



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
Minutes
HYBRID MEETING
Wednesday, June 8, 2022
7:00PM

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

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

Staff Absent: Alex Sirois, Code Enforcement Officer

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

Approval of Minutes

May 11, 2022

Greg moved to approve Minutes as written.

Mark seconded.

Any discussion? None

All in favor? 5 yes/0 no/1 abstain (D'Arcangelo)

Old Business

Update 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 McSorley addressed the Board and updated them on his meeting with the DEP. There were some vernal pools discovered on the property. DEP is looking into exactly which procedures need to be followed for review of the project. Rob stated he will update when he has more information.

Bob asked if the layout of the project was changing. Rob stated they may move the road over a bit, but the lot locations will not change; one lot will be slightly reduced. Rob stated they are 4 to 6 weeks out on anything more on Port Harbor/Jordan Bay Marina submission.

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

New Business

Informational Discussion

Applicant	Francis Shaboski
Location	Map: 006 Lot: 014 Zone RR2
Description	Possible Division of Lot in Birchwood Subdivision

Mike stated that he is Mr. Shaboski's neighbor and will recuse himself from any vote on this matter.

Bob moved to allow Mike to recuse himself from any voting.

Ed seconded.

Any discussion? None.

All in favor? 5 yes/0 no/1 abstain (D'Arcangelo)

Mr. Shaboski explained his ownership of the property and his desire to split the lot. Lot 14 is 5.3± acres. The existing house is on one end of the lot; it is a simple split of the lot to build another house in the future to downsize. The new lot would be 2.8± acres. He further stated he was looking for a possible waiver of the restriction on the plan to not further subdivide the lots.

Jim stated he believed it is in the Rural Residential district. He continued that the question is does the Board want to remove that restriction on this lot. He reminded the Board that they cannot make the lot with the existing structure non-conforming; both lots would have to be conforming lots. The proposed lot would have to pass test pits for a septic system. Additionally, the Board has to verify splitting the lot would not affect the Net Density of the development.

Bob suggested that Mr. Shaboski email all association members to get feedback if they are in favor of allowing the split or not. The development is on a private road which may give more ownership in the subdivision.

Jim suggested Mr. Shaboski contact a land use attorney to guide him through the covenants, road issues etc.

The Board took an informal poll if they would favor allowing Mr. Shaboski to proceed with more information with a positive result. It was explained that there will be considerable expense and procedures to be followed to apply for the Subdivision of the lot. It was also reiterated to Mr. Shaboski that this poll is not a guarantee that the project, if moved forward, would be approved only that the Board would entertain the application.

Bob advised the Board that he, Jim, Alex and I met earlier in the day to discuss some

procedural matters. Everyone was emailed a summation of the meeting.

Bob moved that filing date with the Town on recurring projects will be 3:00 p.m. one (1) week following the regular monthly scheduled meeting.

Mike seconded.

Any discussion? None

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

Wayne asked if the Board wanted changes to his review memos. Bob stated Wayne should follow the same procedure as Jim.

Bob stated the Board used to get updates of any projects the CEO or Planner were aware of prior to filing of applications. The Board would like to see that process back in place so they will know in advance what is coming down the line. Additionally, the Board would like to get updates on projects that had been approved so that the Board is kept in the loop.

Bob discussed the change of having public comments when an application is not set for public hearing. The Board is not opposed to public comment, only they would like to have the option of not taking public comment on applications that are not scheduled for a public hearing.

Bob stated Jim had suggested the Board review their By-Laws after Mike Richman is formally appointed to the Board.

The Board discussed changing the date of the August meeting.

Bob moved to move the meeting to August 3rd, 2022.

Greg seconded.

Any discussion? None

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

Greg moved to adjourn.

Bob seconded.

Any discussion? None

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

Adjourned 7:55 p.m.