



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
Minutes
VIA ZOOM
Wednesday, February 9, 2022
7:00PM

Present: Chair Robert O'Neill, Vice-Chair Edward Kranich, Greg Foster, Kevin Woodbrey, Mike D'Arcangelo and Mark Childs

Absent: Kyle Bancroft

Staff: CEO Alex Sirois, Contract Town Planner James Seymour of Sebago Technics and Fire Inspector Wayne Jones

Approval of Minutes

January 12, 2022

Mike moved to approve Minutes as written.

Kevin seconded.

All in favor? 6 yes/0 no/0 abstain

Old Business

Sketch Plan Review of Amended Plan previously submitted

Applicant	Raymond Hills LLC
Location	Map: 051 Lot: 22-A Zone VR
Description	Webbs Mills Road Major Subdivision Application 25-Unit Condominium Subdivision

Bob asked Jim to summarize the project. Jim reviewed the information submitted by Dustin Roma on behalf of applicant. He continued to list the items submitted to the Board by email this week and reiterated that the Board cannot address those items due to the lack of time to review the information.

Dustin stated the information was submitted to have the most recent changes provided to the Board and understood that the information would not be reviewed in detail this evening but will allow adequate review time for the March meeting.

Jim stated that the applicant has received DEP and DOT approvals. He further advised the Board they need to determine if the application is complete and/or ready for

Preliminary Approval.

Dustin reviewed the list of items submitted to bring the project to Final completeness; septic design, Stormwater permit, purchase of additional lands, DOT and PWD approvals. Discussions took place regarding change of elevations, elimination of the dumpster location, status of negotiations with abutter Kisch and her attorney. Applicant addressed runoff, the engineered septic system and what happens during a power outage. Homeowner Association will provide generator hook up to allow for pumping of the system. The applicant's representative has met with Ms. Kisch's attorney and Ms. Kisch to work out acceptable terms regarding access to her back lot and cutting of trees in the 50' ROW.

Bob opens the Public Hearing for the application. Discussions are between Attorney Kennedy and the Board regarding outcome of negotiations on behalf of Ms. Kisch. Discussions took place between Board and Attorney Kennedy regarding if the Kisch lot needs to be shown on the plan as part of the subdivision. Public hearing is closed.

The Board discussed street standards, egress for evacuation purposes in case of emergency, waiver of 1000' road standard, number of trips generated etc. The Kisch lot will be noted on the Plan as not being a part of the subdivision however she has rights prior to the subdivision and after the subdivision. The Board confirmed with Fire Inspector Jones that the Department is agreeable to the hammerhead turnaround. Jim stated they should look at parking and no parking areas to keep the areas open for emergency vehicles. There was discussion about adding four additional parking spaces and are looking at placing them where the dumpster location was originally proposed.

Mike moved to table the application to the March 9th, 2022 meeting.

Kevin seconded.

All in favor? 6 yes/0 no/0 abstain

Ordinance Review:

Alex puts the document on screen for everyone to see. Attorney has made a few minor changes to align with our other Ordinances. Wayne questioned if the Fire Department changes were incorporate; yes, they were.

The definition of Corner Lot has been updated per last month's discussions.

Alex informed that the Design Standards is a document which was never actually adopted and is more of a "wish list" item. Phil Saucier suggested to extract portions of the Design Standards document and move away from the Design Standards document. This would be a project for next year.

Alex updated the Board on the Marijuana Use Ordinance. This will also not be for this

year. Depending on outcome of June referendum vote, we will see where we need to go.

The Board makes no additional changes to the proposed amendments. They discussed taking this to Public Hearing in March or April. The Board determines to take Public Hearing to the April meeting.

Planner Communications - None.

Mike moved to adjourn

Greg seconded

All in favor? 6 yes/0 no/0 abstain

Adjournment 8:53 p.m.