



Planning Board Public Hearing Minutes

CPIC meeting to convene after Public Hearing
Monday, March 20, 2006

7:00 pm.

Jordan- Small Middle School Gym

Planning Board Attendance: Robert O'Neill, Vice Chairman; Allen Tait; Ginger Wallace; Patrick Smith; and Nelson Henry. Patrick Clark and Sam Gifford were absent.

CPIC Members in attendance: Chairman Chris McClellan, Vice- Chair Mike Reynolds, Jim Stephenson, John Rand, Robert O'Neill. Wayne Holmquist was absent.

Staff Attendance: Hugh Coxe, Planner; Jack Cooper, Code Enforcement Officer; and Karen Strout, Recording Secretary.

CALL TO ORDER

Vice-Chairman Robert O'Neill called the meeting to order at 7:05 pm. He introduced the Planning Board and noted that there was a quorum in attendance.

CPIC Chairman Christine McClellan introduced the CPIC members and declared that they also had a quorum present.

Acting Chairman O'Neill read the agenda and explained Public Hearing procedures. O'Neill stated that there would be no further changes to the Raymond Growth Ordinance with the exception of minor edits. CPIC Chairman McClellan further commented that the Ordinance would not be voted on as a referendum ballot, but would be the first Warrant item at Town Meeting. The purpose of tonight's meeting was to hear feedback, but no changes would be made.

Planner Hugh Coxe gave an overview of the ordinance and included the minor changes that had come about as a result of the February 22, 2006 public hearing.

PUBLIC HEARING

Raymond resident Sandy Severance posed several questions:

Are there any downsides to the proposed ordinance?

Why limit the number of permits to a developer to 5 per year?

How many dwelling units can there be in the Commercial and industrial zones?

CEO Cooper responded that in the Commercial district one single-family unit is allowed per lot. The Industrial Zone does not allow any.

Acting Chairman O'Neill responded that generally no single builder would pull more than 5 building permits per year. With an open space subdivision an entity would be allowed 6 permits. Individuals who purchased lots could get permits on their own, as well, and this would not be counted against the developer's lot allowance.

John Rand commented that there were no restrictions on creating lots, just on the number of building permits that could be issued in any given year.

Bill Fraizer of Justin Lane asked what would happen after the 10-year building permit cycle ended.

Planner Coxe stated that the 10-year cycle was the length of service of the Town's COMP Plan. The permit level would remain at 30% at the end of 10 years. There was a built-in review provision which would require a review every three years. Reports would be generated each year by the Code Enforcement Department.

CPIC Chairman Chris McClellan commented that this ordinance addressed the issues and concerns outlined in the Comprehensive Plan and referenced the "measles map" in the Comp Plan as a tool to show the growth patterns in the Town. She further added that the designated growth districts were where water lines had been extended and the infrastructure was in place.

Fraizer asked about the existing road infrastructure of the rural district. Planner Coxe commented that one of the reason for the Ordinance was to reduce the impact on the rural area's infrastructure. Some of the roads in the rural area are not in the best condition now. This Growth Ordinance is aimed at reducing or at least slowing down the impact on the infrastructure in the rural areas.

The public hearing was closed.
Chairman O'Neill called for a brief recess.

Recommendation:

MOTION: moved by Ginger Wallace and seconded by Patrick Smith to submit the Growth Management Ordinance to Selectmen as an agenda item on the April 4th meeting agenda in order to have the Raymond Growth Ordinance placed as a Warrant item at the Town Meeting. Vote was unanimous 5/0.

MOTION: moved by Ginger Wallace and seconded by Patrick Smith to adjourn.
Meeting adjourned at 7:26 pm.

Planning Board Reconvened

CALL TO ORDER:

At 7:33 pm Acting Chairman O'Neill reconvened the Planning Board.

Planning Board Attendance: Robert O'Neill, Vice Chairman; Allen Tait; Ginger Wallace; Patrick Smith; and Nelson Henry. Patrick Clark and Sam Gifford were absent.

MOTION: moved by Henry Nelson and seconded by Patrick Smith to submit to the Selectmen at their April 4th meeting a Warrant article to be placed as a Warrant at this year's Town Meeting that would allow future Land Use Ordinance Changes to be place on the ballot as referendum items. Vote was unanimous. 5/0.

Meeting was adjourned at 7:40.

Comprehensive Plan Implementation Committee

CALL TO ORDER:

Chairman Christine McClellan called the meeting to order at 7:40 pm.

CPIC Members in attendance: Chairman Chris McClellan, Vice- Chair Mike Reynolds, Jim Stephenson, John Rand, Robert O'Neill. Wayne Holmquist was absent.

Christine brought the membership up to date on what had been discussed at last week's CPIC meeting.

Discussion surrounded getting the Raymond Growth Ordinance into the April and May Issues of the Roadrunner. John Rand suggested that there should be a front-end piece to go with the ordinance. Planner Coxe was asked to do an article using information from the memo he had prepared for the two public hearings. Hugh suggested that a frequently asked question format could be used and the committee brainstormed a list of possible questions for the article.

MOTION: moved by Jim Stephenson and seconded by John Rand to submit to the Selectmen at their April 4th meeting a Warrant article to be placed as a Warrant at this year's Town Meeting that would allow future Land Use Ordinance Changes to be placed on the ballot as referendum items. Vote was unanimous. 5/0.

Applying for a Regional Grant was discussed. This will be a topic for another CPIC agenda.

MOTION: moved by O'Neill and seconded by Stephenson to adjourn at 8:01 pm. Vote was unanimous.

Karen G. Strout
Recording Secretary