



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING
Wednesday, January 11, 2023
 7:00PM

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

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

Call to order: Chair Robert O'Neill called the meeting to order at 7:00 pm; a quorum was declared.

Approval of Minutes:

Greg moved to approve Minutes of November 9, 2022 as written.

Ed seconded.

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

Greg moved to approve Minutes of December 14, 2022 as written.

Ed seconded.

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

New Business

Initial Site Plan Review

Applicant	12 County Road LLC
Location	Map: 052 Lot: 46 Zone LRR II
Description	Site Plan Review to permit Construction of 60' x 60' garage for Storage only; no electric; no plumbing

Bob asked Jim to give a summary. Jim stated applicant is requesting addition of 3600 sq. ft. garage/storage building on a legal non-conforming lot in the LRR II district. The Board will need a boundary survey; due to its proximity to Sebago Lake, he would like to see some measures for stormwater; they need to show existing utilities. He continued that Wayne's Memo was fairly detailed regarding Fire Protection measures as adopted by the Town and it is noted there is a fire hydrant nearby

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

Alan Aaskov, principal of 12 County Road LLC addressed the Board and introduced John Bell, his contractor for the project. Alan continued that they have to reduce the size of the building from 60' x 60' to, he believes, 50' x 56'. Additionally, he stated there is a hydrant at each end of the road and a retention pond across the street. Alan further informed the Board that he doesn't see how they can provide a road around the building as requested by the Fire Department. He would like to have it grassed so it can be mowed. The structure will be steel with no doors or windows in the rear facing the neighbor. He intends to keep setbacks at 30', possibly deeper near abutter. Alan acknowledged they are only allowed 50% lot coverage and explained reasoning for siting the structure in that location.

Bob questioned the setback at 30'. Alan stated he would like to put it closer to the road, but that would require a variance and he will be within the requirements for buffers.

Ed asked Alan to explain the siting of the building again. He explained that the new size would be 50' x 56' and how it would be sitting.

John Bell explained that the one neighbor will be looking at the outside door. He also explained that the siting is partially due to a swale located on the lot which is not very obvious on the overhead view.

The Board summarized what the applicant must submit for Site Plan Review i.e. boundary survey; stormwater run-off plan such as a roof drip edge; lighting information showing security lights with full cut-off; retained vegetation and something showing the acreage from a trusted source.

Mike R. asked for them to show the existing tree buffer between their property and the neighbors.

Workshop - Proposed 2023 Ordinance Revisions

Alex addressed the Board to explain the changes made from the last Workshop.

1. Consolidated the mandatory Shoreland amendments – no discussion
2. §300-9.21, Land Use Ordinance required new lots to meet road frontage for the zoning district for the entire area between the front lot line and required front setback – no discussion
3. Special Features; we added dumpsters, trash receptacles and fuel storage areas – no discussion
4. Shipping Containers. Alex explained that he based this off of Portland's ordinance. We need to discuss the number permitted. He further stated he didn't add anything about screening. Additionally, we added language that a shipping container shall not be located between the principal structure and the

front lot line – Discussion: Kevin stated that #5 on Page 3 regarding licensed contractors, he stated he does not feel that is necessary for electrical and plumbing because an owner can do those things for a primary residence. Additionally, the Board would like to add “a single-use or new container” required for a permanent use.

Additionally, Alex advised they need to determine screening and setbacks for storage use. The Board would like to have it meet the criteria for Accessory Storage. Also, the Board would like to include language “shall not exceed 700 sq. ft. without Planning Board approval”.

The Board addressed the Occupancy Use. A Premodified container requires a list of things which must be provided to the Town. Alex advised that the 3rd Party Inspection requirement is good idea. It follows MUBEC.

Non-Residential i.e. Commercial and Industrial zones. The Board determined to removed Residential and Non-Residential zones and just make it Town wide.

Alex advised that this whole section has to go to the attorney for review and he can make final changes.

5. Land Use Map is being updated to correct an error in the 2014 Zoning Map insert.
6. Added “Major”
7. No changes

The Board would like to hold the Public Hearing on these amendments at the February 8, 2023 meeting.

Staff Communications and Updates

Jim brought up the Starrett project. The Board discussed the situation and how things will be proceeding.

Greg moved to adjourn

Ed seconded

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

Adjournment 8:15 p.m.