

**TOWN OF RAYMOND
PLANNING BOARD MINUTES**

Wednesday, October 10, 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: Samuel Gifford

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

1. Call to order: The meeting was called to order at 7:05 pm. Roll was called and Chairman Clark declared that there was a quorum present to do business.

Purpose of the meeting was stated as a workshop with an open agenda with "housekeeping items" needing to be addressed.

2. Approval of Minutes:

MOTION: moved by Greg Foster and seconded by Patrick Smith to approve the minutes dated September 12, 2007 as prepared.

Vote : Unanimous: 5/0.

MOTION: moved by Patrick Smith and seconded by Ginger Wallace to accept the site walk minutes dated September 22, 2007 as submitted.

Vote: 4/0/1 (O'Neill abstained).

3. CPIC Update: Board member Greg Foster who attended the September 27th Comprehensive Plan Implementation Committee meeting on behalf of the Planning Board gave an excellent summary of the September 21st CPIC meeting with Terry DeWan. Pat Clark volunteered to attend the next meeting which is scheduled for October 18th at which time they plan to look at the ordinances and potential zoning changes. Sam Gifford volunteered to attend the November meeting at which time the group will be looking at the "Site Planning" chapter of the Windham Guidelines. CPIC plans to discuss one chapter each month from those guidelines in order to get ideas for Raymond's design guidelines.

4. Workshop Discussion Topics:

- new ordinance should include accessory apartment and growth management ordinances that were previously approved
- technical revisions: some new mark ups will be forwarded to board by Clark this week, then to syt designs after board membership reviews them
- Hugh will set up meeting with Andrew and Pat Clark to look at revision details
- Clark stated that he would be sending copies of revisions to Code Officer Jack Cooper and Assistant Will Cook for their comments as well
- Coxe passed out a list of housekeeping items for follow up discussion
 - This list of items is attached
- request a letter from Raymond Fire Dept regarding sprinklers for subdivisions
- Shore land zoning ordinance- new mandates from State need to be addressed
- get George Theborge involved in stream protection ordinance
- timber harvesting ordinance clarification
- zoning map- need to reach out to land owners affected
- fix issues with VR uses since zone changes were made
- remove industrial floating district
- need to have Chris Vaniotis look at ordinance language regarding Planning Board discretion of industrial site locations as ordinance now stands
- sample details (visuals) should be included in ordinances for streets, roads, etc
- resource maps- zoning, etc- part of ordinances as an appendix or attachment
- section n of Land Use Ordinance article 9 – timber harvest should be removed ??
- need to be aware of time line for Town Meeting- date not set- maybe June?
- final copy of revisions needs to be ready for town report by March 1
- Hugh should meet with George Theborge to do prioritizing and get draft language
- legal requirements for warrants per TA needs to be understandable by general public
- separate phosphorus ordinance, but have them referenced in several ordinances
- warrant items should be addressed thematically- Hugh
- definitions – to cluster or separate ?? need to resolve
- forward progress from here to formulate final drafts- then to Chris Vaniotis
- George and Hugh should develop a strategy for next meeting which will be held on November 14th .

Hugh passed out the matrix- essentially same as the last one.

Copy is attached. Topics included:

- timber harvesting
- lot coverage
- back lots -P Board continue to review? consolidate provisions, need to rewrite language
- single lot standards- definition of develop able area- 30% upland area??
- lots abutting town roads- intended to reduce multiple access points- encouraged rather than required. Reduce curb cuts and driveways. Should be able to have one driveway per lot unless Code Officer determines otherwise
- definition net residential area

- definition wetlands-
- net residential density-multiplexes
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- open space subdivision- –definitions and examples- Chris Vaniotis suggested a couple of things about open space and uses after doing recent reviews
- retention of open space- 10% set aside- often least desirable land gets set aside. Ordinance needs standards. What is the purpose?
- Minor and major -standards for what open space should achieve
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5. Announcements:

Chairman Clark read a brochure regarding a Shore land Zoning Workshop to be held on October 30th . Greg Foster and Hugh Coxe stated that they planned to attend.

5. Adjournment:

MOTION : moved by Robert O'Neill and seconded by Greg Foster to adjourn at 9: 15 pm.
Vote: 5/0.

Upcoming meetings:

October 18 -CPIC

October 30th- Shore land Zoning Workshop

November 14 next PB meeting

Karen G. Strout

Planning Board Secretary