

Wednesday, January 14, 2009
Raymond Planning Board
423 Webbs Mills Road
Jordan Small Middle School Modular Broadcast Studio

MINUTES*

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

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

Chairman Clark opened the meeting at 7:07 pm. Roll was called and a quorum declared.

MOTION: moved by Bob O'Neill and seconded by Bill Priest to accept Planner Hugh Coxe's notes as a brief summary of the December 10th meeting, noting that the official record to be the dvd recording of that meeting.

Vote: 6/o. Motion carried.

Application:

Map 4 Lot 31A LRR2 & Shoreland Zone
Raymond Cape Road
Turtle Cove Estates
Dependable Builders Group Inc/Daniel Franzone
Requesting an amended Subdivision Plan

Chairman Patrick Clark began by recusing himself, as he had previously done on this project, and turned the meeting over to Vice -Chairman Robert O'Neill.

Planner Hugh Coxe recapped project via his memo and explained that the DEP had revised phosphorus guidelines. The Town of Raymond has adopted these guidelines.

Bill Thompson of BH2m Engineers spoke on the revised standards and what the project was going to generate under the new guidelines from DEP.

MOTION: Moved by Ginger Wallace and seconded by Sam Gifford to approve the amended plan for Turtle Cove Estates as presented in their application with the following conditions:

1. The development shall be constructed and maintained in accordance with the plans, specifications, testimony, submissions, and supporting documents presented to the Planning Board in conjunction with the developer's application for subdivision approval.
2. All conditions from the Raymond Planning Board's approval of the Turtle Cove Estates Subdivision on June 13, 2007 shall remain conditions of this amended subdivision approval.

Vote: 5/o. Motion carried.

Growth Management Yearly Report- Code Officer Will Cook submitted a report in writing which stated that there had been 12 permits issued for new home units in 2008. The average annual permits issued per year for the time period 1999-2008 was determined to be 43.

Planner Update- Planner Hugh Coxe

Hugh briefly went over the Planning Board budget and stated that they had about \$11,000 left from the original \$50,000 that had been earmarked for ordinance review three years ago. About \$15,000 had been expended this year.

The remaining funds would be used for:

- continued ordinance revision
- work on making ordinances more user friendly
- removal of unclear language
- revising the application checklist

MOTION: Bob O'Neill moved, and Bill Priest seconded a request for the Planning Board to ask the Selectmen for an additional \$5000 to be included in the next budget cycle for continued ordinance work.

Vote: 4/2 opposed (Wallace, Foster). Motion carried.

CPIC Update- Sam Gifford gave a brief update which included a request for a combined workshop. Comprehensive Plan Implementation Committee has requested an hour of time at the Feb. 11 meeting to have a combined meeting workshop with the Planning Board. Consensus of the Board was that it would be a good idea, but that Hugh should get a precise agenda with time frames together. Board members were asked to review the draft of the Design Guidelines prior to the meeting.

Workshop on Ordinances

Hugh reviewed the time line that would need to be followed if the ordinance revisions are to be considered at the June Town Meeting. Tentative date for a public hearing would be April 1 st.

Items for June Town Meeting to include:

- zoning map change
- CPIC 's work on Design Guidelines
- shoreland zoning ordinance
- major/minor subdivisions
- open space and open space subdivision/use and maintenance

MOTION: moved by Robert O'Neill and seconded by Greg Foster to adjourn at 8:21 pm.

Vote: 6/0. Motion carried.

Karen G. Strout

Recording Secretary

** Meetings are broadcast live on the public access channel and rebroadcast at a later time. The DVD is the official legal record of the meeting. Copies may be signed out at the Town Office.*