



**Raymond Planning Board  
Minutes\*  
Wednesday, September 12, 2012**

**Present: Chairman Patrick Clark, Greg Foster, Steve Linne, William Priest, Bruce Sanford, and Dan West.**

**Absent: Vice Chairman Robert O'Neill**

**Staff: Contract Planner Jim Seymour, Code Enforcement Officer Chris Hanson, and Recording Secretary Danielle Loring**

**Other: Kevin Hall (Applicant); Kevin Gagnon (Applicant), Bill Bridges (Agent), and Mark Accuosti (Previous Owner).**

**1. Call to order:** Chairman Patrick Clark called the meeting to order at 7:09pm and a quorum was declared.

**2. Approval of Minutes:**

**a) August 15, 2012**

MOTION: Greg Foster motioned to accept the minutes as presented; seconded by Bruce Sanford.

DISCUSSION: None.

VOTE: MOTION CARRIED (4/0/2 ab [WP & DW])

**3. Tabled Applications**

**a) Map 013, Lot 007D  
RR Zone  
Hall's Way  
Applicant: David Hall**

Jim Seymour, contract planner, presented this application was a clean up item that has come

---

*\*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

before the Board several times since 2009. He read into record his proposed conditions for approval. Chairman Patrick Clark opened the discussion to the applicant.

Kevin Hall, 9 Hall's Way, stated that he was looking for approval for his private way. Mr. Clark asked for clarification regarding which lots were waiting for occupancy permits. Mr. Hall explained that the furthest lot in was waiting for an occupancy certificate and that the middle lot was waiting for approval for a building permit.

The Board confirmed that the applicant was agreeable to the conditions and Mr. Hall stated that he was. Mr. Seymour added that the Public Works Director had also signed off on the design of the road and found its condition satisfactory. Mr. Clark confirmed that there was a request for a waiver and Mr. Seymour agreed that there was and that the applicant had met the conditions. Mr. Clark wanted to know if there was access to the road from the three adjacent lots and Mr. Hall explained that there was not. Mr. Clark stated that he wanted a condition added to state that any additional access would require planning board approval and Mr. Hall felt that was feasible.

There was continuing discussion regarding the buffering standards and Mr. Hanson stated that he would hold any certificates of occupancy until they were met. Mr. Clark wanted to know if there would be lighting and Mr. Hall responded that there would not be.

MOTION: William Priest moved that the Raymond Planning Board approve Hall's Way with five conditions as outlined in the memo with amendments; seconded by Dan West

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (6/o)

#### **4. Public Hearing for Site Plan Review:**

- a) Map/Lot: 055/031 & 032  
C Zone  
1233 & 1237 Roosevelt Trail  
Applicant: Kevin Gagnon**

Mr. Seymour explained that this application was a minor site plan review, because it was only for proposed improvements. He continued that he felt that the project met the standards of the design guidelines and then explained the changes that were being proposed and how they fit into the area aesthetics. Mr. Clark asked the applicant to present his information.

Kevin Gagnon explained that he had recently purchased the Shopping Center and intended to make improvements. He reviewed the proposed improvements to the building including roofing improvements, water diversion, extended canopies, lighting and visual improvements.

---

*\*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

He continued that the major change would be adding employee parking along the back of the building. He added that there may be the potential of adding a bank branch to the facility but explained that that was not until a later date and only disclosing as an informational point.

Mr. Clark stated that he understood that Mr. Gagnon was not proposing the bank, but believed that there is a 600' of foliage frontage requirement for that area. Also had questions about the lot lines and Mr. Gagnon indicated that the lot was recently resurveyed with clean deeds.

Mr. Sanford wanted to know if the Coppola was functional and Mr. Gagnon responded that it was not, but that they made some ventilación to the roof and not direct access. Mr. Sanford continued by asking if there were adding insulation to the roof and Mr. Gagnon clarified that he was only adding insulation to the walls.

Mr. Linne had questions about signage, using Naples as an example, and Mr. Gagnon clarified that signage was what was proposed and what Mr. Linne was referring to was put up by the tenants. Mr. Clark added that Mr. Gagnon would have to meet the requirements of the Sign Ordinance and he was not sure if allow paper signs. He also explained that he felt that this was an opportunity to bring the lot into conformance and brought up issues with the lot including issues with parking pattern, but his primary concern was to bring pavement line up.

In response to the Board's concerns regarding a sprinkler agreement with the previous owner, Mr Gagnon stated that he had recently met with Mr. Messinger and Chief Tupper. There was currently no fire suppression installed, but half of the buildings were alarmed. He was working on a quote to alarm the remaining portion. He explained that the previous agreement was not signed by Mr. Acustico, but Mr. Gagnon was willing to work with Fire Department on their own plan.

