



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING
Wednesday, May 11, 2022
 7:00PM

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

April 13, 2022

Greg stated Page 2 should be 1000' not 100'

Greg moved to approve Minutes with the correction.

Bob seconded.

Any discussion? None

All in favor? 4 yes/0 no/0 abstain

Old Business

Public Hearing Plan Review of Major Subdivision

Applicant	Brandon Chase represented by Robert McSorley of Sebago Technics
Location	Map: 004 Lot: 029 Zone LRR2
Description	Settlers Ridge Road Subdivision Major Subdivision Application

Rob presented information and reviewed the comments provided by Will Haskell and the Raymond Fire Department.

Bob opened the Public Hearing at 7:15. There being no one wishing to speak, he closed the Public Hearing at 7:16.

Mark stated he wants to see what comes back from DEP before the Board goes to approval.

Bob stated he saw no reason for Preliminary Approval with Conditions; the Board can do Final Approval at the next meeting.

Greg moved to table Major Subdivision for Settlers Ridge Road Subdivision to June 8, 2022 meeting.

Bob seconded.

Any discussion? None.

All in favor? 4 yes/0 no/0 abstain

New Business

Sketch Plan Review

Applicant	Jordan Bay Marina/Port Harbor Marine
Location	Map: 051 Lot: 002 Zone Commercial
Description	Sketch Plan review to Expand facilities for Jordan Bay Marina

Rob McSorley presented the project to the Board and explained the changes and the process getting to this meeting. They will develop 3.5 acres fronting on 302 going to the pipeline. The pipeline easement will be preserved. Buffers were discussed with minimum of 15' but increasing to a little larger than 30' where it abuts residential properties. He further stated they are meeting with DEP in two weeks.

The Board discussed dates for a Site Walk and set June 2nd, 2022 at 6:00 p.m. Parties to meet on-site. Will stated the applicant should review the Design Guidelines in the Ordinance. He further stated he would like to see the numbers of boats to be serviced and boats to be displayed at one time shown on the plan.

Wayne questioned what the building will be used for. Rob stated for sales and service.

Parking impact was discussed; Rob stated there will be no impact on the parking. Residents of Indian Point would like to see the parking data; Rob stated he would supply a letter with the information.

Public Hearing Amendment to Approved Subdivision

Applicant	Michelle Bolen
Location	Map: 014 Lot: 022-A00 Zone LRR1
Description	Change of property line 211 Egypt Road Amendment to Forest Resources Trust Property

Michelle stated she recently discovered her well and utility pole were located on Jason Benner's property as well as part of her garage being too close to the property line. She is purchasing a portion of his lot to be added to her lot to correct the issues. By doing so, she needs Planning Board approval to change the property lines. The Board

and Jim Seymour reviewed the information submitted and advised Michelle what she needed to do for the Board to approve the amendment.

Survey Inc. must also correct the Plan to show the property in Raymond not Gray. She was advised to provide Jim's Review Memo to Survey Inc. so that proper changes are made to the Plan.

Greg moved to approve the Amendment to the Lot Plan for the Forest Resource Trust Property with the following information:

1. The Planning Board will need amended the actual Subdivision Recording Plan and note that the amendment is for the benefit of lot 1 and 2 only. The Plan to be recorded will need to also include a note that will reflect that Lot 2 due to the location of the existing home, meets the requirements of the Zoning Requirements for a single-family principal structure and does not create a non-conformance issue.
2. The plan should show pins to be set along this new common sideline with Lot 2
3. A special note shall be added stating, "This plan amends Lot 1 and Lot 2 only, of a previously approved plan entitled "Forest Resources Trust Property Subdivision Egypt Road, Raymond Maine", dated April 1984, and recorded in Plan Book 139, Page 13 in the Cumberland Co. Registry of Deeds
4. The plan shall indicate that the lots involved shall show the following :
 - a. Lot areas of the proposed revised lots involved.
 - b. Include side yard setbacks to confirm both lots conform to zoning dimensional standards
5. The final plan shall be signed by the Professional Surveyor, and provide a signature block for the Planning Board to sign

Kevin seconded.

Any discussion? None.

All in favor? 4 yes/0 no/0 abstain

Site Plan Review

Applicant	Management Controls LLC/Big Lake Marine Construction
Location	Map: 001 Lots: 020 & 022 Zone LRR2
Description	After-the-Fact Shoreline Stabilization & Boat Launch expansion; Proposed Shoreline Stabilization and Boat Launch Reduction

Bob moved to table Management Controls LLC/Big Lake Marine application to June 8, 2022.

Greg seconded.

Any discussion? None

All in favor? 4 yes/0 no/0 abstain

Pre-Application for Subdivision Amendment Review

Applicant	Dustin Roma on behalf of Daigle Financial and Development LLC
Location	Map: 008 Lot: 48D Zone VR
Description	Amendment to Westview Drive SD for a 4-unit residential condominium

Dustin Roma presented the idea for two condominium units on Lot 48 located on Westview Drive. Lot has sufficient area to support 4 residential units. He explains the driveway configuration and that the application falls under Site Plan Review as it is adding new units to the Subdivision. Jim Seymour and Dustin reviewed items in Jim's Memo. Dustin continued to lay out the project and the revisions they are making to the original concept. Several residents of Westview Drive spoke voicing concerns about the development of Lot 48.

The Board discussed a Site Walk and set June 8th, 2022 at 6:00 p.m. parties to meet at the site.

Bob moved to table Informational Discussion with Francis Shaboski at Mr. Shaboski's request.

Kevin seconded.

Any discussion? None

All in favor? 4 yes/0 no/0 abstain

The Board held an interview with prospective Board Member, Mike Richman.

Greg moved to approve Mike Richman for appointment to Planning Board by the Selectboard.

Kevin seconded.

Any discussion? None

All in favor? 4 yes/0 no/0 abstain

Jim Seymour stated he had the Findings of Fact for the Board to sign regarding Raymond Hills Village.

Greg moved to accept the Findings of Fact for Raymond Hills Village Subdivision.
Kevin seconded.
Any discussion? None
All in favor? 4 yes/0 no/0 abstain

Greg moved to adjourn.
Bob seconded.
Any discussion? None
All in favor? 4 yes/0 no/0 abstain

Adjourned 8:10 p.m.