



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

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

Staff: CEO Alex Sirois, Contract Town Planner James Seymour of Sebago Technics, Fire Inspector Wayne Jones and Sandy Fredricks, Admin Assistant/Recording Secretary

Bob called the meeting to order at 7:00 p.m. A quorum was declared and roll was called.

Approval of Minutes

February 9, 2022

Ed questioned who is "Phil" referred to on Page 2. He was advised that is the Town's Attorney, Phil Saucier. Ed asked if we could add Phil's last name to this. Agreed by all. Greg moved to approve Minutes with the change on Page 2 as requested.

Ed seconded.

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

Bob stated Kyle has submitted his resignation. He continued we have an applicant waiting to join the Board and asked Sandy to contact him to attend the next Board meeting.

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

Ed moved to remove the matter from the table.

Greg seconded.

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

Bob stated that with Jim not having logged on as yet, he asked Dustin to review Jim's Memo starting with Page 2. Dustin stated this Memo Reviews the submission since the February meeting. He continued to review and sum up what has taken place since the last meeting.

It is agreed between the Board and Dustin to utilize the services of Cumberland County Conservation Commission for review and oversight on the project during construction. Dustin continued that there is a dedicated roadway to access the engineered septic system; there will not be a significant impact on the municipal services; the condominium association is responsible for the maintenance of the road and applicant has supplied a boundary survey. Additionally, he advised there are no wetlands on the property.

Dustin stated the Board still needed to address the two (2) waiver requests he had submitted. Bob stated the first waiver, Extension of the Road is not a problem. Bob asked Alex if we had anything from the attorney about the number of units. Alex advised that Phil Saucier, Esq. stated it was okay to have it at 25 units. Jim stated the Kitsch property should be exempt. Bill Kennedy, attorney for Krista Kitsch stated they would prefer to have it included there as the 26th lot. It is agreed by the Board that it will be worded on the Plan that it is 25 lots for the development and one potential lot for the Kitsch lot; it is a stand-alone lot and not part of the subdivision. Bob stated he is concerned about the language of the waiver when they vote on it.

Ed moved to waiver the 1000' road requirement to 1600'
Mike seconded.

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

Bob recapped with Jim that there were no major concerns in his Review A-H. Jim stated he is concerned about the wells being proposed behind some of the units. Dustin stated they will address that in the Site Plan section.

Dustin stated the second waiver was for the second road connection requirement and also stated they needed to work on the working for the COAs.

The Board moved on the Site Plan Review. Mark stated his only concern was the generator for the pump station should be a stand-by generator. Dustin stated the shed that will be right next to the pump station is just to have the generator hook-up and generator. Kevin agreed it should be an automatic generator. Dustin stated they will comply with stand-by generator.

Jim brought up the retaining wall that is near the Kitsch lot. Dustin stated they will cut-step the wall rather than the retaining wall being continuous. Jim asked if they will obtain a Grading Easement from Ms. Kitsch. Bill Kennedy stated that they will provide

an Easement or License to do the grading work.

Jim stated he is uncomfortable with all these conditions. He would like to see a revised Plan to show the access and the Grading Easement for the Kitsch lot. Dustin will show a sketch on the back units showing the step walls.

Alex stated if it is more than a 30" drop, then we require some kind of fall protection. Jim stated they should show the access point to the trails and open space. Wayne stated he is working with Dustin on the fire lane access, fire lanes, no parking , etc. to be part of the Condominium documents. Dustin confirmed they will be included.

Bob stated we certainly seem to be at Preliminary Approval of the Plan.

The Conditions of Approval are:

1. Grading Plan – signed Grading Plan to be in place prior to the Board signing the Plan.
2. Guardrails where necessary shown on the Plan
3. Stone walls will be Step walls
4. Stand-by generator

Ed moved to grant Preliminary Approval of Raymond Hills Village Subdivision.

Mike seconded.

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

Bill Kennedy stated they would prefer boulders for a more natural look at the Kitsch driveway cut.

The Board and Dustin agree to come back for Final Approval at the April meeting with all the Punch List items included.

Planner Communications - None.

CEO Communications:

Alex stated he sent out the updated Ordinance Amendments; there are some minor changes from last month.

1. #2, Solar Ordinance – the attorney changed the section that is highlighted, to Commercial Solar Energy Systems; altered end of 1st paragraph to allow CEO to do Residential Solar.
2. #4, Definitions – Page 21 of pdf. No red flags but questioned the treatment of retaining walls. Alex and Phil Saucier will work on this next week and get it to Jim.
3. Alex stated that the Subdivision 1000' item has been cleaned up a bit; turnarounds must be cul-de-sacs or hammerheads.

4. #6 is updated to Commercial Solar

Kevin moved to hold a Public Hearing on April 13, 2022.

Ed seconded.

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

The Board discussed if the April meeting will remain via Zoom. Kevin stated we should do it as a Hybrid Meeting as a choice. Ed stated he is okay with it either way with mask requirement. Greg stated in person is okay. Mark stated in person is okay.

The Board is informed that the Raymond Cape Subdivision will be on the agenda but not a Public Hearing.

Bob moved to adjourn

Kevin seconded

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

Adjournment 8:30 p.m.