



**Raymond Planning Board  
Minutes\*  
Wednesday, March 19, 2014  
(Postponed from March 12, 2014)**

**Present: Chairman Robert O'Neill, Vice Chair Bruce Sanford, Greg Foster, Benjamin Krauter, Steve Linne and William Priest.**

**Absent: None**

**Staff: Mary Costigan, Town Attorney; Jim Seymour, Contract Planner; and Chris Hanson, Code Officer.**

**Applicant: Mark Gray, Engineer; Keith Smith (Engineer), Eric Tarbox (Scout Executive), Walt Stinson (Scout President), and Scott Martin (Facilities Ranger).**

**Other: Brian Walker, Neil & Peggy Jensen, Jeff Messer and Chris Flynn.**

**1. Call to order:** Chairman Robert O'Neill called the meeting to order at 7:03pm and a quorum was declared.

**2. Consideration of Approval of Meeting Minutes:**

- **February 22, 2014**

MOTION: Bruce Sanford motioned to accept the minutes from the site walk; seconded by Greg Foster.

DISCUSSION: None.

VOTE: MOTION CARRIED (4/0/2 [ab BK SL])

**Old Business:**

**3. Tabled Application**

- b) Consideration for Findings of Fact for the following application:  
Town of Frye Island  
Cape Road & Quarry Cove Road  
Map/Lot: 002/011 & 070/006**

**Reason:** Applicant is requesting a site plan review for a Park & Ride for ferry landing.

MOTION: William Priest motioned to remove the Frye Island application from the table; seconded by Greg Foster.

DISCUSSION: None.

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VOTE: MOTION CARRIED (5/0/1 [ab BK])

Chairman O'Neill explained that there were four (4) pieces of communication received and listed the names and the method in which they were sent.

Mr. Seymour explained that he and Ms. Costigan had reviewed all of the documents and records for the application and drafted the findings as directed. Ms. Costigan explained that the Board would vote whether to accept the Findings and would then vote whether to approve the application.

MOTION: William Preist motioned to accept the Findings of Fact; seconded by Bruce Sanford.

DISCUSSION: Bruce Sanford thought that they were very well written but would have made some minor changes.

VOTE: MOTION CARRIED (4/1[GF]/1 [ab BK])

MOTION: Bruce Sanford motioned that the application of Frye Island be denied based upon the findings of the Board as stated in the Findings of Fact; seconded by William Priest.

DISCUSSION: None.

VOTE: MOTION CARRIED (4/1[GF]/1 [ab BK])

#### 4. Public Hearing

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

**Reason:** Major site plan review for building renovations, new construction and ground work.

Chairman O'Neill asked Mr. Seymour to summarize the application.

Mr. Seymour explained that the application was for planned improvements for two lots located in the rural and LRR1 zones. The improvements included widening and improving the existing road, relocating a parking lot, converting the existing parking area to a SSWD, and building a new dining hall. He reviewed the various standards that the would need to be reviewed.

Keith Smith, Dewan & Associates, introduced Eric Tarbox, Scott Martin and Walt Stinson.

Mr. Smith outlined the area that was involved in the project and showed where the various items were located. He explained that the access road would be improved and relocated to the outer edges of the camp to avoid conflicts with pedestrians. He explained that the parking area would have 107 parking spots and there was a large bay that they had converted to a grassed area, which would be staked out to manage parking, to meet the future standards. He

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showed where the existing shooting range would be converted to a multipurpose field. He continued by showing the location for the new dining hall.

Mr. Smith explained that the expanded shooting ranges and how they were to be used and complied with NRA standards. RO wanted to know how far it was from the property line, and KS explained that it was 300' feet and the new location was more secluded than existing site.

Mr. Smith continued that the military would be stationed at the training center lot. There would be three (3) 60×16 shower units and associated water disposal system installed for use. The units would be removed but the system would remain. There was also an addition on the center that was being proposed.

Mr. Krauter verified that the Board was reviewing the Land Use Standards first, and Chairman O'Neill confirmed after the Public Hearing. Chairman O'Neill asked if the Board had any questions. Mr. Sanford asked if the parking going into the training center was to ADA requirements, and Chairman O'Neill asked that the Board hold all specific questions until after the Public Hearing.

Chairman Robert O'Neill opened the Public Hearing for comment.

