

TOWN OF RAYMOND
PLANNING BOARD MINUTES

Thursday, April 26, 2007

7:00 pm.

Jordan Small Middle School Broadcast Studio

Planning Board Attendance: Patrick Clark, Chairman; Robert O'Neill, Vice Chairman; Ginger Wallace; Patrick Smith; and Greg Foster.

Absent: Sam Gifford and Nelson Henry.

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

1. Call to order:

The meeting was called to order at 7:01 pm. Roll was called and it was determined that there was a quorum present to do business. Chairman Clark stated that this meeting would be a workshop to discuss ordinance amendments as drafted and proposed, in order to get ready for Town Meeting on May 19th.

2. Presentation by Planner Hugh Coxe:

These three handouts created by the Planner provided detail for the Board's workshop discussion:

- ◆ Ordinance Update and Comp Plan Implementation Budget for FY 07
- ◆ Proposed Floor Amendments To the Draft Raymond Land Use Ordinance
- ◆ Raymond Planning Board Ordinance revisions- George Thegarge.

(These documents are attached at the end of the minutes)

Hugh summarized the progress that had been made with the ordinance work and what was being done with the technical review. He asked if the Board wanted George Thegarge at the May 19th Town Meeting to answer questions. Consensus was it would be helpful to have him there since Hugh had a previous personal commitment and would not be attending.

The Board was asked to keep May 16 open for possible Planning Board workshop to review the work that George Thebarge was working on in the area of Technical Review.

7:38pm

The Board had a chance to look at the zoning map that Hugh had been working on. This will be at Town Meeting and will allow the people affected to know what is being proposed. The members did offer some suggestions for the map which included darkening the lot lines and showing the major roads with a double line.

Chairman Clark commented that Hugh had provided a very good summary of what had been done. He added that as we move forward and get the first draft and give it a closer look, the Board needs to look again at the following items:

- Land Use Ordinance
- Multi- use development
- recreation and open space waivers
- back lots
- site plan review
- open space
- shore land zoning (pretty good in general, but needs a general review)
- subdivision (few sections still need work)
- applicability of subdivision ordinance

- major and minor subdivisions
- amended plans
- open space requirements for subdivision- the quality
- open space with shore land provisions
- design standards
- waivers
- street ordinance- general review, with details added

Hugh added:

- by-laws
- timber harvesting
- cluster subdivision
- back lots

3.Meeting Process

The Board had an informal discussion of meeting process.

Topics included:

- Setting time frames on the agenda such as 45 minutes per application
- Having the Planner present his summary memo first, and address the key issues
- Asking groups to select a spokesperson to speak for the group
- Focusing public comment to relevant issues

There was not formal action taken.

Next regular meeting is Wednesday, May 9th, with a possible meeting on May 16th for overflow agenda items from May 9th and/or a workshop on the progress of the technical work.

3. Adjournment:

MOTION: moved by O'Neill and seconded by Foster to adjourn at 8: 14 pm.

Vote 5/0.

Karen G. Strout
Planning Board Secretary