



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING
Wednesday June 14, 2023
 7:00 PM

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

The meeting was called to order at 7:00.
 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 April 12, 2023 as written.

Ed seconded.

Any discussion? None.

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

OLD BUSINESS

Final Subdivision Review

Applicant	Diane Potvin (Tranquil Cove SD)
Location	Map: 004 Lot: 031-B Zone LRR2 Raymond Cape Road
Description	3-Lot Subdivision

Final Subdivision Review

Applicant	Stephen & Hilda Clark (Woodstone SD)
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

Final Review Amendment to Approved Subdivision

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

The Board took up the matter of Potvin/Tranquil Cove.

Ed moved to remove the matter from the table.

Greg seconded.

Any discussion? None.

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

Jim stated this matter was before the Board for Final approval. Bill Thompson of BH2M reviewed the Final Plan submission made May 9, 2023. He reviewed all the changes and Notes amended and added to the Plan with the Board.

After Bill's review, Ed brought up the datum source discussed at the last meeting. Bill stated a Note has been added to the Plan. Mike R. inquired if the Note regarding the vernal pool needed to be revised now that we know it has been determined there is a vernal pool. The Board and Bill discussed this issue and determined that the Board could sign the Plan presented tonight and cover the change in Note #17 in the Findings.

Jim raised the question of the Lotting Plan if it required recording in the Registry. Alex explained there will be a Consent Agreement that will be recorded in the Registry and the Lotting Plan could be attached to it. Jim further stated we need a Condition of Approval for the hammerhead prior to issuance of home permit/certificate of occupancy.

Greg moved to approve Tranquil Cove as to the hammerhead being permitted prior to the permit for construction per Fire Department Memo dated April 7, 2023.

Kevin seconded.

Any discussion? None.

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

Bob moved to amend Greg's motion to add that the Subdivision met all requirements of Shoreland Zoning. Greg agreed to the amendment.

Ed seconded.

Any discussion? None.

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

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

The Board moved on to the application of Stephen and Hilda Clark, Map 4, Lot 30, Woodstone Subdivision.

Mike D. moved to remove the application from the table.

Greg seconded.

Any discussion? None.

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

Jim gave a summary of the application status, applicant submitted materials, they received their Stormwater Permit from DEP. Jim turned it over to Bill Thompson. Bill ran through the status and reviewed his May 9, 2023 submission letter. He stated there are no vernal pools on this property; the wetland crossing has been shown; DEP Stormwater Permit received; proposed vegetative buffers are shown. Bill next addressed the items in Jim's Memo. He further stated they are requesting Final Approval although they are awaiting information from the Army Corp of Engineers.

The Board stated that can be a Condition of Approval that evidence they have received approval from Army Corp of Engineers. Jim suggested the Board give Preliminary Approval tonight awaiting Consent Agreement from Board of Selectmen. There is much discussion about the Consent Agreement; the outcome is there will be a Condition of Approval that the Plan will be held until such time as the Consent Agreement is signed and the fines paid.

Ed moved to approve Woodstone Subdivision with the conditions as follows:

E-911 addressing be shown;

Army Corp of Engineering approval received prior to construction;

Plan has met all requirements of Shoreland Zoning

Greg seconded.

Any discussion? None.

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

The Board took up the application of Peter & Donna Marcinuk.

Mike R. moved to remove the matter from the table.

Ed seconded.

Any discussion? None.

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

Jim gave a summary of the application stating the Open Space Waiver request has been received by Note on the Plan. There is discussion about the reasons for the Waiver. Bill stated it is shown on Page 3 of the May 9, 2023 submission letter. Bill went on to review his submission and Jim's Review Memo. He stated they have complied with the Fire Department Review Memo and well. He stated they are looking for Final Approval.

Bob opened the Public Hearing at 8:05. There being no one wishing to speak on the matter, Bob closed the Public Hearing at 8:06.

Ed moved to grant the Waiver requested for the Open Space requirement based on a previous waiver and that it is a family lot division.

Greg seconded.

Any discussion? None.

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

Greg moved to grant approval of the 2nd Amendment to the Gay Brook Subdivision.

Kevin seconded.

Any discussion? None.

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

Alex addressed the issue of Impact Fees stating it may be time to draft an Ordinance for impact fees in certain instances. He continued that these fees can be used for various things. It won't be something in the LUO, it will probably be a stand-alone Ordinance. He further stated, typically, the fee is for each home developed and is handled as part of the permitting process. The Board continued to discuss the issue at length.

Staff communications: Alex advised that all the Ordinance Amendments passed Town Meeting on June 13, 2023. They next go to the State for approval; since the changes were per DEP requirements, this should be no issue. Once they are approved, they will be sent to General Code for incorporation into the Ordinance.

Jim stated the Starrett project has been withdrawn; there is nothing further the Board needs to do in this matter.

Mike D. moved to adjourn.

Ed seconded.

Any discussion? None.

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

Adjourned 8:30