



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

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

Absent: Greg Foster

Staff: CEO Alex Sirois, Contract Town Planner Will Haskell of Gorrill Palmer, 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:

Ed moved to approve Minutes of June 14, 2023 as written.

Mike D. seconded.

Any discussion? None.

All in favor? 5 yes/0 no/1 abstain (Mark)

The Board opened nominations for Chair and Vice Chair for Fiscal Year 2024.

Kevin nominated Bob O'Neill as Chair.

Mike D. seconded.

Kevin nominated Ed Kranich as Vice Chair.

Bob seconded.

Any discussion? None.

All in favor of Chair and Vice Chair positions? 6 yes/0 no/0 abstain

OLD BUSINESS

Applicant	Port Harbor Holdings I, LLC
Location	Map: 051 Lot: 2 Zone C/LRR1 1326 Roosevelt Trail
Description	Site Plan – Jordan Bay Marina Expansion

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

Bob amended this project as continuation not New Business.

Ed moved to consider as Major Site Plan Review.

Mike D. seconded.

Any discussion? None.

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

Bob asked Will to give a summary of the project. Will explained that the building is much larger as it will be a boat storage building, the outside storage is smaller to reduce clearing amount. He continued that the applicant received approval in 2021 for Conditional Use for outside sales and service with the condition of no repairs outside. Will stated he believed the application to be complete.

Rob McSorley of Sebago Technics presented the plans to the Board. He stated it is a major revision to the Site Plan. He continued that he worked with Alex to be sure they were following the ordinance. They are relocating the bathrooms that are on-site and had offices in front. They have changed the use to boat storage, but they are still relocating bathroom and shower in corner of the building. They are also relocating the septic due to the size of the building; they had to expand the system a bit.

Rob continued that they have created an additional buffer for the neighbors as well as for the wetland protections. He continued to explain the remaining amendments for Stormwater runoff and stated that the impact to the trees has been substantially reduced. Rob further stated they are going to go back to the Army Corp of Engineers to amend their approval due to the changes made. He stated DEP is currently running at 60 days target for approvals for both wetlands and stormwater with 90 days guaranteed. He next addressed DOT opening permit for waterlines crossing 302 and swale drainage work which have been resubmitted as well. DOT did approve the entrance permit and applicant has sent them the revisions.

Addressing the structure, Rob stated they have the front now to have the look of a New England barn; the rack system needs to meet the two (2) different height requirements; the roof elevation meets the 25' requirement. The back was going to be sloped on either side but recreated that for this building; the eight (8) parking spaces are in front of the building as they are trying to meet the "store front" look on 302. Rob continued that there is no parking problem and they have requested a waiver for parking and gave reasons why they have requested a waiver. He next explained the lighting and landscaping. Will asked if they could submit a narrative of all this. Rob stated he can provide a written narrative. Will also requested they submit a brief description of how it meets the requirements. The buffer on the South property line is greater than originally proposed. Wetlands are mostly forested wetlands but there is one (1) open wetland. Rob explained where the open wetland is and stated they are taking the parking out of

this area. He addressed the elevations.

Rob stated he will be submitting a written narrative about the changes to the plans. Will asked if applicant has replied to the Fire Department review memo. Rob stated they have not, but they will be adding a specific section to the Notes on the plan specific to the requirements of the Fire Department.

Ed moved to deem the application complete.

Mike D. seconded.

Any discussion? None.

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

Bob asked if anyone wished to conduct another site walk. After discussion among Board members, it was determined a site walk was not necessary.

Bob stated he would like to do next month as the Preliminary Review with Public Hearing then have the applicant come back in September for Final Review and approval. The applicant agreed to that schedule.

Mike D. asked for some clarification on the changes to the septic. Rob explained how they arrived at their numbers for septic flows. Mike D. also inquired about how many boats the building would hold. Rob stated around eighty (80).

Bob asked if the use of the building had changed. Rob explained that the building will now be all storage and restroom with minor work inside the building; if any boat requires major work, it will be taken to the shop. Bob asked if parking is still required. Will stated it is usually a reduced number for this type of use. Bob stated he wondered if there was sufficient parking already, would these spaces be better eliminated, and the area landscaped. Discussion took place among the Board members deciding to leave the spaces.

Bob questioned the buffers. Rob explained the buffers and what has changed to meet buffer requirements.

Mike R. questioned what the slope was; Rob responded. Mike R. further inquired if they knew what color the building was going to be. Rob stated they have not made that determination yet.

Ed asked if the building was going to have sprinklers. Rob replied they are being required.

Wayne stated that regarding the parking in front of the building, the Fire Department still needs access to the front; access is very important for the Fire Department. He further stated the applicant has addressed most of his concerns from his last Review

Memo and heard they are putting a special section of Notes on the Plan for the Fire Department requirements.

Bob asked if anyone had any questions about the plans presented. Even though this is not a public hearing, if anyone has questions about the plan, he will entertain them.

Allison Sarma stated she could not find the plans on the website. Sandy told her she will send it to her if she emails her.

Allison Allen stated she had a question about the pipe coming down to wetland. She is concerned it will impact Indian Point. Rob explained the drainage system to her. She continued about how the wetlands are expanding and a pipe is not draining properly etc. Bob stated she was now getting into public comment and that will be at the next meeting.

Ed moved to table the application.

Mark seconded.

Any discussion? None.

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

Extension Request by BlueWave Solar. Colin Sexton was present on Zoom to represent BlueWave. Ed stated this is a simple request and not their fault they have not been able to begin.

The Board discussed that this matter had been pushed through quickly because things in the State were changing. If this were to be applied for now, the application would go through a different set of regulations. As such, will this change what they can do under their approval.

Colin explained that the panels are still the same size; there are no major changes in the project.

Mark is concerned that they may have to revisit some of the Ordinances. Mike D. stated he guessed he was okay with this, but not sure what Mark would prefer to do.

Kevin stated it is no different than any other extension. Ed stated if it changes significantly, they will have to come back to the Board.

The Board discussed, at length, the possible changes and compliances in the Ordinances. They have to go through federal inspections. Mark stated he is very concerned about approving something that the industry guidelines will change.

Colin explained they would not have changes, but if they did, they would have to come back before the Board. He understands they do need a Building Permit. Bob asked

Alex if they could approve the two (2) year extension with a one (1) year review. Alex felt this would be okay.

Kevin stated that if the Ordinances change when they pull the permit, they will have to meet the new Codes. Mike D. stated the only thing he could see changing would be the views and that is not applicable to this site. Ed stated that if the technology improves, that is a benefit.

Ed moved to grant the two (2) year extension requested by BlueWave.

Mike D. seconded.

Any further discussion? None.

All in favor? 4 yes/1 no (Mark)/1 abstain (Mike R.)

Staff communications: Alex stated he had nothing significant. He stated that Raymond Hills Village/Honey Hill is moving forward.

Mike D. asked if anyone knew what the new taller poles with the orange tops on 302 were. Ed stated they are new electric poles, and the orange is an insulator.

Mike D. moved to adjourn.

Ed seconded.

Any discussion? None.

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

Adjourned 8:30