



**Raymond Planning Board
Minutes*
Wednesday, December 10, 2014**

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

Absent: William Priest

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

Applicant: Jason Farthing, Survey Inc.

1. Call to order: Chairman Robert O'Neill called the meeting to order at 7:00pm and a quorum was declared.

2. Minutes

- **November 12, 2014**

MOTION: Bruce Sanford motioned to approve the minutes; seconded by Ben Krauter.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

3. Public Hearings

- a) **Jason Farthing OBO Herluf & Donna Madsen**
Autumn Lane
Map/Lot: 011/043D
Rural Zone
Reason: Private road extension for Autumn Way

Mr. Seymour explained that the project involved an existing private way that was previously approved in 2004. The applicant was asking that the road be extended to allow for further development. He explained that it did not require a full subdivision review but the Board needed to look at some of the standards for the lot. He continued that a waiver was needed for the hammerhead requirement, which the Fire Department was amicable with, and the applicant also needed to submit a notarized confirmation of the road association.

Jason Farthing, Applicant's agent, explained the project and the changes that had been made to the application since the Board had received their packets. He explained the improvements to the road design and explained that there was a road maintenance agreement in place but had not been executed and requested that the Board make it a condition of approval.

Chairman Robert O'Neill opened the Public Hearing for comment, there was none and he

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closed the Public Hearing.

Mr. Sanford asked about the work being done on Lot B, and Mr. Farthing explained that it would include regrading the property to abate storm water but there was already a house that was 70% complete.

Mr. Linne asked about where the driveway was for Lot A, and Mr. Seymour responded that there was room for the driveway before the hammerhead. Mr. Linne was concerned with the hammerhead being used as parking for the residents, and Mr. Farnsworth suggested that the Board put a condition that it be noted that no one can park in the hammerhead, which was intended for emergency access. Mr. Hanson added that the applicant would need to get an entrance permit and he would not issue it unless appropriate. Chairman O'Neill asked if the right-of-way (ROW) for the road frontage, and Mr. Seymour stated that they were using the hammerhead for frontage.

MOTION: Robert O'Neill motioned to grant the 150' waiver for the hammerhead; seconded by Greg Foster.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

Chairman O'Neill explained that he as going to go through each item of the memo and there were any disagreements they would discuss. At the end the of the memo, the Board was in agreement with all of the items as presented by the planner.

MOTION: Ben Krauter motioned to approve the approve the application for the Autumn Way extension with the waiver for the turn around as noted; seconded by Bruce Sanford.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

4. Ordinance Workshop

a) Review and Approval of Draft 2015 Annual Town Meeting Warrants for Public Hearing

~ Propose changes to Land Use Ordinance Article 10.B:

Mr. Seymour explained that the proposed changes were because the existing language outlined the process for new applications but not amendments. The proposed language would outline the process for amendments.

Mr. Linne was concerned with abutter notices for c and d, and Mr. Seymour explained that they were handled under the criteria in the preceding language.

MOTION: Ben Krauter motioned to accept the changes as presented and send to Town Counsel for review; seconded by Bruce Sanford.

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DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

Mr. Linne clarified process for ordinance changes, and Mr. Seymour explained that the Public Hearing was the next step, then would be sent to the Selectmen for inclusion on the Town Meeting Warrant.

~Proposed changes to the Street Ordinance

Mr. Seymour explained that this was codifying a requirement for notarized road maintenance agreement for private roads, that the Board was already exercising.

MOTION: Ben Krauter motioned to accept the changes as presented and send to Town Counsel for review; seconded by Bruce Sanford.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

~Proposed changes to the Shoreland Zoning Land Use Table:

Mr. Seymour explained the changes that had been made to the table and their intention.

MOTION: Ben Krauter motioned to accept the changes as presented and send to Town Counsel for review; seconded by Bruce Sanford.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

~Proposed changes to the Definition section of the Land Use Ordinance:

Mr. Linne asked about percentages of lot coverage, and Mr. Hanson explained that there is another portion of the ordinance that required that no lot have more than 15% coverage, which is what this change would reflect.

MOTION: Ben Krauter motioned to accept the changes as presented and send to Town Counsel for review; seconded by Bruce Sanford.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

Chairman O'Neill explained that the Public Hearing would be scheduled for next regular meeting with a 6:30 start.

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5. Planner Communications

a) Presentation of Staff Review Approvals

- **10 Frye Road (016/064), LH Housing, LLC**
 - Backlot Driveway Approval

6. Adjournment

MOTION: Greg Foster motioned to adjourn; seconded by Bruce Sanford.

VOTE: UNANIMOUS APPROVAL (5/0)

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

Danielle Loring
Recording Secretary