Mr. Clark said that he was concerned with the non-conforming parking situation, and Mr. Gagnon responded that it was a grandfathered situation and was aware that there were not enough parking spaces for the plaza. Mr. Sanford wanted to know if the Board should consider making Mr. Gagnon move the parking area back behind property line and Mr. Clark agreed. Mr. Sanford also added that he felt that Mr. Gagnon should consider installing the sprinkler system sooner, rather than later, because it would be a selling point to potential renters/leasers, and Mr. Gagnon said that he would look into getting a quote. Mr. Messinger stated that the Fire Department was satisfied with the arrangements that they had made with Mr. Gagnon at their meeting.

Mr. Clark continued by stating that he wanted to see a plan that included the handicap spaces. Mr. Accuosti stated that there existed a design somewhere that proposed additional parking from when he had come before the Planning Board. He explained that the lot was very awkward regarding the parking situation and the suggestions that were being made by the

---

*\*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

Board would only exasperate the situation. Mr. Linne wanted to know if there was parking along the south end of the building, and Mr. Gagnon confirmed but said that they were not striped.

Mr. Clark stated that he still had an issue with the property line for the gas station because Mr. Accuosti still was non-conforming even though he had made some corrective action. Mr. Gagnon asked that the Board not require the parking not be moved back from the right-of-way because it was not State mandated Mr. Clark said that he understood Mr. Gagnon's concerns but the current parking aisles were too big and allowed for wandering and saw this application as an opportunity to correct the situation. Mr. Clark stated that he felt the problem was the pylon sign, but Mr. Clark stated that the issue was that he had not shown right title and interest in right-of-way.

Mr. Priest wanted to know why the Board was looking at these issues because Mr. Gagnon was interested in updating the building and Mr. Clark responded that because it was an opportunity to correct and existing non-conforming site. Mr. Sanford said that he was in agreement regarding not looking at issues that the Board was not required to or they should also use caution in doing so, but thought that they should clean up the parking situation because it was a safety hazard.

Mr. Seymour suggested that the Board could make a condition that if Mr. Gagnon made any improvements to the parking lot, such as resurfacing, then he would need to adjust the parking lines and reconfigure the spaces. Mr. Gagnon stated that he disagreed with the proposed condition. That if the State asked him to move the parking back, he would at that time but not to make him do so before that time. Mr. Seymour then suggested that Mr. Gagnon ask for a letter of approval on the State level to leave the parking where it was. Mr. Clark agreed and stated that it was the responsibility of the Board to raise these issues.

Mr. Seymour reminded that if another building was brought in, such as the suggested bank, then it would trigger major site plan review where these issues could be discussed and dealt with.

Mr. Clark opened the public hearing at 8:28pm for public comment.

Sharon Ashley, 3 Pine Lane, stated that she was concerned with water coming off the roof and the light from the Coppola. She was also concerned with parking along the back and the potential nuisance. Mr. Seymour responded that there was a proposed fence on a presentation

Richard Ashley, 3 Pine Lane, stated that there had been problems with mischief and urinating behind the shopping center and trash dumping.

Mr. Clark asked if there were any more comments and there were none. He closed the public hearing at at 8:31pm.

---

*\*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. Linne wanted to know what was out behind the plaza and Mr. Ashley responded that there were dumpsters. Mr. Gagnon explained that every tenant had been responsible for obtaining their own dumpster but he was going to be standardizing the company and container size. Mr. Sanford suggested that he fence in the dumpster area and Mr. Gagnon said that he would be willing to do that. He also added that he would like use the same process that he used in Gorham and install the Coppola., invite everyone in the neighborhood to see it lit, and no use the lighting if it had a negative effect.

MOTION: Bruce Sanford moved to approve the application with no restrictions; seconded by Greg Foster.

DISCUSSION: None.

VOTE: UNANMOUS APPROVAL (6/o)

## **5. Ordinance Workshop**

### **Resource Protection District**

Mr. Clark agreed with the language presented by Planning Consultant Stephanie Carver, except he found the end a bit confusing. Mr. Foster said that he would like to define “landowners of record”. Mr. Clark said that he would like to staff to check with the attorney to see how they should handle it.

Mr. Linne stated that he felt that Mr. Foster should recuse himself. Mr. Clark said that he did not think that there was an issue but would accept a motion if Mr. Linne wanted to make one.

MOTION: Patrick Clark motioned refer the language, with a couple of minor changes through the planners, to the attorney; seconded by Steve Linne.

DISCUSSION: MOTION CARRIED (4/1 [GF]/1 ab[BS])

Mr. Clark told the Board that he wanted them to review the Backlot Driveway Ordinance and be prepared for discussion at the next meeting.

## **6. Board Communications**

None

## **7. Planner Communications**

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

## 8. Adjournment

MOTION: William Priest motioned to adjourn; seconded by Steve Linne.

VOTE: UNANIMOUS APPROVAL (6/0)

Chairman Patrick Clark adjourned the meeting at 9:01pm.

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