



**Raymond Planning Board**  
Raymond Broadcast Studio  
423 Webbs Mills Road  
**Draft Minutes**  
**HYBRID MEETING**  
**Wednesday, April 13, 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, Contract Town Planner Will Haskell, Fire Inspector Wayne Jones and Sandy Fredricks, Administrative 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**

March 9, 2022

Ed moved to approve Minutes as written.

Greg seconded.

Any discussion? None

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

**Old Business**

**Final Plan Review of Amended Plan**

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

Dustin summed up the changes made as requested by the Board. He advised they had reached an agreement for Construction Agreement with Ms. Kisch.

Bob read the proposed Waiver language into the record.

Bob moved to grant the Waiver for the number of units.

Greg seconded.

Any discussion? None.

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

FOR DETAILS, PLEASE SEE VIDEO, THE OFFICIAL RECORD OF THE MEETING

Bob stated the Board previously Waived the 1000' roadway connection. The Board discussed Conditions of Approval. The Board has reviewed the Plan for Shoreland Zoning, Site Plan and Subdivision.

Bob moved to grant Raymond Hills Village a 25-unit Condominium Subdivision finding it meets all of Article 7, all Town of Raymond Subdivision & conforms with the LRR 1 Zone in Shoreland with the following Conditions of Approval:

1. Subject to any conditions granted by DHHS or DEP;
2. Third Party Inspection through CCSC for Honey Hill during construction for runoff;

Mark seconded.

Any discussion? None.

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

The Board moved the order of the Agenda to hear the Raymond Cape Subdivision prior to holding the Public Hearing for Ordinance Amendments.

Jim stepped away from the table and Will Haskell stepped in.

#### **Initial Plan Review of Major Subdivision**

Applicant	Brandon Chase
Location	Map: 004 Lot: 029 Zone LRR2
Description	Raymond Cape Road Major Subdivision Application

Rob McSorley presented the Plan to the Board. He advised a small portion of the lot is in RP; they requested two waivers with one being the Open Space area and the other being the road length longer than 1000' and they have provided two turn arounds.

He continued that two lots will need additional treatment for runoff to knock down the nitrates. Will stated he wanted to have a discussion with Rob regarding the ditch grading and driveway locations on a few specific lots. There was discussion regarding how the calculations were done for the 25%; were wetlands deducted prior to calculations or not. Will asked for a Note to be added to the Plan regarding wetlands. Additionally, Rob advised the Board Deeds will reference the Homeowner Documents and Subdivision Plan.

James Glaser addressed the Board stating he was concerned about increased traffic and perhaps speed tables should be part of the subdivision. George Motta spoke regarding the drainage issues and impact upon his property and questioned the wetland issue on the North boundary.

Bob stated the vernal pools were going to be looked at in the Spring and inquired about the status. Rob stated they will get that done. Bob also informed neighbors that the traffic and speed aren't something the Board can do as far as approval of the project.

Bob moved to grant Preliminary Approval to the Raymond Cape Subdivision, Map 4, Lot 29 in the LRR1 zone pending Public Hearing and completion of outstanding items.  
Mark seconded.

Any discussion? None.

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

Will stepped away from the table and Jim returned.

Chase Custom Homes extension request for Valley View Subdivision; they had come back for re-approval, but not an extension. The extension was requested in a timely manner. The extension is permitted under Article 11, §6 and allows for a 2-year extension.

Ed moved to grant a one time 2-year extension of the approval of Valley View Estates to Chase Custom Homes due to recent conditions, COVID and the like.

Mike seconded.

Any discussion? None.

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

Bob opens Public Hearing on the 2022 Ordinance Amendments as follows:

22-01 - Land Use Ordinance, Article 6(B)(1)(b) – Powers and Duties Land Use Ordinance, Article 6(D) – Reductions From Minimum Setbacks Shoreland Zoning Provisions, Section 16(G)(2) – Variance Appeals *Removal of the Setback Reduction Variance option*.  
Greg moved to accept revision.

Bob seconded.

Any discussion? None.

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

Greg moved to amend his motion on 22-01 to include forwarding to Select Board with recommendation for approval.

Bob seconded amendment.

Any discussion? None.

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

22-02 - Land Use Ordinance, Article 9 – Minimum Standards Land Use Ordinance, Article 12 – Applicability and Definition of Terms Used in this Ordinance Shoreland Zoning Provisions, Section 17 – Definitions *Adoption of language specific to Solar Energy Systems*

Ed moved to accept the revision with recommendation for approval.  
Bob seconded.  
Any discussion? None.  
All in favor? 6 yes/0 no/0 abstain

22-03 - Land Use Ordinance, Article 9(A) – Conditional Uses Land Use Ordinance, Article 12 – Applicability and Definition of Terms Used in this Ordinance *Defining Outdoor Sales and Service, and amending the Conditional Use Standards*

Ed moved to accept the revision with recommendation for approval.  
Bob seconded.  
Any discussion? None.  
All in favor? 6 yes/0 no/0 abstain

22-04 - Land Use Ordinance, Article 12 – Applicability and Definition of Terms Used in this Ordinance Shoreland Zoning Provisions, Section 17 – Definitions Subdivision Regulations, Article 3 – Definitions *Correcting inconsistencies with the definition of "structure" and "setback" across multiple ordinances*

Ed moved to accept the revision with recommendation for approval.  
Bob seconded.  
Any discussion? None.  
All in favor? 6 yes/0 no/0 abstain

22-05 - Subdivision Regulations, Article 10(3)(B)(5)&(6) – Layout *Correcting an error that creates confusion as to which subsection a twenty-five (25) unit subdivision would need to adhere to*

Ed moved to accept the revision with recommendation for approval.  
Bob seconded.  
Any discussion? None.  
All in favor? 6 yes/0 no/0 abstain

22-06 - Land Use Ordinance, Article 4 – District Regulations Shoreland Zoning Provisions, Section 14 – Table of Land Uses *Adding the permission of Solar Energy System use in certain districts*

Bob moved to accept the revision with recommendation for approval.  
Ed seconded.  
Any discussion? None.  
All in favor? 6 yes/0 no/0 abstain

22-07 – Land Use Ordinance, Article 12 – Applicability and Definition of Terms Used in this Ordinance Shoreland Zoning Provisions, Section 17 – Definitions *Defining the term Outdoor Storage*

Ed moved to accept the revision with recommendation for approval.

Bob seconded.

Any discussion? None.

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

22-08 – Land Use Ordinance, Article 13(C) §4 – Space Standards – *Reducing the cluster subdivision minimum lot size from 21,780 square feet to 20,000 square feet*

Ed moved to accept the revision with recommendation for approval.

Bob seconded.

Any discussion? None.

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

The Board reviewed the Business License Ordinance drafted by the Select Board.

Bob moved to send to the Select Board without recommendation.

Mark seconded.

Any discussion? None.

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

Bob closed the Public Hearing.

Mike Richman was unable to zoom in and the Board requested he be invited to the May 11<sup>th</sup> meeting.

Planner Communication – Jim spoke about a bill before the Legislature relating to changes in density for affordable housing.

CEO Communication – Alex had nothing

Greg moved to adjourn.

Ed seconded.

Any discussion? None.

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

Adjourned 8:30 p.m.