



**Raymond Planning Board  
Minutes\*  
Wednesday, August 15, 2012**

**Present: Chairman Patrick Clark, Steve Linne, Greg Foster, and Bruce Sanford**

**Absent: Vice-Chair Robert O'Neill, William Priest, and Dan West.**

**Staff: Planning Consultant Stephanie Carver, Contract Planner Jim Seymour, Code Enforcement Officer Chris Hanson, and Recording Secretary Danielle Loring.**

**Other: None.**

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

**2. Approval of Minutes:**

In both sets of minutes it was amended that Mr. Ray's name be changed to Mr. Gray.

**a) July 11, 2012**

MOTION: Greg Foster motioned to accept the minutes as amended; seconded by Steve Linne.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (4/0)

**b) July 16, 2012**

MOTION: Greg Foster motioned to accept the minutes as amended; seconded by Steve Linne.

DISCUSSION: None.

VOTE: MOTION CARRIED (3/0/1 [ab BS])

\*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

### **3. WORKSHOP**

#### **a) Ordinance Review Workshop for 2013 Town Meeting**

##### ***i. Stream Protection District***

It was discussed that in 2010, after being defeated at Town Meeting in 2009, the Stream Protection (SP) District was created. One of the changes within this district was that the previous 2 acre minimum for lots was increased to 3 acres. Mr. Foster stated that he believed that the intention was to allow land owners to use the Net Residential Calculation to revert to the 2 acre minimum. He pointed out that recently a land owner went use the Homestead Exemption to break off land using a survey that he had created before the creation of the district, but, because of how it was worded, the Net Residential Calculation could only be used if the land owner went through subdivision. Mr. Foster added that he had spoken to the Selectmen about this issue and they had agreed with assessment as well as recommended that the Planning Board review the ordinance.

After discussing the many options that they had to change the ordinance, it was decided to create language that granted the 2 acre minimum to the landowner (s) of record prior to the date of creation of the SP District but that it would not be transferable. Mr. Foster disagreed with this and felt that a transfer of ownership should not matter.

MOTION: Steve Linne motioned to allow the Planners and Code Enforcement Officer to come up with language regarding previous ownership for previous LRR1; seconded by Patrick Clark

DISCUSSION: None.

VOTE: MOTION CARRIED (3/1 [GF])

##### ***ii. Backlot Driveways***

Mr. Clark reviewed the history of the Backlot Driveway Ordinance, where last year the Board had intended to transfer some of the reviewing authority to staff but at the public hearing it became apparent that there some issues with the functionality of the ordinance. It was decided then to table the ordinance and, at this time, he would like to see an in depth review of the ordinance.

##### ***iii. Resource Protection Zones/Wet lands***

Mr. Hanson reviewed the information that the DEP was reducing their ratings of some of the wetlands and, in some cases, eliminating the designation altogether. The Town could choose to follow suit and remove these areas from their map as well or choose to do nothing. Mr. Clark stated that he would like to look this mater, but he wanted to see data that would help guide them into a decision rather than subjective criteria.

\*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

**iv. Growth Management:**

Every three years the Board reviews the Growth Management figures, which determines the number of permits that can be issued for those areas, but, as Mr. Clark pointed out, the downfall of the economy had caused these numbers to decline and did not see any action required at this time.

**v. Comprehensive Plan**

The Comprehensive Plan was adopted in 2004 and it is required that it be updated every ten years. Mr. Clark stated that because of the time that it would take to form a committee, make revisions and hold public hearings in time for the 2014 Town Meeting, that he was requesting that the Selectmen consider begin soliciting members now. He asked that staff investigate the criteria for committee members.

**4. Board Communications**

**5. Planner Communications**

**6. Adjournment**

MOTION: Steve Linne Motioned to adjourn; seconded by Bruce Sanford.

VOTE: UNANIMOUS APPROVAL (4/0)

Chairman Patrick Clark adjourned the meeting at 8:41 pm.

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