



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING
Wednesday, November 9, 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; 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

October 12, 2022

Mike D. moved to approve Minutes with correction of "Mark seconded" to "Mike seconded"

Mark seconded.

Any discussion? None

All in favor? 5 yes (O'Neill/ Foster/Woodbrey/ D'Arcangelo/Childs) - 0 no - 2 abstain (Kranich/Richman)

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

Greg moved to remove the matter from the table.

Mike D. seconded.

Any discussion? None

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

Will gave an overview of the items received prior to the last meeting. Rob McSorley

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

gave a review of the plan as currently being reviewed. He advised they are still awaiting response from DEP. He further stated they have received an email from Portland Pipeline stating they are fine with the Plan as is and Army Corps of Engineers has issued a permit for the wetlands impact. Rob noted he needed to get with Wayne Jones to discuss the remaining comments from the Fire Department. He additionally advised they are asking for a Waiver for the parking to allow for 18 spaces.

Bob opened the Public Hearing at 7:20.

Barry MacKay stated his concerns being 1) land values, 2) would like to see visual barrier, 3) retention pond will be in the sun heating the runoff and 4) concerned about his well.

Alison Sarna stated she is located adjacent to the wetlands of both Port Harbor and Indian Point. She continued she is concerned about the land use and visual impacts and water pollution. Additionally, she is concerned about buffers, water and wildlife.

James Senter addressed the Board regarding Will's Memo as it pertained to Section 15Q. Mike D read the information into the record. There was discussion among the Board, the applicant and Mr. Senter regarding location of the area in question. Alex questioned Rob if this area was a Forested Wetland; response was it is.

Robert Fontaine addressed the Board as both the Vice President of Indian Point Association and himself. His concerns are 1) the wetlands of Indian Point Preserve, 2) wildlife and flora, 3) noise pollution and the Board should do a walk through.

Keith Richard, attorney for Indian Point owners, stated he believed there should be more consideration given to Indian Point. He continued that the parking is a huge issue, and they are very concerned Port Harbor is asking for a Waiver on the parking and it isn't from 30 spaces to 19; it is a two-story building, therefore parking should be for 60 spaces. He further stated that 15 (Q)(2) is not waivable in the ordinance.

The Board discussed the retention ponds and how they would process stormwater. They also discussed the buffering and possibility of stockade fencing. Rob showed some areas on the Plan where there will be additional buffering.

Bob closed the Public Hearing at 8:10.

Bob stated the biggest issue is clearing of trees in the LRR1 zone. Alex stated he did approximate measurements, and they are quite a bit over what they are allowed to clear; this is a non-waivable item.

Bob advised Mr. Richard that the Board is fine with no islands in the parking area. Additionally, he stated visual and noise are subjective.

Will stated they need to address the 15 (Q) issue; we need to know an exact number for that before we can move forward on that as it is non-waiverable, they either meet it or they don't.

There was discussion amongst Board members if this could go to the ZBA for variance. Alex advised that it is not an appealable issue.

Ed moved to table Port Harbor/Jordan Bay until such time as they resubmit.

Mark seconded.

Any discussion? None

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

Bob explained to the parties present that if the resubmitted Plan only contains minor changes, it won't require the Board to hold another Public Hearing, abutters will not receive additional notice, but it will be published in the paper.

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

Jim gave some background on this project. He stated there are concerns with vehicle access, items being stored and night work.

Nicole Starrett presented this matter to the Board. She began by stating they are no longer doing snowplowing services. She reviewed both Jim's and Wayne's Memos. She stated there are currently four (4) temporary structures and one (1) permanent structure, a lean to which was there when they purchased property.

Nicole went on to state they cleared damaged trees by timber harvesting; left a buffer and letting that fill in naturally. They store hay, tools and equipment in the temporary structures; they have 500-gallon diesel tank; there is salt and sand contained in one of the storage areas, also their personal boat and trailer are in there. She continued that they have three (3) dump trucks going in and out of there regularly so turning around is not an issue; they don't have any parking area designate as they don't have public coming in only their employees. She further stated they are still working with MainLand to collect stormwater; there are no utilities down there; they don't have large piles of sand or stone and no solid waste on site; there is no extra lighting nor is any planned. Nicole stated that emergency access can be worked with as necessary.

The Board stated it would not deem the application complete; they treated this as a

sketch plan and just gave some feedback. They opened for public comment; not public hearing. The Board was given copies of photos by abutter, Salli Cheever, of 406 Webbs Mills Road. Salli stated her concerns that applicant is allowed to do it. Bob advised that Starretts were given a Variance by the Zoning Board of Appeals.

Louise Levitre, 370 Webbs Mills Road, spoke of her concerns and supported Ms. Cheever.

Public comment was closed at 9:05 p.m.

Jim explained to the Board what they need to review in the Site Plan. They need to see where the buffers are, deed restrictions and remember the buffer requirements are for commercial abutting residential property. He continued that a Site Walk may be beneficial.

The Board discussed dates and time for Site Walk. Site Walk scheduled for December 3rd, 2022 at 10:00 a.m. Attendees will meet at the subject property.

The Board advised Nicole to have MainLand contact Jim to discuss necessary requirements to proceed.

Mike D. moved to deem the application incomplete.

Ed seconded.

Any discussion? None

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

Public Hearing regarding Codification of Land Use and Shoreland Zoning Ordinances. This Codification is a compilation of all previously Adopted Land Use and Shoreland Zoning Ordinances through June 2022.

Bob opened the Public Hearing at 9:11 p.m. There being no one wishing to speak, he closed the Public Hearing at 9:12 p.m.

Greg moved to send the Codified Ordinances to the Select Board with recommendation for acceptance.

Mike D. seconded.

Any discussion? None

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

Bob stated for the record that upon Town approval of the Codification, he would like to have all Board members receive a copy.

Alex reviewed his list of proposed changes to the ordinances for the 2023 Town Meeting. They are: Shoreland changes based on DEP approval given on this year's changes; removal of single-family home variance in Shoreland; they rejected our definition for "Solar Energy Systems". Additionally, the Open Space section of our ordinance referenced a section of the ordinance that doesn't exist; structuring of Special Features, the wording doesn't make a lot of sense; Shipping Containers are to be addressed, they are not allowed in the Residential District; the Official Land Use Zoning Map has a mistake that needs to be corrected – it has already been updated but has to be adopted and we need to add a requirement of Before and After Photos for work in Shoreland Zoning.

Alex and Jim discussed amending the Subdivision and Street Ordinances to be consistent.

Mike D. stated he would also like to add provision to notify all owners in a Subdivision if there is an amendment to the approved Subdivision as the Board discussed briefly prior to this meeting.

Jim brought up the issue of Tiny Homes and EV Chargers as Commercial Site/Public Use.

The Board discussed procedures for signing of Plans and Site Plans.

Greg moved to adjourn.

Mike D. seconded

Any discussion? None

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

Meeting adjourned at 9:35 p.m.