



**Raymond Planning Board**  
Raymond Broadcast Studio  
423 Webbs Mills Road  
**Minutes**  
**Wednesday, February 12, 2020**  
7:00 pm

**Present:** Mike D’Arcangelo, Bruce Sanford, Greg Foster, Chair Robert O’Neill, Vice-Chair Edward Kranich, Kyle Bancroft, Kevin Woodbrey

**Absent:** None

**Staff:** CEO Scott Dvorak, Contract Town Planner William Haskell of Gorrill Palmer, Contract Town Planner James Seymour, Fire Inspector Wayne Jones, Recording Secretary Mary Quirk

**Others:** Robert McSorely of Sebago Technics representing the Applicant, Mike Soucy of Port Harbor Marine

**Call to order:** Chair Robert O’Neill called the meeting to order at 7:00pm; Quorum was declared

**Approval of Minutes (07:03)**

November 2019

**MOTION:** Gregg Foster moved to accept as printed; Edward Kranich seconded

**DISCUSSION:** None

**VOTE:** Motion Passed (07/0/0)

January 2020

**MOTION:** Edward Kranich move to accept as printed; Gregg Foster Seconded

**DISCUSSION:** None

**VOTE:** Motion Passed (06/0/1) Kevin Woodbrey abstained due to not being present

**Public Hearing (07:05)**

**APPLICANT:** Port Harbor Holdings I, LLC

**LOCATION:** 1328 Roosevelt TRL

Map: 050 Lot: 043/000 Zone: LRR1 & Commercial

**REASON:** Jordan Bay Marina Dock Expansion

**MOTION:** Greg Foster moved to deem the application complete

**DISCUSSION:** None

**VOTE:** Motion Passed (6/0/1) Kevin Woodbrey abstained due to not being present

William Haskell reviewed the application for the Town (07:06)

For details, please see Video, the official record of the meeting.

Robert McSorely of Sebago Technics reviewed the application for the Applicant (07:13)

Board questions and discussions (07:24)

Chair Robert O'Neill opened the public hearing (07:37)

Mr. O'Neill closed the public hearing (08:01)

Board resumed questions and discussion (08:01)

Mr. O'Neill reopened the public hearing (08:24)

Mr. O'Neill closed the public hearing (08:28)

Board resumed questions and discussion (08:28)

**MOTION:** Bruce Sanford moved to table the application; Kyle Bancroft seconded (08:42)

**DISCUSSION:** None

**VOTE:** Motion carried (7/0/0)

**SITE WALK:** Saturday, February 22, 2020 at 9:00am Meeting on site

### **Ordinance Workshop (08:52)**

Public Hearing on proposed Ordinance Changes to be scheduled for March 11, 2020 meeting

### **Planner Communications (09:25)**

- Signing Findings of Fact for Keystone Investment Map 004 Lot 103
- Discussion of conditions for Town Official comment on NRPA application
- Discussion of authority/responsibility for patrolling the water
- **MOTION:** Robert O'Neill moved to direct William Haskell, on behalf of the town working with [Code Enforcement Officer] Scott [Dvorak] to send a notice in response to DEP application stating the Board's concerns with the application: environmental impact and the [unintelligible]. Michael D'Arcangelo seconded (09:32)
- **DISCUSSION:** None
- **VOTE:** Motion carried (07/0/0)
- Aroma Joes: no further communications

### **Adjournment (9:34)**

**MOTION:** Greg Foster moved to adjourn; Robert O'Neill seconded

**DISCUSSION:** None

**VOTE:** Motion passed (7/0/0)

For details, please see Video, the official record of the meeting.