



**Raymond Planning Board**  
 Raymond Broadcast Studio  
 423 Webbs Mills Road  
**Minutes**  
**HYBRID MEETING**  
**Wednesday, February 08, 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

Quorum was declared.

**Approval of Minutes:**

Greg moved to approve Minutes of January 11, 2023 as written.

Ed seconded.

Any discussion? None.

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

**Proposed Ordinance Amendments – Public Hearing**

Bob opened Public Hearing asking if anyone was present to speak on this matter or if anyone was on the phone line regarding same. There being no one, the Public Hearing was closed and the Board moved forward with their review.

23-01 Shoreland Zoning Ordinance §350-7.7. B(6) – Appeals  
 Removal of the single-family dwelling variance option

Shoreland Zoning Ordinance §350-8.2 – Terms Defined  
 Amendment of the Solar Energy System, and Structure definitions

Shoreland Zoning Ordinance §350-7.3 – Permit Application  
 Requirement of pre and post-construction photos for projects within the shoreland zone

Shoreland Zoning Ordinance §350-5.4 – Table of Land Use  
 Shoreland Zoning Ordinance §350-6.17 – Timber Harvesting: Statewide Standards

Shoreland Zoning Ordinance §350-8.2 – Terms Defined

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Removal of timber harvesting standards within the shoreland zone (now enforced by the State of Maine)

Mike D. moved to forward the amendment to the Selectmen and recommend approval.  
Ed seconded.

Any discussion? None.

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

23-02 Land Use Ordinance §300-13.3D(4)(c) – Open Space Subdivisions  
Land Use Ordinance §300-9-21 – Lots  
Correct and clarify ordinance errors

Mike D. moved to forward the amendment to the Selectmen and recommend approval.  
Ed seconded.

Any discussion? None.

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

23-03 Land Use Ordinance §300-10.5 – Criteria and Standards  
Amendment to Special Features Standards

Mike D. moved to forward the amendment to the Selectmen and recommend approval.  
Ed seconded.

Any discussion? None.

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

23-04 Land Use Ordinance §300-9.22 – Shipping Containers  
Land Use Ordinance §300-12.2 – Terms Defined

Mike D. moved to approve the amendment with the correction of B. 1 a) to 2015 rather than 2021 and forward the amendment to the Selectmen recommending approval.

Mark seconded.

Any discussion? None.

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

23-05 Land Use Ordinance §300-2.2 – Land Use Regulation Map  
Shoreland Zoning Ordinance §350-2.1 – Districts and Zoning Map  
An amendment to the Land Use Regulation/Zoning Map to correct minor errors

23-06 Subdivision Ordinance Article 6(4) – Amendments to Previously Approved Subdivision Plan.  
Subdivision Ordinance Article 7(4) – Amendments to Previously Approved Subdivision Plan.  
Requiring notification to all lot owners within a subdivision when an amendment is proposed.

Mike D. moved to forward the amendment to the Selectmen and recommend approval.  
Ed seconded.

Any discussion? None.

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

23-07 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

Amendments to maintain consistency with LD 2003, 30-A M.R.S. §4364-B

Mike D. moved to forward the amendment to the Selectmen and recommend approval.  
Ed seconded.

Any discussion? None.

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

## **OLD BUSINESS**

### **Status Review of Site Plan for 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

Rick Dunton of Maine-Land Development was present to give the Board an update on the status of the Starrett matter. He advised Maine-Land has been retained by the Starretts to work through Jim Seymour's Site Plan Review Memo as well as the Raymond Fire Department Review Memo. He stated they have the Site Plan Survey and are looking to prepare design plans. Rick stated he is looking to work with Jim directly if he is willing. The Board thanked Rick for the update and moved on.

## **New Business**

### **Preliminary Subdivision Review**

Applicant	Diane Potvin
Location	Map: 004 Lot: 031-B Zone LRR2 Raymond Cape Road
Description	3-Lot Subdivision

Jim stated this was before the Board as sketch plan back in December. The Board had asked that someone provide a complete plan showing how all these subdivisions will be cleaned up. Lot 1 will be shown on the Plan, but not numbered. Alex stated that the proposed family member lot can be exempt if it is a gift or sold for less than 50% of the value. Jim continued by stating the R-O-W through the Potvin lot needs to be

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addressed as to if it will continue to be a R-O-W or will be dissolved. He further stated that area is known for having vernal pools and we haven't seen those designated. The lot clearing percentage in the Shoreland Zone have to be watched carefully, there are vegetive buffers from previous actions. Some buffering on the lots themselves will be required and any changes to the Plan would need to come back to the Planning Board.

