



**Raymond Planning Board**  
Raymond Broadcast Studio  
423 Webbs Mills Road  
**MINUTES**  
**Wednesday, March 11, 2020**  
7:00 pm

**Present:** Mike D’Arcangelo, Bruce Sanford, Greg Foster, Chair Robert O’Neill, Vice-Chair Edward Kranich, Kevin Woodbrey

**Absent:** Kyle Bancroft

**Staff:** CEO Scott Dvorak, Contract Town Planner William Haskell of Gorrill Palmer, Contract Town Planner James Seymour of Sebago Technics, Fire Inspector Wayne Jones, Town Attorney Mary Costigan, Recording Secretary Mary Quirk

**Others:** Robert McSorely of Sebago Technics representing the Applicant, Mike Soucy of Port Harbor Marine, Attorney Keith Richard for unidentified Indian Point resident

**Call to order:** Chair Robert O’Neill called the meeting to order at 7:00pm; Quorum was declared

**Approval of Minutes (07:02)**  
February 12, 2020

Robert O’Neill asked for a motion to approve the minutes

**MOTION:** Edward Kranich so moved; Kevin Woodbrey seconded

**DISCUSSION:** None

**VOTE:** 6/0/0

**Old Business**

**Tabled Application**

**Modified Public Hearing**

**APPLICANT:** Port Harbor Holdings I, LLC  
**LOCATION:** 1328 Roosevelt TRL  
Map: 050 Lot: 043/000  
Zone: LRR1 & Commercial  
**REASON:** Jordan Bay Marina Dock Expansion

Chair O’Neill asked for a motion to remove the application from table (07:02)

**MOTION:** Greg Foster so moved; Mr. Kranich seconded

**DISCUSSION:** None

**VOTE:** 6/0/0

For details, please see Video, the official record of the meeting.

Chair O'Neill review areas and features viewed during the site walk conducted on February 22, 2020 (7:04)

Chair O'Neill opened the public hearing (07:05)

Chair O'Neill closed the public hearing (07:36)

William Haskell presented the updated information from the applicant and his analysis, thereof. Board members, Mr. Haskell, and Town Attorney Mary Costigan discussed a number of issues. (07:36)

Robert McSorley, representing Port Harbor Holdings, reviewed the project, MDEP requirements, other required permitting, Town of Raymond ordinances, updates to the original application, and addressed comments from the public hearing. (07:49)

Attorney for the applicant addressed handout from opponents and multiple comments from public. Mr. McSorley read into record communication from the Maine DEP. (08:36)

Board comments and questions to the applicant and Town Attorney. (08:40)

Chair O'Neill summarized concerns of the board and addressed them with Mr. Haskell. The Board discussed the concerns, applicant's representative, attorney, and staff. Chair O'Neill canvassed for consensus. (09:04)

Chair O'Neill asked for a motion to table the application to the April meeting (09:29)

**MOTION:** Kevin Woodbrey so moved Mr. Foster seconded

**DISCUSSION:** None

**VOTE:** 6/0/0

**Public Hearing for Potential Ordinance Revisions for the 2020 Town Meeting Warrant (09:32)**

**Open/close** 09:34

Shoreland Zoning Sec 16

**MOTION:** Chair O'Neill moved to forward to the Board of Selectmen with a recommendation for approval; Mr. D'Arcangelo seconded

**DISCUSSION:** None

**VOTE:** 6/0/0

Fines Land Use Ordinance Art 5

**MOTION:** Chair O'Neill moved to forward to the Board of Selectmen with a recommendation for approval; Edward Kranich seconded

**DISCUSSION:** None

**VOTE:** 6/0/0

Appeals Land Use Ordinance Art 6

**MOTION:** Chair O'Neill moved to forward to the Board of Selectmen with a recommendation for approval; Mr. D'Arcangelo seconded

**DISCUSSION:** None

**VOTE:** 6/0/0

For details, please see Video, the official record of the meeting.

Terms Land Use Ordinance Art 12

**MOTION:** Chair O'Neill moved to forward to the Board of Selectmen with a recommendation for approval; Mr. D'Archangelo seconded

**DISCUSSION:** None

**VOTE:** 6/0/0

District Regs Land Use Ordinance Art 4

**MOTION:** Chair O'Neill moved to forward to the Board of Selectmen with a recommendation for approval; Mr. D'Archangelo seconded

**DISCUSSION:** Mr. Foster suggestion for additional wording for clarification. The Board and Town Planner agreed to add.

**VOTE:** 6/0/0

Fire Protect Land Use Ordinance Art IV & VI

**MOTION:** Chair O'Neill moved to forward to the Board of Selectmen with a recommendation for approval; Mr. Kranich seconded

**DISCUSSION:** None

**VOTE:** 5/1/0 (Mr. Foster opposed)

Open Space Land Use Ordinance Art 13

**MOTION:** Chair O'Neill moved to forward to the Board of Selectmen with a recommendation for approval; (Unknown) seconded

**DISCUSSION:** None

**VOTE:** 6/0/0

Peddler MISC Ordinance Art IV & VI

**MOTION:** Chair O'Neill moved to forward to the Board of Selectmen with a recommendation for approval; (Unknown) seconded

**DISCUSSION:** None

**VOTE:** 6/0/0

Purpose Subdivision Ordinance Art 1

**MOTION:** Chair O'Neill moved to forward to the Board of Selectmen with a recommendation for approval; Mr. D'Archangelo seconded

**DISCUSSION:** None

**VOTE:** 6/0/0

Sign Ordinance Land Use Ordinance Art 9

**MOTION:** Chair O'Neill moved to forward to the Board of Selectmen with a recommendation for approval; Mr. D'Archangelo seconded

**DISCUSSION:** None

**VOTE:** 4/2/0 (Mr. Sanford and Mr. Foster opposed)

Business License

**MOTION:** Chair O'Neill moved to forward to the Board of Selectmen with a recommendation for approval with friendly amendment regarding exemptions; Mr. Kranich seconded

**DISCUSSION:** Concerns expressed regarding certain exemptions for home occupations. Board asked staff to include such language and qualified their recommendation on its inclusion.

**VOTE:** 6/0/0

Street Ordinance Sec 4 & 5

**MOTION:** Chair O'Neill moved to forward to the Board of Selectmen with a recommendation for approval; Mr. Kranich seconded

**DISCUSSION:** Mr. D'Archangelo requested clarification of the impact of the change on political signs

**VOTE:** 6/0/0

**Planner Communications (09:54)**

A sketch plan for next month for residential lot division

Tabled application

**Adjournment (09:57)**

**MOTION:** Chair O'Neill moved to adjourn; (unknown) seconded

**DISCUSSION:** None

**VOTE:** 6/0/0