



Raymond Planning Board
Minutes
Wednesday, August 11, 2010

Attendance: Chairman Patrick Clark; Greg Foster; Robert O'Neill; and Sam Gifford.

Staff Attendance: Town Planner, Hugh Coxe; and Recording Secretary, Danielle Loring.

Other: George Jarrett, Monro Muffler (Applicant); and Ron Simard, Neokraft Signs.

1. Call to order: Meeting was called to order at 7:11 pm by Chairman Patrick Clark. A quorum was declared. Agenda was read stating the purpose of the meeting to review the application for a sign change for Monro Muffler/Brake Service, a business located off of Roosevelt Trail.

2. Approval of July 14, 2010 minutes: Robert O'Neill motioned to accept the minutes as were distributed for the July 14, 2010 meeting. Seconded by Sam Gifford.

VOTE: 4/0 Unanimous approval

DISCUSSION: Mr. Clark thought the length of the minutes were sufficient for the case and that they were well done. However, he wanted it to be made clear that, though they were detailed minutes, the DVD still to served as the official verbatim record.

3. Applications:

Map 55, Lot 62 C Zone

George Jarrett is requesting approval for replacement signage for Monro Muffler/Brake Service a business located at 1215 Roosevelt Trail.

DISCUSSION: The only issue that Mr. Coxe sees is an excess of square footage for the sign, because it cannot exceed the road frontage for the business. Other than that, lettering, height, and display area all meet requirements. The only other issue that may be present is that the bottom of the sign needs to be six feet above the roadway.

Mr. Jarrett wanted it to be made clear that he was not asking for a variance. He would be willing to make any efforts to bring the sign up to code.

Mr. Clark refers to page 58 of the Sign Ordinance, stating that free standing signs be need located on the property, unless it is a pre-existing nonconforming structure. Continuing, he refers to page 61, where it states that all nonconforming signs be brought into compliance by 2019. He wanted to make sure that they looked into the right of way with the State regarding Route 302 so they did not use all these resources to replace a sign that was just going to have to be moved.

Mr. Coxe read his conditions and feels that new plans should be submitted noting that the sign is nonconforming.

MOTION: Robert O'Neill motions to accept the application for a sign change with the conditions outlined in Mr. Coxe's memo and this meeting. Seconded by Greg Foster.

VOTE: 4/0 Unanimous approval.

4. Other business:

a) Update on wireless communications tower

The Board of Selectmen would like the Planning Board to give them a recommendation on the conditional rezoning to allow for a wireless communication tower off of Farm Road issue before it goes to pubic hearing. Mr. Clark stated that he would like to see materials and have a presentation before making a decision. It is apparent that there needs to be changes before this moves forward because first there must be amended ordinance to allow for conditional rezoning and then the applicant can submit a valid application.

The most relevant issues at this point is why the applicant feels as though they are justified in this request and whether they have truly searched for a location that helps them fulfill the standards required by the FCC's Communications Act.

The Planning Board feels that the appropriate plan of action is to have a presentation at the next meeting to become informed; have a second Planning Board meeting to have a peer review; and then go to a special Town Meeting for the official recommendation.

b) Ordinance Changes

Mr. Coxe reminded the Planning Board that ordinance changes had to be completed by January for review. The ones that were currently being reviewed were: Shoreland zoning (particularly timber harvesting); Backlot Driveways; Openspace Requirements; and Street ordinances (checking for consistency). The Planning Board said this was not a problem but will probably have to have more than one meeting a month to accomplish this.

6. Adjournment:

MOTION: Robert O'Neill motioned to adjourn. Seconded by Sam Gifford.

VOTE: 4/0 Unanimous approval

Patrick Clark Adjourned the meeting at 8:06pm.

Danielle Loring
Recording Secretary