



Planning Board Minutes

Wednesday, July 12, 2006

7:00 pm.

Raymond Town Hall

Planning Board Attendance: Patrick Clark, Chairman; Robert O'Neill, Vice Chairman; Ginger Wallace; Allen Tait; Patrick Smith; and Samuel Gifford.

Members absent: Nelson Henry.

Staff Attendance: Hugh Coxe, Town Planner; and Karen Strout, Recording Secretary.

Call to order: Chairman Clark called the meeting to order at 7:28 pm.

Chairman Clark explained that the purpose of the meeting was to conduct a workshop to discuss the ordinance revisions that will be presented at the next Town Meeting.

Clark passed out the minutes from the September and April workshops that had been held on ordinance work.

At the Chairman's request, Planner Hugh Coxe went through the list of items and explained what he felt were realistically doable to present at the next Town Meeting. Coxe identified three categories of work:

1. Obvious typos and errors
2. Unclear and inconsistent language
3. Policy changes

Policy issues identified:

1. Back lots and backlot driveways
2. Open space use in subdivisions- What is the intent and purpose of the 10% open space?
(preservation, wetland, recreation, buffering). What uses are allowed? (tennis courts, pools, trails, public access).
3. Conservation subdivisions-

Hugh commented that he felt that he could take care of the first two categories of work, but stated he felt the writing of a Conservation Subdivision Ordinance was not within the budget at this time. Consensus was that it would good to strengthen the ordinance we have now and tighten that up with better definitions and clearer language.

Hugh stated that some middle ground could possibly be reached by adding some of the work being done by the Conservation Commission. They are working on identifying resources within the Town of Raymond and putting them into a value ranking system. Hopefully these will come out to be the same as what the Community values are. The Board could respond by putting these values into a narrative. Hugh further commented that the developers need to be making a plea for why they are looking to do an open space subdivision. The idea of making a checklist which requires a narrative response was mentioned. There is a need to make the application more objective than it is now.

Patrick Smith cautioned the Board that right now the developer has a choice whether or not to do an open space or traditional subdivision. The developers need a benefit and we do not want to discourage that. They now have the density bonus and lot size reduction. Patrick Clark commented that he would like to see a change in the frontage requirements to avoid the weird shaped lots they have seen in some plans in order for them to get the additional lots in. There is something needed in the ordinance to control the configuration of lots so that they are reasonably shaped. Hugh stated that language could be drafted to cap the number of additional lots, as well as their configuration.

Other ideas discussed:

- Headers on pages in the ordinances
- Introduction
- Annotating
- Footnotes
- More guidance for waiver provisions
- Changing road length to 2000'
- Connectivity of roads-looking at the long range plan- the pros and cons

Hugh commented that he felt technical assistance from outside resources would be needed for the revisions in the ordinances in area of phosphorous, septic, and storm water. Hugh told the Board that at this time there would be not time to address road policy, a new open space ordinance, and off site improvement ordinance plans. He would be touching on the open space issues with the tightening of the ordinance language and the addition the Conservation Commission value ranking narrative.

- Major/minor subdivision plan- new section could be put together by looking at what other towns are doing.

Chairman Clark stated that he would like to see as much as possible done in house. The Board was informed that they should shoot for completing their work by January in order to be ready for the public hearings necessary to prepare for Town Meeting in May.

Another workshop was scheduled for Wednesday, September 20th.

MOTION: moved by Robert O'Neill and seconded by Allen Tait to adjourn at 9:36 pm. Vote 6/0.

Karen Strout

Recording Secretary