

Wednesday, October 8, 2008
Raymond Planning Board
423 Webbs Mills Road
Jordan Small Middle School Modular Broadcast Studio
MINUTES*

ATTENDANCE: Chairman Patrick Clark, Vice Chairman Robert O'Neill, Greg Foster, Sam Gifford, William Priest, and Ginger Wallace.

STAFF: Contract Planner Hugh Coxe and Recording Secretary Karen Strout.

1. CALL TO ORDER: Chairman Clark called the meeting to order at 7:07 pm. A quorum was declared and the agenda read.

2. APPROVAL OF MINUTES:

MOTION: moved by Greg Foster and seconded by Robert O'Neill to approve minutes dated August 20, 2008 as written.

Vote: 5/0/1 abstention(Wallace). Motion carried.

MOTION: moved by Bill Priest and seconded by Ginger Wallace to approve minutes dated September 17, 2008 as written.

Vote: 6/0. Motion carried.

MOTION: moved by Robert O'Neill and seconded by Sam Gifford to approve minutes dated October 1, 2008.

Vote: 6/0. Motion carried.

3. CORRESPONDENCE:

Chairman Clark acknowledged a letter dated September 12, 2008 from Fire Inspector Craig Messinger regarding the project being heard at this meeting. A copy of letter is on file.

4. APPLICATION:

Hancock Land Management LLC presented an application requesting final approval for Pismire Bluff, a 4-lot cluster subdivision, Tax Map 15 , lot 91.

PLANNER PRESENTATION:

Planner Hugh Coxe reviewed issues of this project via his prepared memo.

APPLICANT PRESENTATION:

Pat Cayer of LSI represented applicant. He handed out two maps that related to the vernal pool issue. Drawing 2 showed the pool. A determination was made that it contained significant habitat. They will be filing an application this week for this, and do not anticipate any problems.

Cayer distributed new copies of the covenants and by-laws which included the previously requested changes.

BOARD DISCUSSION:

Clark went over the planner memo to check for item completion:

- ✓ Raymond Fire Department letter had been received

- ✓ Sight distance- needs note on mylar and a condition of approval
- ✓ Verify site distance for permits for driveway needs to be done
- ✓ Resolve issue of vernal pools

O'Neill requested:

- ✓ Marking of trees for buffers should be included in proposed conditions and a note should be placed on the mylar
- ✓ Annual inspection requirement for project maintenance should be made

Consensus of the Board was to require an annual maintenance report to the Town.

BOARD ACTION:

Hugh reviewed the proposed conditions of approval with board.

MOTION: Robert O'Neill moved and Greg Foster seconded a motion to grant final approve to Hancock Land Management Inc for Pismire Bluff with six conditions of approval and the five previously approved waivers .

Discussion:

Bill Priest commented that he was not in favor of granting this approval without seeing all of the permits. Bob O'Neill added that going forward he would also like to see this. Consensus from the board was that from now on that the board wanted to see all permits satisfied before they granted final approval.

Vote: 6/0 to grant final approval. Motion carried.

5. CPIC UPDATE: Sam Gifford and Hugh Coxe gave the board an update on the work they had done. Hugh added that he would be emailing them a document on site plan triggers for their comments and review. A combined PB/CPIC meeting in January was suggested.

6. OTHER BUSINESS:

7. ADJOURNMENT:

MOTION: moved by Robert O'Neill and seconded by Greg Foster to adjourn was made at 8:19 pm.

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*Karen G. Strout
Recording Secretary*