



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
Minutes
Wednesday, March 10, 2021
7:00PM

Present: Greg Foster, Chair Robert O’Neill, Mike D’Arcangelo, Kevin Woodbrey and Kyle Bancroft

Absent: Vice-Chair Edward Kranich

Staff: CEO Alex Sirois, Contract Town Planner James Seymour of Sebago Technics, Fire Inspector Wayne Jones, Recording Secretary Mary Quirk

Others: Dustin Roma

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

New Business – Pre-Application

Applicant	R.N. Willey & Sons
Location	Map: 005 Lot: 027/000 Zone VR
Description	Patricia Avenue Subdivision Amended Subdivision Application 9 Lot Open Space Subdivision

Chair O’Neill stated that all Board members attended the Site Walk. He continued that this project originally came before the Board in 2017 for 3 or 4 lots off Patricia Avenue. These new lots are on both sides of a proposed new road which will dead end. Project is proposed to be mixed single-family and duplex homes in VR Zone which are smaller lot sizes.

The proposed layout of the project is discussed. It is stated that applicant has to allow enough lot size to accommodate wells and septic. The Board asks if there are plans to expand the project in the future and how that would impact the current requirements.

Dustin showed the Board the proposed plans and explained what was approved in 2017. He continued that this proposal is for an Open Space Subdivision with lots to be one-half acre. Of the 9 proposed lots, 3 are for duplexes. He further stated they will conduct a Hydrological analysis. The Board and the applicant discuss wetlands and the locations of the open space.

Chair O’Neill opened the Public Hearing for ordinance changes.

The Board moved and seconded to approve the amendment to the Road and Street definitions and forward to the Board of Selectmen with a recommendation to approve.

All in favor? 5 yes – 0 no – 0 abstain

The Board moved and seconded to approve ordinance changes for Backlot Driveway and Private Road turn around terminus design and forward to the Board of Selectmen with a recommendation to approve.

All in favor? 5 yes – 0 no – 0 abstain

The Board moved and seconded to approve ordinance changes to Dead Ends and Grading and forward to the Board of Selectmen with a recommendation to approve.

All in favor? 5 yes – 0 no – 0 abstain

The Board moved and seconded to approved ordinance changes to Article 9, Minimum Standards for Vegetation Clearing and forward to the Board of Selectmen with a recommendation to approve.

All in favor? 5 yes – 0 no – 0 abstain

The Board moved and seconded to approved ordinance changes to Mixed Building Use in Commercial Zone and forward to the Board of Selectmen with a recommendation to approve.

All in favor? 5 yes – 0 no – 0 abstain

The Board moved and seconded to approved ordinance changes to the Shoreland Zoning, Article 15, Septic Waste Disposal and forward to the Board of Selectmen with a recommendation to The Board moved and seconded to approved ordinance changes to Article 9, Minimum Standards for Vegetation Clearing and forward to the Board of Selectmen with a recommendation to approve.

All in favor? 5 yes – 0 no – 0 abstain

The Board moved and seconded to approved ordinance revisions to Article 6, Board of Appeals, Appeal Procedure to add #9 requiring that Variances and Setback Reductions must be recorded at the applicant's expense in the Cumberland County Registry of Deeds within 90 days of approval and forward to the Board of Selectmen with a recommendation to approve.

All in favor? 5 yes – 0 no – 0 abstain

The Board moved and seconded to approved ordinance changes to Junkyard Regulations and forward to the Board of Selectmen with a recommendation to approve.

All in favor? 5 yes – 0 no – 0 abstain

The Board moved and seconded to approved ordinance changes to Fire Protection Ordinance, Articles 4, 8 and 9 and forward to the Board of Selectmen with a recommendation to approve.

All in favor? 4 yes – 1 no – 0 abstain

The Board moved and seconded to approved ordinance changes to the Land Use Ordinance, Article 12 and Shoreland Zoning Article 17 to add a Definition of Tiny Home 9 and forward to the Board of Selectmen with a recommendation to approve.

All in favor? 5 yes – 0 no – 0 abstain

The Chair closed the Public Hearing.

FOR DETAILS, PLEASE SEE VIDEO, THE OFFICIAL RECORD OF THE MEETING

Adjournment

Moved by unknown to adjourn

Seconded by unknown

All in favor: 5 yes – 0 no – 0 abstain

Adjournment 08:30