



**Raymond Planning Board
Minutes*
Wednesday, June 13, 2012**

Present: Chairman Pat Clark, Vice-chair Robert O'Neill, Greg Foster, Steve Linne (7:27pm), William Priest, Bruce Sanford, and Dan West.

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

Other: Stephanie Carver & Rick Harbison, GPCOG (Presenters); Karen Barry (Applicant), Robert Burns

1. Call to order: Chairman Pat Clark called the meeting to order at 7:01pm and a quorum was declared.

2. Approval of Minutes:

a) May 9, 2012

MOTION: Robert O'Neill motioned to accept the minutes from the May 9, 2012 meeting as presented; seconded by William Priest.

DISCUSSION: None.

VOTE: MOTION CARRIED (4/0/2 [ab PC & BS])

3. Presentation

a) Route 302 Corridor Project Presentation- Stephanie Carver, GPCOG

Stephanie Carver, Senior Land Use Planner, from Greater Portland Council of Governments (GPCOG) presented the Route 302 Multi Modal Corridor Project. She explained that the Maine Department of Transportation (MDOT) had planning funds available that they needed to develop recommendations for. Because the MDOT has minimal money, but Maine has a lot of roads to improve, it was now time to implement a long range plan for these capital improvements. GPCOG created Connecting Maine to align MDOT funding with State and regional priorities. Route 302 is an important road way, in terms of economic development, because it connects many areas across the state. The project also focuses on making transportation ways safe for pedestrians/bikers.

*Per the "Minutes Policy," reviewed and approved August 17, 2010 by the Board of Selectmen, written minutes will only serve as a supplement or guide to the official record, which is the DVD. DVD's can be purchased for a nominal fee or borrowed at the Town Office

**Item taken out of order

Rick Harbison, Land Use and Transportation Planner, summarized Raymond's data associated with prioritizing projects in the region. He explained how the trends of where people worked and how they commuted were important to understanding the how the roadways were being used.

4. Subdivision Amendment:

- a) **Map 014, Lot 028
Rural Zone
171 Egypt Road
Karen Barry**

Karen Barry, Egypt Road, summarized that she was interested in building another house on her lot under the Homestead Exemption, which had sufficient road frontage and acreage to be split, but learned that there was a covenant that restricted her from doing so. She was coming before the Board to ask that the restriction be removed from either hers or all the lots in the Glovers Wig II subdivision. She explained the background work that she had done, including contacting the original developer and getting his consent.

Hugh Coxe continued by explaining that the Board had the right to change the subdivision but not the legal rights of the other landowners. He recommended that Ms. Barry get consent from the other landowners in the subdivision via a release deed. Mr. Clark added that it did not need to be several documents, but that it needed to have representation from every landowner.

Mr. Coxe continued that because of the nature of the application, the Board was statutorily required to treat the application as a new subdivision plan. He made recommendations for what the Board should require. Mr. Clark agreed and went through the requirements for subdivision applications and told Ms. Barry whether or not each item was required. There was discussion regarding fire suppression requirements, whether individual systems would be feasible or a threshold would apply if more than one split resulted from the amended covenant. Mr. Clark suggested that the Fire Inspector amend his letter to include the maximum potential of the subdivision.

There was discussion concerning if the amendment would be for one lot or the who subdivision. It was decided that the Board was only concerned about whether the other landowners were in complete agreement about how the covenant was affected. Mr. Coxe added that the Town's attorney would need to review the letter before all the landowners signed it.

5. Board Communication

None.

*Per the "Minutes Policy," reviewed and approved August 17, 2010 by the Board of Selectmen, written minutes will only serve as a supplement or guide to the official record, which is the DVD. DVD's can be purchased for a nominal fee or borrowed at the Town Office

**Item taken out of order

6. Planner Communications

a) Discussion of Ordinance Changes for Upcoming Year

1. Revisiting Stream Protection District

The Board reviewed a change that had occurred in 2010 that created a Resource Protection District. This change was changing the affected areas from 3ac lots to 2ac but allowing those with lots in these areas to still be able to split their lots according to the old acreage standards under the Net Residential Calculations. However, Mr. Foster pointed out that this calculation only went into effect if the landowner was going through subdivision, instead of homestead exemption.

Mr. Coxe said that they could revisit this issue but that this was his last meeting. The Board thanked him for his service and wished him luck with his future endeavors.

6. Adjournment

MOTION: Robert O'Neill motioned to adjourn; seconded by Dan West.

VOTE: UNANIMOUS APPROVAL (7/0)

Chairman Patrick Clark adjourned the meeting at 8:46pm

Danielle Loring
Recording Secretary

*Per the "Minutes Policy," reviewed and approved August 17, 2010 by the Board of Selectmen, written minutes will only serve as a supplement or guide to the official record, which is the DVD. DVD's can be purchased for a nominal fee or borrowed at the Town Office

**Item taken out of order