Brian Walker, 12 Rolfe Road, thanked the Board and the Scouts for their professionalism. He felt that the improvements were valuable from an environmental perspective. His primary concern was the use of the expanded ranges by third parties. He explained that Mr. Tarbox had said that they had ended their use by third parties groups other than by the Cumberland County Sheriffs Office or occasional public trainings. He was suggesting that it be made a condition that they limit the use that could only be change through Zoning Board of Appeals or returning to the Planning Board. He also wanted to see additional berms to further mitigate noise and disruption.

Neil Jensen, 315 Meadow Road, thought that the changes were positive but was concerned with the shooting creating noise pollution. Felt that a berm could be installed on the north-side and felt that there should be a condition of approval that the applicant make contact with the Town of Raymond and neighbors about all day shooting events. He was also concerned that if the office was going to be moved from Portland that the traffic on Plains Road be addressed.

Peggy Jensen, 315 Plains Road, thanked the BSA and PB for inviting them to the site walk. She gave history where BSA had helped with two (2) clean water grants. She was also concerned about noise and felt that it was disconcerting to hear the gunshots, especially when on the water. Agreed with adding the berm. She was not aware that the administrative offices were being moved from Portland and wanted to know how that was going to affect the use of the site.

Jeff Messer, 31 Pulpit Rock Road, explained his history with the camp and felt that shooting was an essential part of that experience.

Chris Flynn, 136 Plains Road, thought the plan was well thought out, but had his concerns regarding the expansion on the ranges and the hours of operation. He was also concerned with the affect of the shooting range being across from his house on his property value.

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There were no more comments and Chairman Robert O'Neill closed the Public Hearing. He stated that Raymond did not have a noise ordinance so they had no enforcement to limit the shooting. Mr. Seymour added that they could create standards under "safe And Healthful Conditions" under the Shoreland Zoning Standards. Chairman O'Neill agreed.

Chairman O'Neill asked that they start the evaluation in reference to the standards.

Mr. Seymour stated that the first Shoreland Zoning Standard was "Safe and Healthful Conditions," and referenced a concern from Public Safety regarding noting the location of the tank and hydrants. He continued with the shooting range regarding the installation of a berm and limiting the hours of operation for consideration of the neighbors. He explained that on the site walk there was discussion of limiting clearing and creating a "limited buffer" to help reduce noise. He also spoke with the Public Works Director and he was concerned with pedestrian traffic as well as construction equipment during the duration that work was being completed and recommended signage.

Mr. Linne was concerned with the shooting and wanted the shooting shelter to not be with range of the shooting area. Mr. Tarbox explained that there was a very specific design and standards to the safety cages, and Mr. Smith concerned. Mr. Linne asked about the paths to the ranges, and Mr. Tarbox explained that the paths were created on response to concerns about ADA access. Mr. Linne was concerned with the paths being to close to the back of the ranges, and Mr. Tarbox explained that the ranges were monitored by staff.

Mr. Linne wanted to see a management plan that included safety standards and a potential schedule, and Mr. Tarbox explained a typical schedule and was concerned with a blanket, year round schedule. Mr. Hanson asked about the uses of the different ranges and asked if there would be overlapping uses, and Mr. Tarbox stated that the ranges were designed to be used at the same time but they did not have the staff to do so. Mr. Hanson asked how the buildings were constructed to reduce the instance of stay bullets, and Mr. Tarbox explained the design. Chairman O'Neill explained that he also had concerns with the uses and wanted to see a plan of proposed uses during the different seasons. Mr. Sanford wanted to know if there was a way to spread the noise out and wanted to see a design showing how the berms worked. Mr. Tarbox explained that the pistol ranges would be limited and most of the shooting was .22 rifles. He added that the ranges were multipurpose because of how each age group of scouts could use them, and he would provide the statistics.

Mr. Linne addressed the concerns regarding when shooting was going to occur, and Mr. Tarbox suggested a flag that was visible from the public.

Mr. Preist was concerned with the crossing between the two lots and wanted to know if there was a way to corral pedestrians, and Mr. Smith explained that there was a plan to formalize parking as well as creating vegetative buffers and installing signage.

Mr. Sanford wanted to know if the expansion was a certain percentage and if that would mean that shooting was also going to increase, and Mr. Tarbox explained that the projections were flat and they were not increasing their supplies.

The Board moved onto the next standard, and Mr. Seymour Explained that #2 was related to

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the stormwater management and standards. He explained that they had submitted an erosion control plans as well as applied for a stormwater permit with the DEP. He explained that they were well within their phosphorus calculations. He explained that they had submitted a new subsurface plan, which required State approval. Mr. Linne asked where test pit #2 was and felt that there was room to get outside of the 300' threshold, and they explained that there was a fence and a road in the way. Mr. Linne was concerned that there was no food disposal was allowed and a test pit, and Mr. Stinson explained that it was only temporary and would be capped off after the military left.

