



**Raymond Planning Board  
Minutes\*  
Wednesday, June 11, 2014**

**WORKSHOP**

**Present: Chairman Robert O'Neill, Greg Foster, Ben Krauter, and William Priest.**

**Absent: Bruce Sanford and Steve Linne.**

**Staff: Stephanie Carver, Planning Consultant; and Danielle Loring, Recording Secretary (7:10 pm).**

**Other: Barbra Lovell and John Ewalt.**

**1. Call to order**

**New Business:**

**2. Discussion of Potential Ordinance Revisions**

Ms. Carver referred to her memo that was distributed to the Planning Board (attached).

***Item #1: Definitions***

*Municipal*

Ms. Carver explained that the issue was regarding the definition of “municipal” in the of the ordinance. She added that the “Town of Raymond” was not specified as the sole use under the definition and elaborated that the Town Attorney had felt that doing so would be problematic. She said that she would create a few options for definition and Mr. Krauter offered to also bring in some sample definitions.

*Accessory Use*

Ms. Carver explained her examples for accessory uses.

*Agricultural Use*

Ms. Carver explained that there were no definitions outlining agricultural use in the Land Use Ordinance and gave examples of where the term was used within the ordinances. Chairman O'Neill felt that the term was defined on page 66 of the Land Use Ordinance and Ms. Carver agreed but felt that the definitions should be consistent and appear in definitions section.

***Item #2: Allowed Uses Table***

Ms. Carver reviewed the following suggestions:

---

*\*Per the “Minutes Policy,” reviewed and approved August 17, 2010 and amended May 13, 2014 by the Board of Selectmen, written minutes will only serve as a supplement or guide to the official record, which is the video record, unless they are the only record. DVD's can be purchased for a nominal fee from the Town Office or borrowed from the Town Office or Raymond Village Library. Recordings cal also be found at [www.raymondmaine.org](http://www.raymondmaine.org).*

- Defining municipal rather than going with a general “institutional” use.
- Change “accessory allowed uses” to “accessory uses”
- Add “accessory apartment” to 16a
- Add “Boat Launches” to the table to reflect 2014 additions
- “Parking Facilities” changed to “Parking Areas” to be consistent with 2014 changes.

***Item #3: Changes to Volume Calculation for 30% Expansions***

Ms. Carver explained that the changes to Chapter 100 were not all officially adopted except one rule regarding expansion of nonconforming structures using a graduated system based on location of structure to the water. She offered to draft language in order to move forward and was doubtful that the other changes would be ready for 2015 Town Meeting.

***Item #4: Requirement for Digital Plans***

Ms. Carver explained that this was an item to make things more efficient for staff in the Planning Office.

***Item #5: Notarized Road Management Plans***

Chairman O'Neill asked if this item was really necessary, and Mrs. Loring explained that it had come up regarding on of their approvals in the last year. The Board had been concerned that new owners would not be aware of Road Management requirements as related lots were transferred and wanted them to be notarized as well as possibly recorded with the deed. Mr. Krauter confirmed the discussion.

***Item #6: Resource Protection Update***

Mrs. Loring explained that this item would not be ready for amendment at the 2015 Town Meeting but that the GIS contractor was still working to compile data. She explained that the Board had wanted standards, criteria and data before deciding whether or not to adopt the State's revised Resource Protection Districts.

***Other Items: Board Discussion***

Chairman O'Neill wanted to visit the lighting requirements and process of working with a developer. He wanted to develop specific standards because he felt that there were only those found for intersections and they were waivable.

Chairman O'Neill asked if the changes to the Findings of Fact needed to be added to the agenda, and Mrs. Loring replied that it did not because it was part of the Bylaws that were going before the Selectmen for consideration.

Chairman O'Neill asked if the changes to the definitions would change the intent of the ordinances, and Ms. Carver did not think that it would be an issue because the purpose was to clarify the intention of the ordinance. Mr. Priest felt that they should evaluate parking as a use in the Shoreland Zoning Ordinance, especially clarifying the term municipal. Mr. Foster asked why doing so would matter, and Mr. Krauter responded that it was because municipal use had a different set of allowed uses that private ownership. Chairman O'Neill wanted to see a range of definitions for them to choose from.

---

\*Per the “Minutes Policy,” reviewed and approved August 17, 2010 and amended May 13, 2014 by the Board of Selectmen, written minutes will only serve as a supplement or guide to the official record, which is the video record, unless they are the only record. DVD's can be purchased for a nominal fee from the Town Office or borrowed from the Town Office or Raymond Village Library. Recordings can also be found at [www.raymondmaine.org](http://www.raymondmaine.org).

### **3. Adjournment:**

Chairman O'Neill adjourned the workshop at 7:40pm.

Danielle Loring  
Recording Secretary

---

*\*Per the "Minutes Policy," reviewed and approved August 17, 2010 and amended May 13, 2014 by the Board of Selectmen, written minutes will only serve as a supplement or guide to the official record, which is the video record, unless they are the only record. DVD's can be purchased for a nominal fee from the Town Office or borrowed from the Town Office or Raymond Village Library. Recordings can also be found at [www.raymondmaine.org](http://www.raymondmaine.org).*