



Raymond Planning Board  
423 Webbs Mills Road  
Jordan Small Middle School Modular Broadcast Studio  
Wednesday, September 9, 2009 Workshop\*

**ATTENDANCE:** Chairman Patrick Clark, Vice- Chairman, Robert O'Neill, Ginger Wallace, William Priest, Sam Gifford, Greg Foster, and Bruce Sanford(until 7:52 pm).

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

**CALL TO ORDER:** Chairman Clark opened the meeting at 7:03 pm for a workshop.

**Planner Hugh Coxe** was asked to review his prepared memo. He opened the conversation by commenting that he did not expect any votes or major decisions would be made at this time, as this was a workshop. The following topics were addressed in his memo and discussed by the board:

- ◆ **Approved Ordinance Amendments-** A number of amendments to the Land Use Ordinance (LUO) were approved at a 6/2/09 and are being incorporated into a revised LUO and will be provided at the October meeting for inclusion in your notebooks.
- ◆ **Design Guidelines-Terrance J. DeWan & Associates** is in the process of revising the January 2009 draft of the Design guidelines with the edits and comments made by the Planning Board prior to the October 14<sup>th</sup> meeting in order for the Board to consider action at the October meeting.
- ◆ **Stream Protection District-** Planner Coxe asked the Board to be ready to give him some direction at the October meeting as to how they wanted to proceed with the stream protection district warrant article that was defeated at the last Town meeting.
- ◆ **Major and Minor Subdivision- Geoplan Consulting** has provided a draft for the Board to review. Essentially the same as what we already have, minus some of the requirements that are not applicable and are frequently granted waiver requests. Hugh asked the board to also review this before the next meeting. This document will allow the board to ask for more information. There was some discussion as to when in the process this request would be made. It was expressed that the board wanted to be able to grant both preliminary and final at the same meeting if all requirements were met. Hugh commented that he would continue with the draft.
- ◆ **Open Space Requirements for Open Space Subdivisions-** Hugh reported that he had begun looking at language to put more detail in the present ordinance. The board expressed the need for look at these five areas:
  1. How a parcel qualifies as open space
  2. Uses of the open space
  3. Maintenance and stewardship of open space
  4. Incentives to put high quality land in open space
  5. Possible point system for open space-look at Falmouth model

- ◆ **Back lot Driveway Provisions-** Hugh asked the Board to look at the language that had been drafted by Geoplan Consulting and to be prepared to discuss this at the October meeting. Does this draft resolve the issue? Or should this be repealed and placed in code department domain?
  
- ◆ **Timber Harvesting-**It was suggested that the Board consider elimination Article 9, section N, Timber Harvesting, from the LUO. Timber harvesting is also regulated by the Shoreland Zoning District. The State of Maine has a Forest Practice Act and a forester in place for enforcement. It was suggested that Hugh provide materials for the Board to make that comparison at the October meeting.

**8:21 pm workshop ended.**

*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.*

*Deadline for October 14<sup>th</sup> meeting is September 18<sup>th</sup> .*