



**Raymond Planning Board  
MINUTES\*  
Wednesday, January 25, 2012**

**Present: Chairman Patrick Clark, Vice-chair Robert O'Neill, Greg Foster, Steve Linne, William Priest, Bruce Sanford, and Dan West.**

**Absent: None.**

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

**Other: Patrick Cayer**

**1. Call to order:** Chairman Patrick Clark called the meeting to order at 7:02pm and a quorum was declared.

**2. Approval of Minutes:**

**a) December 14, 2011**

MOTION: Robert O'Neill motioned to accept the minutes for the Decemeber 14, 2012 Meeting as submitted; seconded by Greg Foster.

DISCUSSION: None.

VOTE: MOTION CARRIED (6/0/1[ab PC])

**3. PUBLIC HEARING**

Mr. Coxe summarized the basic nature of the changes and the town attorney had said that as long as no substantive changes are made that only one public hearing would be required. He briefly reviewed the changes that were being made as follows:

Sign Ordinance Changes:

Two years ago the Sign Ordinance was changed to include design standards, but the Board saw that most applications were straight forward and they would be okay with a staff review, with consultation with the planning office, unless the application required a waiver. In which case, it would go before the

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\*\*Item taken out of order

Planning Board for approval.

**Backlot Driveway Ordinance Changes:**

The Board had found that some of the backlot reviews were simple enough that not all applications would need to come before the Board. They were recommending a recommendation for the application to be reviewed and possibly approved by the Code Enforcement Officer, with assistance of the Planner, unless it required a waiver or was contested by the neighbors.

**Adopting Maine Uniform Building & Energy Code (MUBEC):**

Chris Hanson explained that the proposed changes were because the State adopted Maine Uniform Building and Energy Code (MUBEC) and Raymond was required to adopt the change because the population was over 4000. The Town had been using the code since December 1, 2010 and this change was just a house keeping measure.

**a) Land Use Ordinance**

**• Article 9, Section L (Signs) of the Raymond Land Use Ordinance**

Chairman Patrick Clark started the public hearing. He first asked for comments from the Board regarding the proposed changes to the Sign Ordinance. There were not any. Mr. Clark opened the hearing for public comment and there were not any.

**MOTION:** Robert O'Neill moved for the recommendation of the Land Use Ordinance, Article 9, Section L, Sign Ordinance changes to the Board of Selectmen for the 2012 Town Meeting Warrant; seconded by Steve Linne.

**DISCUSSION:** Language was added "with changes from the Town Attorney" that would be included in all recommendations.

**VOTE:** UNANIMOUS APPROVAL (7/0)

**• Article 9, Section T (Back Lots and Back Lot Driveways)**

Chairman Patrick Clark started the public hearing. He first asked for comments from the Board regarding the proposed changes to the Backlot Driveway Ordinance and there were not any. He then opened the hearing for public comment.

Pat Cayer explained that, due to the nature of his business, he had become very familiar with the ordinance and had found some places where the ordinance needed work. He presented his findings to the Board and they agreed with much of what he found but, because they had not been able to investigate these issues themselves or had the proposed changes vetted by the Town Attorney, they decided to table the matter for further work.

**MOTION:** Robert O'Neill moved that the Board table the proposed ordinance changes in Article 9 Section T until next meeting; seconded by Patrick Clark.

**DISCUSSION:** Mr. Cayer said that he had been pleading with the Board to make these changes for

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several years and did not want to wait another year to see them made. Mr. Clark responded that he understood Mr. Cayer's, but the Board had not had the opportunity to look at all the references in depth and get legal review.

Bruce Sanford left at 8:23pm

VOTE: MOTION CARRIED (4/2 [GF & DW])

Chairman Patrick Clark announced that the article had been tabled for further work.

- **Applying the Maine Uniform Building & Energy Code**

Chairman Patrick Clark started the public hearing. He first asked for comments from the Board regarding adoption of the MUBEC standards mandated by the State. He then asked for public comment and there were not any.

MOTION: Robert O'Neill moved to send Articles 5 of the Land Use Ordinance to Board of Selectmen for inclusion in the 2012 Annual Town meeting with changes from the Town Attorney; seconded by Steve Linne.

VOTE: UNANIMOUS APPROVAL (6/0)

MOTION: Robert O'Neill moved to send to Articles 5 of the Land Use Ordinance to the Board of Selectmen and recommend approval; seconded by Steve Linne.

VOTE: UNANIMOUS APPROVAL (6/0)

**b) Shoreland Zoning Ordinance**

- **Section 3 (Applicability) and Section 17 (Definitions)**

Chairman Patrick Clark started the public hearing. He first asked for comments from the Board regarding changes made to the Timber Harvesting ordinance and there were not any. He then opened the hearing to the public for comment and there were not any.

MOTION: Robert O'Neill moved to send proposed changes to Article 3 of the Shoreland Zoning Ordinance to the Board of Selectmen for inclusion in 2012 Town Meeting Warrant; seconded by Dan West.

VOTE: UNANIMOUS APPROVAL (6/0)

MOTION: Robert O'Neill moved to send Section 3 of the Shoreland Zoning Ordinance to the Board of Selectmen and recommend approval; seconded by Greg Foster

VOTE: UNANIMOUS APPROVAL (6/0)

Chairman Patrick Clark closed the Public Hearing.

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**4. Other Business**

**5. Adjournment:**

MOTION: Robert O'Neill motioned to adjourn; seconded by Greg Foster.

VOTE: UNANIMOUS APPROVAL (6/0)

Chairman Patrick Clark adjourned the meeting at 8:27pm

Danielle Loring  
Recording Secretary

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