



**Raymond Planning Board
Site Walk
Minutes*
Saturday, February 22, 2014**

Present: Chairman Robert O'Neill, Vice Chair Bruce Sanford, Greg Foster and William Priest.

Absent: Benjamin Krauter and Steve Linne.

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

Applicant: Eric Tarbox (Scout Executive Director), Scott Martin (Facilities Manager), Walt Stinson (Engineer),

Other: Sarah Lowes, Brian Walker, Neil & Peggy Jensen, and John Rand

1. Call to order: Chairman Robert O'Neill called the site walk to order at 9:00am and a quorum was declared.

2. Site Walk

- a) Boy Scouts of America
74 & 146 Plains Road
Map 009, Lots 014 & 042
LRR1 Zone**

Walt Stinson, Sebago Technics, handed out reduced drawings for the project. He explained the project would include a new septic to serve shower units within the training building and showed the location for the new system. He continued that the improvements to the camp were to sustain the long time use. The renovations would include a new dining hall, which would allow for increased capacity over the existing.

Mr. Stinson continued by explaining the relationship between the military involved in the Innovative Readiness Training (IRT) Program and the Boy Scouts of America (BSA) as well as the proposed time line for the project.

He then went on to explain that the 2014 construction projects would involve reconstructing the access road to meet the road standards. This, combined with a new parking lot, would reduce vehicular traffic to the campsites located further down into the camp and improve security by restricting access. There would also be renovations to the Training Center and the relocation and expansion of shooting ranges to include four (4) twenty-five (25) meter shooting ranges and one (1) one hundred (100) meter rifle range in an effort to reduce noise and improve safety.

Mr. Stinson explained that the 2015 projects would include construction of the new dining

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hall. He explained that as they walked down into camp, he would pointed out all of the flagged areas for the construction sites.

Neil Jensen, Meadow Road, explained that he did not see contour lines for the shooting ranges and wanted to know if there were berms. Mr. Stinson explained that there was not but the new location would provide a nine-hundred (900) foot buffer from the residential area. Mr. Jensen explained that his primary concern was noise, and Mr. Stinson explained that it was a historical use for the site and they were trying to alleviate the issue through relocating the ranges.

SITE WALK STARTED AT 9:20am (William Priest left due to icy conditions).

Applicant showed the location of the existing rifle ranges. Mr. Jensen explained that he was still concerned about noise. Mr. Tarbox explained that various shooting activities that took place and explained that they would no longer be using the site for commercial uses. Mr. Jensen thought that they could put in a berm to protect Plains Road from the noise. Mr. Martin thought that an option might be to relocate an existing berm. Mrs. Jensen explained her concern with the different weapons and associated noise, and Mr. Tarbox explained the different age groups and how the different weapons were used to gain merit badges.

Mr. Seymour asked if the applicant was still planning to implement three-phase power, and Mr. Tarbox responded that it would depend of the availability of funding. Mr. Seymour then asked if the Fire Department would have a key to get into the gate, and Mr. Martin explained that there would be a lock box.

The applicant then showed the location for the new parking area. Chairman O'Neill asked about stormwater from the parking area, and Mr. Seymour explained that the plans indicated that there would be 100% treatment onsite.

The applicant showed the site for the existing firing ranges that would be expanded. Mr. Sanford wanted to see the walking path for the ranges to be indicated on the plans, and Mr. Tarbox responded that that would not be a problem. The applicant then showed the location of the existing parking area that would be converted to the subsurface wastewater disposal area.

The applicant then showed the location for the new dining hall. Mr. Walker asked if the existing dining call would be razed, and Mr. Martin explained that it would be re-purposed.

Chairman O'Neill adjourned the site walk at 9:59am.

Danielle Loring
Recording Secretary

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