



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING
Wednesday April 12, 2023
 7:00PM

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

Absent: Mark Childs

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

Roll was called and a quorum was declared.

Bob read the usual opening statement into the record along with reading of the Agenda items.

Approval of Minutes:

Greg moved to approve Minutes of March 8, 2023 as written.

Ed seconded.

Any discussion? None.

All in favor? 6 yes/0 no/0 abstain

OLD BUSINESS

Subdivision Review – Public Hearing

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

Subdivision Review – Public Hearing

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

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

New Business

Preliminary Review Amendment to Approved Subdivision

Applicant	Peter & Donna Marcinuk
Location	Map: 015 Lot: 123C Zone R 10 Viv's Way
Description	Create one (1) additional lot in Subdivision

The Board took up the Potvin/Eastern Painted Turtle Road matter. Bob asked Jim to give a summation of the application. After Jim's summary, Bob opened the Public Hearing on the matter at 7:07 p.m. There being no one wishing to comment, Bob closed the Public Hearing at 7:09 p.m.

Bill Thompson of BH2M presented on behalf of the applicant. He stated that in his February 27, 2023 cover letter, Page 2 was a summary for Planning Board action. He reiterated the list from said letter. He further stated they certify that the road was built to meet or exceed the Raymond Road Standards.

Bill addressed Jim's Memo stating there no issues with the items on Page 1, they supplied a letter from a well driller, the stormwater is 1" per DEP; they've met all road standards, solid waste is not an issue, all criteria are met - minimum lot density, financial capacity, the only work on the roadway is the turnaround and technical capacity they (BH2M) stand behind their work.

Bill went on that wetlands were mapped, proposing a vernal pool study and will be shown on the Plan. One lot may have a vernal pool and will show the possibility on the Plan. They will set the pins when the Plan is approved.

Plan Note 24 requires lots to be part of the existing Road Association. Bill stated they have to create the ten percent (10%) Open Space and will be noted in the Deeds. Bill explained the information on the Lotting Plan of the Potvin/Clark/Chase properties. Ed questioned if the existing lots on Eastern Painted Turtle Road will be a part of the Road Association. Bill stated they will. Bob inquired if it was possible to set up a Right-of-Way for the development in the back. Bill stated no, not really, because it is a lot of wetland. Jim advised that that area is where the vernal pools will probably be. The Army Corps. will be charging the costs of wetland filling.

Bob asked about the Family Lot . Alex explained that the waterfront lot should just be labeled as Lot 3 as it isn't a Family Lot. Jim inquired of the Lotting Plan needed to be recorded. Alex stated he didn't feel it did. Jim asked Bill to add a Note to the Plan referencing the Lotting Plan.

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Jim stated because of some housekeeping items, the well exclusion is showing at 125', road agreement 15' maintenance agreement on Raymond Cove Road was for a clearing for site distance and should be added to the Plan just to keep it clean. The Open Space needed to be shown and staff has the opportunity to review the Open Space prior to the Board signing the Plan.

Wayne stated they need the E911 addressing shown on the Plan before signing. Jim stated Lot 2 will need pins for the buffer for the vernal pools.

The Board discussed if they wished to have Conditions of Approval of the Final Plan layout approved by Staff or table the matter. Mike D. stated he would like to table it; Bob stated he agreed.

Greg moved to table the application.

Mike D. seconded

Any discussion? None.

All in favor? 6 yes/0 no/0 abstain

The Board moved on to the application of Stephen and Hilda Clark, Map 4, Lot 30. Jim gave a summary of the application. Bill Thompson also presented on behalf of the Clarks.

Bill stated they have to do the Open Space and provide same. Alex advised the Selectmen approved the Consent Agreement for the ten percent (10%) road grade. Bill continued that the DEP review is underway. Jim informed the Board typically looks to see some written information from DEP prior to approval.

Bill states this is a five (5) lot subdivision with a roadway design similar to Potvin's. There is a house on one (1) lot which belongs to the applicant's sister. He continued, they are waiting on DEP; lots will have buffers and drip edges.

Bob opened the Public Hearing at 7:40 p.m. There being no one wishing to speak on the application, he closed the Public Hearing at 7:41 p.m.