Mr. Seymour explained that the next set of standards were regarding natural resources and preservation, but the staff felt that they would be easily met and the plans were often an improvement over existing conditions.

Mr. Foster wanted to know why Shoreland Zoning Provision, Section Q was not included in their review, and Mr. Seymour explained that he could but they were well within their 25%.

Mr. Seymour went on to Site Plan Review Standards of the Land Use Ordinance. He explained that they were maintaining existing vegetation, but the primary concern was the buffering around the shooting ranges and the possible creation of a "limited buffer." Mr. Forester thought they should maintain their current forest management plan, rather than imposing additional restrictions.

Mr. Seymour explained that the next standard was vehicular access and explained that these an improvement but the only concern was ADA compliance and investigating materials that would not rut as easily. Public Safety agreed with the plan except for emergency vehicle access in the loop.

Mr. Seymour said that he wanted to see a parking maintenance plan, especially regarding the use of spaces and how they were going to direct traffic during heavy usage. Mr. Linne asked about cross walks, and Mr. Seymour explained that it was addressed in the safety standards. Mr. Linne said that he wanted to see a parking summary that addressed that the number of parking spaces was adequate for the size of the dining hall.

Mr. Seymour continued onto utilities and explained that they were looking into overhead, three-phase power. Mr. Preist asked why, and Mr. Tarbox that it was for the kitchen and heard that it was more efficient. Mt. Seymour continued and wanted to see that there were barriers placed to stop people from parking on the septic and wanted to see separation for the propane tank.

Mr. Seymour said that he wanted to see signage and safety plan for the construction period.

Mr. Seymour continued onto lighting and explained that there was no exterior lighting, but wanted to see a narrative outlining the usage and no sky glow. Mr. Linne understood the rustic feel but wanted to know why the access was not lighted, and Mr. Tarbox explained that it was their standard.

Mr. Seymour continued to emergency vehicle access and reiterated concerns with the loop and explained that there would be a KNOW box installed for the gate.

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Mr. Seymour explained that there would be some landscaping that would help with pedestrian access. Mr. Krauter asked for clarification on “change of use” and Mr. Seymour explained that the use of the lot would change during the different construction phases.

Chairman O'Neill asked if the addition to the training center was going to be submitted, and Mr. Smith showed a plan that would accommodate eleven (11) employees. Mr. Smith explained that it would be approximately 2400 square feet and 13 parking spots, and they would also close off one of the vehicular access points for pedestrian traffic. Mr. Seymour stated that it should be noted on the plan and see a parking summary for the proposed addition. He also wanted to see that there was an amendment made to the stormwater permit. Mr. Sanford wanted to know if an additional public hearing was required, and Mr. Seymour thought that it may be necessary and may also hold up the DEP. Mr. Stinson did not want to hold up approvals and would rather come back for an amendment.

Chairman O'Neill wanted to know where the military was going to park, and Mr. Tarbox explained that they would be shuttled in.

Mr. Linne was still concerned with lighting and wanted to know if they were going to have to give them a waiver. Chairman O'Neill clarified that the standard was only if the applicant was proposing it. Mr. Seymour suggested lighting at the parking lot on the road and wanted to see lighting at the ADA access.

Mr. Stinson asked about submission schedule. Mr. Sanford suggested moving the meeting date, and Chairman O'Neill wanted to keep their schedule consistent but would rather move the submission deadline. He asked the Board if they had any issues, and there were no additional items. Mr. Seymour reiterated the Public Hearing had been closed.

MOTION: Bruce Sanford moved to allow for a five (5) day extension for additional submission to Monday, March 31<sup>st</sup> for the April 9<sup>th</sup> meeting; seconded by William Preist.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (6/o)

MOTION: Ben Krauter motioned to table the discussion and final approval to next meeting; seconded by Bruce Sanford.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (6/o)

The Board scheduled a training session for Wednesday, April 2<sup>nd</sup> and included a workshop for a discussion regarding the Bylaws.

## **5. Planner Communications**

## **6. Adjournment**

MOTION: William Priest motioned to adjourn; seconded by Bruce Sanford.

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VOTE: UNANIMOUS APPROVAL (6/o)

Chairman Robert O'Neill adjourned the meeting at 8:56pm.

Danielle Loring  
Recording Secretary