



Raymond Planning Board

MINUTES*

October 13, 2010

✕Approved with Corrections

Attendance: Chairman Patrick Clark, Robert O'Neill, Sam Gifford, Bruce Sanford, William Priest, and Greg Foster.

Absent: None

Staff: Hugh Coxe, Town Planner; Chris Hanson, Code Enforcement Officer; and Danielle Loring, Recording Secretary.

1) Call to order: Chairman Patrick Clark called the meeting to order at 7:06 pm and a quorum was declared.

2) Approval of September 8, 2010 minutes:

MOTION: Bruce Sanford motioned to approve the minutes for the September 8, 2010 meeting as submitted. Seconded by Robert O'Neill.

3) Communications: None.

4) Other business

a) Ordinance Review

Mr. Clark announced that the purpose of the meeting was a workshop to review ordinance changes that Mr. Coxe would be presenting. Mr. Coxe said that the following changes were made at the June 1, 2010 Town Meeting, particularly for the Shoreland Zoning Ordinance and would need to be incorporated.

The first issue that needed to be addressed for the 2011 Town Meeting was that the State of Maine was requiring that all municipalities be up to code. Raymond ✕has experienced a lag due to changes in staff in the Code Enforcement Office. He felt confident that they could be able to get up to speed and that some information would be able to go before the Board of Appeals next month.

Mr. Coxe continued that he wanted to focus on timber harvesting provisions in both the Land Use and, more in depth, Shoreland Zoning Ordinance. The last Town Meeting had already incorporated those changes into the Land Use Ordinance. However, with the Shoreland Zoning Ordinance they had three options:

1. Adopt the Statewide Standards for timber harvesting. In this case, the state would help administer and enforce standards as well as help to define the responsibilities of the CEO and the State.
2. Eliminate harvesting standards from the ordinances. This will mean that the State will still enforce their regulations and there will be no local control.
3. The last option is to retain existing standards. This will leave the Town responsible for regulation but any changes in the future must incorporate State standards. Either way, these standards can be no less strict than the State's standards.

At this point, the State has not yet released a date for when statewide compliance needs to be achieved.

Mr. Foster described some of the fundamental changes made by the State. He then described the three tier system that was in place that described: areas of harvesting; levels of depletion; how the point system worked and when the point system would be applicable. As a harvester, Mr. Foster did not feel that the State's new standards were more strict, but allowed for more options and flexibility. He felt that they were good forestry practices.

Mr. Hanson discussed the differences in the definitions for timber harvesting. The definition that was adopted at the 2010 Town Meeting was basically the same except that it did not include the acreage limit that the State did. He pointed out that if they were going to adopt the State's standards, then they were going to have to adopt their definitions as well.

Mr. Sanford wanted there to be a balance between good forestry practices and forest growth management cycle. He did not think that it was fair to expect the Code Enforcement Officer to be knowledgeable about best forestry practices. By accepting the State's standards, the State would be responsible for enforcing their own standards. Mr. Clark wanted to know if they adopted the State's standards, if it would have to be 100% or if they would be allowed to include some of their own paragraphs. Mr. Coxe confirmed that if the Town were to adopt the State's standards the two documents would have to be identical. Mr. Foster added that the Town was allowed to have a varying Shoreland Zoning map.

Mr. Clark was concerned with the definitions of rivers, streams and brooks because they were not the same as the NRPA even though the Town referred to their standards. Timber harvesting is specific about setbacks and the Town needs to be consistent with the State. It was also pointed out that the guidelines that the Town had for non-conforming structures was different than the State's.

Mr. Foster wanted to know why not just adopt the State's standards, rather than trying to maintain a more strict framework. Mr. Coxe explained that he and Mr. Hanson were happy to take whatever direction that the Planning Board chose, but in the end it would probably be more work because there were other ordinances that relied upon the definitions created in these ordinances. Though this seemed tedious, it really was the shortest solution.

Mr. Coxe announced that the next areas to work on were provisions to the Street Ordinance and ideas for Open Space Standards. The Planning Board members briefly discussed the protocol for the Public Hearing.

5) Adjournment:

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

VOTE: UNANIMOUS APPROVAL – 6/0

Chairman Patrick Clark adjourned at 8:14pm.