Bill stated that in response to Jim's Memo, there are some things in Shoreland zoning we may need to address, we need to do vernal pool study as we believe there may be a vernal pool on Lot 5, we are preparing HOA and Road Agreement and the documents should be before you at the next meeting; turnaround is shown meeting Fire Department requirements; transformer locations have to be approved by CMP, well zones need to be looked at, well letter submitted re potable water, 1" of rain require inspections, can show the driveway locations on the Plan, will show financial capacity and get that to the Board, there is a stream and the Army Corps. will need to do wetlands crossing, will set pins for buffers, Lot 1 clearing restrictions – Lot 1 is all

developed. Alex stated something should probably put something on there and submit an aerial photo to show where it's at, add a Note about submitting photos at the start and finish of construction.

Ed asked if there will be an Open Space designation. Mike D. asked if there was a stream there; Jim stated it is through Lot 2. Bill showed the location of the stream on the Plan. The Board and applicant's representative discussed the septic design.

Jim stated it is before the Board as Preliminary Plan and it made sense to grant preliminary approval so they can continue with DEP. Jim further stated the Board will need to see the Consent Agreement before granting Final Approval. The Board discussed reviewing shoreland zoning.

Greg moved to grant Preliminary Approval to Stephen and Hilda Clark, Woodstone Subdivision subject to review of Final Plan, review of Shoreland Zoning, review of signed Consent Agreement and open items in Review Memo, subject also to E911 addressing being noted on the Plan and subject to auto-turn calculations in compliance with the Fire Department April 7, 2023 Memo.

Kevin seconded.

Any discussion? None.

All in favor? 6 yes/0 no/0 abstain

The Board took up the Marcinuk application. Bill Thompson along with Peter Marcinuk presented to the Board.

Jim gave a summary of the application stating applicant wished to break off another lot off of Viv's Way backlot driveway; this is the last lot that can be broken off without bringing Viv's Way up to standards. He continued he would like to see the Lot have frontage off of Spiller Hill Road. Jim went on to state they have not yet submitted HHE 200; where the driveway is located will be where the frontage is.

Peter presented to the Board stating the Lot is going to Jacob Marcinuk; 10 Viv's Way is the address not 112 Spiller Hill Road. Peter explained the division of the Lot. He continued that wetland mapping, vernal pools and subsurface wastewater are all being done next week. Bill restated Peter's presentation and confirmed they will get details on the Plan. Jim asked if the front corridor between Spiller Hill and the proposed location be considered a stream (??). Bill stated yes. Jim further stated there are some concerns about radiuses on Viv's Way; they need to be sure they have enough turn radius. He continued they can go up to a 75' culvert. Bob stated the stream crossed Spiller Hill further down. Jim stated he would like to see some contours. He continued that he would like to see some kind of road or driveway agreement.

Mike D. asked if the stream between Spiller Hill Road and the proposed lot can be used as frontage for a backlot. Jim stated they have a backlot already and can't have a

second backlot.

Wayne asked for clarification that part of the road is 12' wide. It is confirmed that parts of the road are 12' wide. Wayne stated he was concerned about that width and would like for sprinkler system to be installed in the house.

The Board discussed needing to waive the Open Space requirement as they haven't been requiring it in these types of amendments.

The Board discussed if a Site Walk was necessary and decided it was not needed.

Ed moved to deem the application complete.

Greg seconded.

Any discussion? None.

All in favor? 6 yes/0 no/0 abstain

Greg moved to table the application until additional submission.

Mike D. seconded.

Any discussion? None.

All in favor? 6 yes/0 no/0 abstain

Staff Communications and Updates: Alex stated the proposed Ordinance Amendments have gone through review by the Selectmen process and are now on the Town Meeting Warrant for June.

Alex also informed the Board that Boulder Bend Subdivision has started with site work, but he has no idea when they will be pulling permits.

Alex also advised that Raymond Hills Subdivision pulled the permit for their first building and have a foundation inspection today (4/12/23).

Mike D. moved to adjourn.

Ed seconded.

Any discussion? None.

All in favor? 6 yes/0 no/0 abstain