



**Raymond Planning Board**  
 Raymond Broadcast Studio  
 423 Webbs Mills Road  
**Minutes**  
**HYBRID MEETING**  
**Wednesday, October 12, 2022**  
 7:00PM

**Present:** Chair Robert O'Neill, Greg Foster, Kevin Woodbrey, Mike D'Arcangelo and Mark Childs

**Absent:** Vice-Chair Ed Kranich 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 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**

September 14, 2022

Greg moved to approve Minutes as written.

Mike seconded.

Any discussion? None

All in favor? 4 yes (O'Neill, Foster, Woodbrey, D'Arcangelo) /0 no/1 abstain (Childs)

**Old Business**

**Public Hearing - 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

Due to technical difficulties, this matter was not addressed nor removed from the Table. This matter was rescheduled for November 9, 2022.

## New Business

### Public Hearing - Review of Commercial Use in RR Zone

Applicant	Nicole Starrett/Starrett Snow & Landscape Service
Location	Map: 010 Lot: 027 Zone RR 402 Webbs Mills Road
Description	Commercial Use in RR Zone

Due to technical difficulties, this matter was not addressed and rescheduled for November 9, 2022.

### Sketch Plan Review

Applicant	Diane Potvin
Location	Map: 004 Lot: 031 Zone LRR2 78 Raymond Cape Road
Description	Proposed Subdivision

Bill Thompson of BH2M addressed the Board giving a background of the Potvin property. He continued to explain the concept for the possible subdivision of the property. Thompson further acknowledged the Review Memo provided by Wayne Jones, Fire Inspector and confirmed that they will have to provide an acceptable turnaround. He also acknowledged receipt of Review Memo from Town Planner, Jim Seymour and noted they will address the items suggested.

Additionally, Thompson stated he was looking for direction from the Board to discuss with his client. They will provide 16' wide road width with two (2) 3' wide shoulders for a 22' wide road as required by ordinance. He further acknowledged they will submit a name for the subdivision when they apply.

Thompson further addressed the Board advising that the Clark project has changed from a 4-lot subdivision to a 5-lot subdivision. The Board acknowledged that change permits applicant to apply for either a conventional subdivision or an open-space subdivision. Thompson stated Clark wanted to do conventional subdivision.

### Staff Updates:

Alex informed that the Town is looking at holding a Special Town Meeting in January for the purpose of adopting the Codification of the LUO and Shoreland Zoning Ordinance into one document.

He continued that as far as proposed changes for the 2023 June Town Meeting, he has four (4) minor amendments that are mostly cleaning up items DEP pointed out to us this summer and a few tweaks from the attorney.

The Board discussed items to address in the Ordinance for 2023 as well as stating they would hold a Public Hearing on the Codification for the November meeting.

Additionally, the Board spoke of the Fire Protection Ordinance perhaps needing amendment and requiring notification to all owners in a Subdivision if an amendment is proposed to the existing Subdivision.

Mike D. moved to adjourn.

Greg seconded.

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

Adjourned 8:15 p.m.