



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
Minutes
HYBRID MEETING
Wednesday, September 14, 2022
7:00PM

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

Absent: Mark Childs and Mike Richman

Staff: Alex Sirois, Code Enforcement Officer; Contract Town Planner James Seymour of Sebago Technics; Contract Town Planner Will Haskell of Gorrill Palmer; 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

June 8, 2022

Mike D. moved to approve Minutes as written.

Ed seconded.

Any discussion? None

All in favor? 5 yes/0 no/0 abstain

Old Business – None.

New Business

Preliminary Site Plan Review

Applicant	Jordan Bay Marina/Port Harbor Marine
Location	Map: 051 Lot: 002 Zone Commercial 1326 Roosevelt Trail
Description	Site Plan review to Expand facilities for Jordan Bay Marina

Greg moved to deem the application complete.

Ed seconded.

Any discussion? None.

All in favor? 5 yes/0 no/0 abstain

Rob McSorley presented an update/overview of the project. Discussions took place between the Board, McSorley and Mike Soucey of Port Harbor Marine. McSorley reviewed the items in Will Haskell's Review Memo and Review Memo by Fire Inspector Wayne Jones. After discussion regarding Parking requirements and number of spaces proposed, Haskell advised applicant to request a waiver for same. There were discussions regarding plantings, height of the boat racks, uses for proposed structure and location of septic field.

Mike D. moved to table the application.

Greg seconded.

Any discussion? None.

All in favor? 5 yes/0 no/0 abstain

Sketch Plan Review

Applicant	Stephen & Hilda Clark
Location	Map: 004 Lot: 030 Zone LRR1 78 Raymond Cape Road
Description	Proposed 4-Lot Minor Subdivision

Bill Thompson of BH2M presented an overview of the proposed 4-lot subdivision in the LRR2 zone. The road frontage was discussed, wetlands were mapped, private wells and septic, roadway width 22' total and homes will be sprinkled. HOA will be formed. The first lot has been divided off to a family member and Bill questioned if it would be part of the Subdivision. There were questions if the remaining land would be Lot #5 and discussion took place. Discussion took place on grade being 12% or less. It was also stated that if it is a 4-lot subdivision, it cannot be an Open Space Subdivision. Lot 1 has its frontage on Raymond Cape Road; rest will have frontage on new road. Connectivity was raised and should be looked at to connect with other subdivisions.

Thompson was informed that they will need passing te4st pits, need the wetlands looked at in the rear as the area has found vernal pools in the past. The Board discussed note on Board that any further division would have to come back before the Board. Discussions took place how to maintain this as a 4-lot subdivision.

The Board discussed scheduling a Site Walk of the property. Board members present asked for October 5th, 2022 at 5:30 p.m. for the Site Walk. If that date isn't acceptable to the absent Board members, they proposed October 8th, 2022 at 9:00 a.m. Sandy advised she will contact Mark and Mike R. to get this scheduled.

Jim gave the Board an update of Staff Review matters.

Alex advised they accepted a Performance Bond on Raymond Hills.

Bob asked if the the Board should begin to address possible Ordinance Amendments for

June. Alex stated they should and informed all members to make a list of items to address. Mike D. stated that he felt in any development to create additional lots in a Subdivision, all owners in the Subdivision must be notified of the plan.

Greg moved to adjourn.

Mike D. seconded.

All in favor? 5 yes/0 no/0 abstain

Adjourned 9:00 p.m.