



**Raymond Planning Board
Minutes*
Monday, July 16, 2012
Site Walk**

Present: Chairman Pat Clark, Greg Foster, Steve Linne, and Dan West.

Absent: Vice Chair Robert O'Neill, William Priest, and Bruce Sanford.

Staff: Jim Seymour, Contract Planner; Nathan White, Public Works Director; and, Danielle Loring, Recording Secretary.

Others: Pat Cayer (Applicant's Agent; Land Services, Inc.), Mark Gray (Applicant's Engineer, JAMM), Wayne Fornier (Frye Island Town Manager), Carrie Foster, Richard Foster, Dave Johnson, Gerald Kearney, Carl Bloom, Mike Lebel, John Ewalt, and Richard Sullivan (7:00pm)

1. Call to order: Chairman Pat Clark called the site walk to order at 6:30pm and a quorum was declared. He explained that the site walk was not a public hearing and that questions should be addressed to the applicant's agent, Pat Cayer.

2. Site Walk:

Pat Cayer brought the group to the property line and explained where the parking lot would exit about 100' towards the ferry landing. He explained that the site distance toward Quarry Cove Road was the required 350' and that vegetation would be cleared out to improve that number. Mr. Clark recommended moving the road 50' toward the property line to improve the site distance on the curve of Cape Road. Mr. White confirmed that the right-of-way was 66' for Cape Road. Mr. Cayer explained that the reason for only having site distance toward Quarry Cove Road was because it would be a "right turn only" onto Cape Road.

Carl Bloom showed where the pre-existing dump site had been and it was determined that it was offsite.

Mr. Cayer brought the group adjacent the ferry landing entrance and showed where the queue line would come onto Cape Road. He explained that the site distance would be 500' down Cape Road and 350' toward Quarry Cove Road with clearing vegetation. He explained that the current speed limit was 35mph but recommended reducing it 25mph. Mr. White explained that the request would have to reviewed by the Maine Department of Transportation (MDOT).

*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

Mr. Cayer pointed out the existing 15” culvert where they were proposing an 18” culvert. Mr. Ray asked Mr. White if he had had any issues with the Department of Environmental protection (DEP) and he explained that he did not because it was on the existing plan and any changes would require a Permit By Rule (PBR). Mr. Linne wanted to know what work had recently been done and Mr. White explained that they had replaced the culverts, cleaned out the area and installed a rip-rap pond.

Mr. Gray explained that his calculations showed that an 18” culvert would suffice. Mr. White said that he was concerned with water flow and where it was going to settle. Mr. Gray explained that it would settle in the existing pond because the velocity could be no greater. He confirmed that the peak rate flow was calculated at slightly higher than 17 cubic feet per second and the volume coming out of the pipe should be slower and cause less erosion.

Mr. Clark asked about how they were going to get power to parking lot. Mr. Gray explained that they were putting a pole up at the beginning of the queue line exit and that there may be an additional pole in the parking lot. Mr. Fornier added that he had spoken with Raymond Fire Chief and he had indicated that he was concerned about sporadic radio reception in the area and there were plans to add a panel for radio communication to increase coverage.

Moving down Quarry Cove Road to the proposed entrance, the group inspected erosion control issues and Mr. Sullivan raised concerns regarding right, title and interest and Mr. Clark responded that the Board would make sure that issue was addressed and reviewed by the Town's attorney, if necessary.

Mr. Cayer explained that the proposed entrance was off Quarry Cove Road which had a speed limit of 25mph. Toward Cape Road there was a site distance of 225' and down Quarry Cove Road it was 400', but the proposed plan made the road one way so it would be a left hand turn into the parking lot. Mr. Clark wanted to know if there were proposing to improve Quarry Cove Road and Mr. Cayer responded that they would improve ditching, if required. Mr. Seymour added that he had expressed that the Town would like to see the road paved. There was discussion as to why the Town had not adopted the road and it was explained that the road would first need to be brought up to town road standards before it would be considered.

3. Adjournment

Chairman Pat Clark concluded the site walk at 7:05pm.

Danielle Loring
Recording Secretary

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