



**Raymond Planning Board
Minutes*
Wednesday, November 12, 2014**

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

Absent: None.

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

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

2. Minutes

- **September 10, 2014**

MOTION: Bruce Sanford motioned to accept the minutes from September 10, 2014; seconded by Greg Foster.

DISCUSSION: Mr. Priest reiterated his concerns regarding the access drive and wanted to make sure that they were clear for the record.

VOTE: UNANIMOUS APPROVAL (6/o)

- **October 15, 2014**

MOTION: Bruce Sanford motioned to accept the minutes from October 15, 2014., Seconded by William Priest.

DISCUSSION: Mr. Foster wanted to correct the motion regarding the tower because he felt that the requirements for the fall-down zone documentation from an engineer and changing the location was an "and" requirement, not "or." Chairman O'Neill agreed and clarified that it was addressed in the Findings of Fact.

VOTE: UNANIMOUS APPROVAL (6/o)

3. Review and Approval of Findings of Fact

a) Town of Raymond – Communication Tower

MOTION: William Priest motioned to approve the Findings of Fact; seconded by Ben Krauter.

DISCUSSION: Chairman O'Neill asked about the lighting on page 8 because it was listed as a 360 fixture, and Mr. Seymour explained that it should be a wall pack with full shield.

*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.

Chairman O'Neill asked that the Findings be corrected.

MOTION: William Priest revised his motion to include "as amended"; seconded by Ben Krauter.

VOTE: UNANIMOUS APPROVAL (6/0)

b) Port Harbor Marine – Major Site Plan Review

MOTION: Greg Foster motioned to accept the Findings of Fact; seconded by Ben Krauter.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (6/0)

c) David Greep – Minor Amendment to Site Plan

MOTION: William Priest motioned to accept the Findings of Fact; seconded by Greg Foster.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (6/0)

4. Public Hearings

~~**a) Meyer Realty Investments, Inc.**~~

~~**1263 Roosevelt Trail**~~

~~**Map/Lot: 053/042A**~~

~~**Reason: Minor Site Plan amendment to include a new 1,800 sq. ft. storage building.**~~

5. Ordinance Workshop

Ms. Carver outlined her regarding the remaining items that needed to be addressed for the proposed ordinance revisions.

Accessory Apartments:

Mr. Sanford was concerned with the language being vague regarding the septic system expansion requirement, and Mr. Linne agreed. Ms. Seymour suggested revised language and the Board agreed.

Municipal:

Ms. Carver outlined the concerns regarding the term and any limitation of the user. Mr. Seymour explained that there was a definition of "public places" in the ordinance and felt that it would be fitting to use it in the table. The Board agreed.

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6. Planner Communications

Mr. Seymour explained that there was going to be a full agenda for the next meeting and listed all of the items coming for consideration.

7. Adjournment

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

VOTE: UNANIMOUS APPROVAL (6/0)

Chairman Robert O'Neill adjourned the meeting a 7:50 pm.

Danielle Loring
Recording Secretary