



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING
Wednesday March 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, Fire Inspector Wayne Jones and Recording Secretary/Administrative Assistant Sandy Fredricks

Staff absent: Contract Town Planner James Seymour of Sebago Technics
 Roll was called and a quorum was declared.

Approval of Minutes:

Greg moved to approve Minutes of February 8, 2023 as written.
 Ed seconded.

Any discussion? None.

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

OLD BUSINESS - None

NEW BUSINESS

Site Plan Review for Campground

Applicant	Michael Robillard
Location	Map: 002 Lot: 22 Zone LRR2 26 Quarry Cove Road
Description	Site Plan to permit construction of three (3) campsites

Bob asked Alex to give a summation of the application. Alex did so stating it was best to allow applicant to present the matter to the Board.

Travis Letellier spoke as representative for applicant Robillard. He stated it is for three (3) campsites for either tiny home type RVs or perhaps tiny home camps on the sites, there will be underground electric to each site and new septic to each site. He continued that he will be providing a Stormwater Plan as required per Jim's Review Memo. He further stated he received the Fire Department's Review Memo however he had not had time to review it with his client. He stated they are looking for direction if

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

this seems like a good project for the area.

Bob asked for clarification if we are talking about campsites or structures. Travis reiterated they are still trying to determine which way they are going with this. Bob asked Alex for some clarification on campsites. Alex explained the different ways campsites can be reviewed. The Board discussed their perspective of the tiny house structures versus tiny RVs. The Board questioned if they would be considered dwelling units. Alex explained this would be similar to Indian Point. Kevin asked if it would be like a KOA and if we had anything in our Ordinance regarding campgrounds. Alex read the definition from the Ordinance. The Board inquired if they would be winterized to be year-round use. Travis stated they haven't had a definite answer on that yet.

Ed stated he thought the Board should look at the State requirements for campgrounds and stated he will send a link to that to Sandy to forward to the Board members.

The Board next addressed the road grade maximum being 8% in SLZ and this looked like a higher grade. Alex explained that the 8% grade is not a standard the Board may waive. The Board questioned if the existing driveway can be relocated at all to lower the grade. Travis stated he wasn't sure, but it can be looked at to try to change it.

Ed asked the Board if he was the only one who felt they needed a better definition of what the applicant is planning to do with this project. The other Board members were in agreement with Ed. Travis stated they will address it.

Bob stated he was concerned they were overdeveloping each campsite with the leach fields and wells. Travis stated there is only one well.

Bob stated he didn't feel the project is clear enough for the Board to give any direction. Bob and Ed felt if they put permanent structures, it puts the project in a different category. Wayne stated that looking at this in the adopted Fire Code, a park model RV is more like a campsite and is not permanent. Travis clarified when he referenced tiny homes, he meant on wheels.

Bob asked the Board about a site walk. The consensus was they are not ready for that at this time; they want to wait to see a better plan before doing a site walk.

Ed stated he felt it could work as a campground depending on the type of structures.

Travis stated he will go back to his client, and they will submit a better plan for a future meeting.

Staff Communications and Update

Alex advised the Selectboard will be addressing the 2023 Ordinance amendments at their April meeting.

Alex advised that the Raymond Hills project has the underground water going in and being tested; Wayne stated the first hydrant was installed today (March 8, 2023). Alex stated he issued the first Building Permit to them. He continued he believed they are building the Model Townhouse and then see what they sell.

Greg moved to adjourn.

Ed seconded.

Any discussion? None.

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