



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

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

**Staff:** Alex Sirois, Code Enforcement Officer; Contract Town Planner James Seymour of Sebago Technics; Wayne Jones, Fire Inspector 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.

**Old Business – Board Report of Site Walk for the project below**

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

Bob summarized the Site Walk of December 3<sup>rd</sup>, 2022. All board members were in attendance as well as Jim Seymour (Town Planner) and Wayne Jones (Fire Inspector). The purpose of the site walk was to obtain background information concerning an application, submitted by Ms. Nicole Starrett, for development of her property. The property is in the Rural Residential district and the applicant obtained Conditional Use authorization from the ZBA on January 8, 2021. Ms. Nicole Starrett conducted the site walk stating that the firm she hired to develop the application, Main-Land, was not available. Consequently, important information that is usually present at site walks was not available, specifically: property line markings, topographical mapping, proposed clearing, buffer maintenance, driveway grade and turning radius, wetland delineation and erosion control. Ms. Starrett further informed the Board that Main-Land would not be starting the application process until mid-January 2023. The Board may consider returning at some point for a more productive site walk.

Jim stated he wanted to see wetland information. There are concerns regarding the driveway for emergency vehicle access/turnaround. Mike D. stated he noticed the firewood on the property and had a question if the sale of firewood would be allowed as it does not appear to be part of the ZBA Conditional Use approval. The Board determined that this would be a matter to be discussed when there is an application before them.

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

Mike D. moved to accept the Site Walk summary.

Ed seconded.

All in favor? 7 yes – 0 no – 0 abstain

Bob opened the workshop and turned it over to Alex. Alex stated he has a few things to add to this list, but he is trying to keep the changes to ten (10) or less. The vote for Town Meeting will be by referendum again this year.

Item 1 – Shoreland Zoning Ordinance §350-7.7. B(6) Appeals; Removal of the single-family dwelling variance option. Alex advised this is mandated by DEP.

Item 2 - Shoreland Zoning Ordinance §350-8.2 Terms Defined. This is to amend the Solar Energy System, and Structure definitions. Definitions must be the DEP language of Chapter 1000 of Shoreland Zoning Guidelines.

Jim stated that Items 1 & 2 could be combined.

Item 3 -Land Use Ordinance §300-13.3D(4)(c) Open Space Subdivisions is to correct an Ordinance error to remove reference to a Section of the ordinance that does not exist.

Item 4 - Land Use Ordinance §300-10.5 Criteria and Standards. This amendment requires that Special Feature areas need to meet setbacks and be screened in Residential districts.

Jim asked if we define "Special Feature" as to what qualifies as same. He further stated that it would be good to add "dumpsters" to the list. Alex and the Board discussed adding a definition for "Special Feature." Mark stated keeping it vague may be best. Wayne asked if the wording of "not all inclusive" could be added. The Board discussed possible wording at length.

Item 5 - Land Use Ordinance §300-9.22 Shipping Containers. Alex stated he wanted the Board to look at this to see if we needed to make any changes. Kevin asked if it was permanently attached, is it still a shipping container. Alex explained that it depends if it fits the definition of a shipping container. The Board discussed the uses of shipping containers at length. Alex stated they may possibly need to adopt the section of the 20-21 ICC related to this item. The Board stated they believe screening of shipping containers is necessary as well as limitation on the footprint.

Item 6 - Land Use Ordinance §300-2.2 Land Use Regulation Map; Shoreland Zoning Ordinance §350-2.1 Districts and Zoning Map. Alex advised this is to correct an error that has carried since 2014.

Item 7 – Shoreland Zoning Ordinance §350-7.3 Permit Application. Alex stated this is

another mandatory change which requires pre- and post-construction photos of projects in Shoreland.

Item 8 – Subdivision Ordinance Article 6(4), Amendments to Previously Approved Subdivision Plan and Subdivision Ordinance Article 7(4), Amendments to Previously Approved Subdivision Plan. This change will require notification to all property owners within said Subdivision when an amendment is proposed. The Board discussed these articles and felt they need to specify “major subdivision” relative to these items.

Item 9 - Land Use Ordinance §300-9.26 – Accessory Apartments; Land Use Ordinance §300-12.2 – Terms Defined; Shoreland Zoning Ordinance §350-5.4 – Table of Land Uses; Shoreland Zoning Ordinance §350-8.2 – Terms Defined. Alex informed the Board that these amendments are necessary to maintain consistency with LD 2003, 30-A M.R.S. §4364-B. The Board discussed the proposed changes and noted that this will no longer refer to them as “Accessory Apartments” but rather “Accessory Dwelling Units.” He further informed the Board that the language contained in these articles came directly from Phil Saucier, the Town’s attorney. The Board further discussed what requirements make it an “Accessory Dwelling Unit.” Jim asked Alex why there is not any additional parking requirement. Alex explained that it came directly from the new law. The Board discussed the possibility of requiring additional land to allow the Accessory Dwelling Units in the Shoreland Zones. Ed pointed out that there seemed to be two different definitions and it is still shown as “accessory apartment” in one spot. Alex stated he will correct those for the next meeting.

Item 10 - Shoreland Zoning Ordinance §350-5.4 – Table of Land Uses; Shoreland Zoning Ordinance §350-6.17 – Timber Harvesting: Statewide Standards; Shoreland Zoning Ordinance §350-8.2 – Terms Defined. Alex stated that for the Table of Land Uses he is only showing 16A. rather than the entire Table. The changes regarding Timber Harvesting are required to remove all information relating to it if we wish the State to continue handling it.

Bob asked what the timeline was to get this moving forward. Alex stated he will bring it back to the Board next month in the hopes of finalizing the changes to present for Public Hearing in February.

**CEO Update** – Alex advised we have one Site Plan for January’s Agenda plus the changes to the Ordinances. He further informed the Board that the Marina project didn’t resubmit yet. After the last meeting, he had an in-depth conversation with Rob McSorley as the Marina was wondering if they must count the cleared area for the Pipeline in their calculations of cleared area. Alex continued that he spoke with Jeff Kalinich at DEP and the AG’s office. He was informed that the Marina does not have to count what is cleared for the Pipeline in their calculations as it is controlled by the utility and they are not allowed to grow trees there. They still cannot clear as much as they proposed.

Alex stated that Raymond Hills subdivision has started work. He further stated that the Subdivision off of Patricia Avenue has not begun work; however, he further stated the last he heard the applicant who obtained the approval is selling the property. The timeframe for the project is two (2) years to start and four (4) years to complete. They may request an extension prior to the initial time running out.

Mike D. asked Alex if he had heard anything from Starretts. Alex stated he had not, but he may be contacting Ms. Starrett tomorrow. Ed stated he was concerned about the number of structures they have on the property.

Alex informed the Board that there is nothing happening yet on either of the solar farms that were approved. He further stated that someone came in last week and asked to see the file for the Den's Drive solar project; he doesn't know who she was with.

Alex went back to the Raymond Hills project as Jim inquired if he was receiving reports from the Third-Party review. He stated he has not received any.

The Board addressed concerns with the ZBA Conditional Use approval for Starretts. There was confusion regarding the language used setting forth the terms of the Conditional Use approval. After discussion among the Board and Alex, it was understood what was meant by the wording. The Board further discussed the Starrett matter regarding penalties, neighbors' perspective of non-action by the Town and possible consequences in the matter.

Bob moved to adjourn.

Mike D. seconded.

All in favor? 7 yes – 0 no – 0 abstain