all citizens. North Star will bring back the document more boiled down and collapsed into the top 3 goals. Discussion about resilience to climate changes – roads, power grid, etc. Will have draft materials at June meeting.

6) Next Meeting Date

a) June 5, 2024

7) Comp Plan Committee's Comment

Mr McKillop discussed about use of Town properties once we have the middle school. Co-Chair Leavitt talked about setting up the schedule for Election Day, going to the Budget-Finance Committee on May 16th for Capital Improvement, and Nubble Pond is basically listed by IFW at high risk for an algae bloom.

8) Adjournment

Motion to adjourn at 8:29pm by Mr McDermott. Seconded by Mr Rand.

Unanimously approved

Respectfully submitted,

Melanie Fernald, Town Clerk