The Board asked the applicant's representative to present. Bill Thompson of BH2M stated the project is known as Tranquil Cove Acres. Lots 2 & 3 make this a 2-lot subdivision. The road was built in 2008 or 2009 and was designed and built to serve additional homes. He continued they will add the well zones to the plan; they usually provide HHE 200s when they apply for building permits. Two of the lots are to be sold. Silt barriers will be shown for erosion control, there will be minimum disturbance; they don't feel Maine Historic Preservation is relevant and Shoreland Zoning criteria will be met. He continued that they would do vernal pool review in Spring; they think one area on a corner may be a vernal pool.

Bill continued the 15% limit on impervious will be met; they added a fire lane turn per the RFD request; Lot 3 has potential for vernal pool. Bill asked if they showed potential locations would the town approve prior to determination of vernal pools. Jim and the Board discussed possible vernal pool consequences. Jim stated he wants it shown on a plan if possible vernal pool it will still be a buildable lot. Jim inquired when the Stormwater Permit was done. Bill stated 2007 or 2008. Jim requested a copy of that Stormwater Permit be provided to the Board. Bill next addressed the R-O-W on the Potvin lot and stated he believe they are vacating it. Alex questioned if the lot areas shown deducted for the wetlands; Bill stated they did. Septics were discussed, test pits shown on lots except for one of them, which the Board requires.

Greg moved to deem the application complete.

Mike D. seconded.

Any discussion? None.

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

Greg moved to grant Preliminary Approval of Tranquil Cove Acres with a Public Hearing to be held on April 12, 2023.

Ed seconded.

Any discussion? None.

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

The Board reminded the applicant's representative they require a drawing showing all three (3) parcels and how they were split.

### **Preliminary Subdivision Review**

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

Jim stated this parcel is located between the Brandon Chase parcel and the Potvin property. Bill submitted a large Stormwater Management report, located in Shoreland Zone, they need Maine Historic Preservation letter, need information on phosphorous, they showed the road width, no HHE 200s and no floodplains shown, need wetland report from front of Lot 5 to Raymond Cape Road, may have vernal pools. He continued there will be underground power but need to see location of transformers; they will have to have a Road Association for maintenance and repair.

Bill Thompson gave history of the parcel; 1450' road with two (2) turn-arounds for fire lanes, test pits weren't completed when submitted, but have since been done and are now on the Plan presented; homes will have sprinklers, there are two (2) vegetated soil filters; the project meets DEP Stormwater; entire Lot 5 was mapped for wetlands. Alex advised Bill there needed to be a Note on the Plan that Lot 1 is exempt because the house is pre-existing this Subdivision and has no sprinkler.

Bill stated they can make the April meeting for this project as well; but need to address one more item. He stated their 10% road grade does not meet the grade in Shoreland Zoning and inquired what the Board would give for a waiver on that issue. Alex stated grade is 8% in Shoreland and he is looking into it to see if it can be waived. The Board discussed that they are willing to waive it if allowed. Alex stated he will contact Phil Saucier, the Town's attorney, for an answer.

Greg moved to deem the application complete.

Mike D. seconded.

Any discussion? None.

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

### **Preliminary Review Amendment to Approved Subdivision**

Applicant	Steven & Susan Adams
Location	Map: 008 Lot: 65-A Zone VR 1 19 Ball Drive
Description	Move 0.86 acres to Lot 65-J

Jim stated this is a straight-forward land swap between neighbors but there are a few more things needed on the Plan. Note saying this is only for the benefit of Lot 8 and Lot 9 of previously approved Plan of Phase II Granite Woods Subdivision dated 2002; need to show appropriate lot setbacks for new lot lines; part of the lot is in Stream

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Protection but does not preclude them from doing certain things.

Steve presented the request to allow them to sell .86 acres to add directly to the back of Lot 9. George Sawyer did the survey and will prepare the Subdivision Map. Jim stated the Board also needs a letter of right, title or interest signed by both parties and the updated lot areas need to be shown on the Plan.

The Board discussed options to move this matter forward.

Ed moved to waive Public Hearing and grant approval of the amendment with condition to submit Letter of Intent and the five (5) conditions set forth in Jim Seymour's Memo. Kevin seconded.

Any discussion? None.

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

### **Staff Communications and Updates**

Alex stated that Brandon Chase is building a single-family on his lot and had withdrawn his subdivision application. He next advised the Board that the condo project on 85 was well underway and will be applying for building permits soon. Alex further informed that the Board will be reviewing a Site Plan application for a small campground on the Cape; it is three (3) sites.

Greg advised the Comprehensive Plan Committee selected a planner. Jim asked who they are; Greg stated Northstar. Jim and Greg discussed the company a bit. Greg further informed that University of Maine students will also be assisting.

Bob advised he will be traveling and will definitely be Zooming in for the March meeting and possibly the April meeting as well. He further stated that if any issues arise while he is trying to Zoom, Ed is on stand-by to conduct the meeting or meetings.

Greg moved to adjourn.

Ed seconded.

Any discussion? None.

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