



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING
Wednesday August 9, 2023
 7:00 PM

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

Absent: Mark Childs and Mike Richman

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:

Mike D. moved to approve Minutes of July 12, 2023 as written.

Ed seconded.

Any discussion? None.

All in favor? 4 yes/0 no/1 abstain (Greg)

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

Ed moved to remove the matter from the table.

Greg seconded.

Any discussion? None.

All in favor? 5 yes/0 no/0 abstain

Bob asked Rob McSorley to give a brief overview of the application. Rob reviewed the

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process they have gone through and he also explained the changes made to date.

Bob opened the Public Hearing at 7:05 p.m.

Keith Richard, attorney for Barry MacKay, Allison Sarna and Wayne Quagliaroli. Keith asked how much time he would be afforded to speak. Bob stated he would allow him ten (10) minutes to speak. Keith stated they have issues with the buffer and landscaping plan. He continued that in November there were many issues within the Shoreland Zone. He also stated their new plans are correcting those issues. His clients believe there should be more landscaping and buffering to Indian Point pursuant to §300-10.5. He further stated they believe parking may be an issue; the ordinance requires 100 spaces and there are no exceptions listed in the ordinance. Keith next stated that they believe the building will be used for things other than storage and there must be very specific reasons for issuing waivers for parking pursuant to §300-10.6.

Bob questioned where the additional buffering that Keith was speaking of was located. Allison Sarna pointed out where they are looking for additional buffering on the plan.

The Board asked Will to address the parking requirements and waiver of same. Will stated it is only to be used as a storage building and should they wish to change the use of the building, they are required to return to the Board for review which may require changes including the parking requirements.

Allison Sarna stated that from 2020 with additional slips the parking situation has changed. She continued that she is concerned about the stormwater issues; after the rain yesterday (8/8/23), a good part of Indian Point is underwater. She asked if trees that were cut by a previous owner in 2020 are taken into account in the plan presented and asked where the SLZ ends. Allison additionally asked for confirmation that any additional changes are required to come back to the Board. The Board confirmed.

Barry MacKay stated he had concerns about the water going to the wetlands and wants to have additional buffering between the project and himself.

Bob closed the Public Hearing at 7:25 p.m.

Bob stated he was turning to Will to address comments. Will stated a few additional comments were raised; he had a safety concern about the retaining wall and the Plans did not show any specific height for the building. He further stated he would like to see some type of rail around the retaining wall, and he would like the height of the building specified from rear and front.

Rob addressed Will's comment about the retaining wall by stating it would only be for boat parking handled by staff there will be no public in that area.

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Rob also stated that the height from grade to top front in Commercial zone is 25' and they will provide more specific information. He further stated the buffer must be reestablished and that is what the buffering information shows.

Rob discussed the parking issue raised as well as stating they must keep the runoff, so water doesn't go where it was not going before. He continued to explain about cutting and buffers. Rob also reiterated that if they change the use, they are required to come back to the Board for approval.

He next explained they had gone to DEP and got confirmation they did not trigger anything other than the permit they had applied for. Bob asked Rob to show on the Plan how the water would travel to the wetland. Rob explained in detail. Will asked Rob if he would explain BMPs (Best Management Practices) to everyone. Rob did so in depth.

Mike D. asked if there is a life expectancy of these drains for the runoff. Rob stated it is not life expectancy, but they can fail. He explained he had a fairly recent project that had an issue due to a fine layer of sand/silt building up. He continued that if you do proper maintenance there should not be a problem. He also explained how often and why the drains should be checked to avoid build up.

Mike D. then asked if someone at Indian Point had a problem and let the marina know, something would be done, is that correct? Rob stated that most likely they would notify the Board and/or DEP who would contact the marina.

Allison Sarna asked if it was full, is there a pump or something for it to go somewhere else. Rob informed her that the contour plans are on the website.

Bob questioned the buffers and landscaping and asked if the stormwater section in Commercial fully met the ordinance requirements. It was confirmed it did. Bob stated if he recalled from the Site Walk that they are mature trees. Bob asked if there could be some sort of joint revegetation project between Indian Point and Port Harbor. Rob stated they will reach out to the Association to meet.

Barry MacKay stated that his property is not part of the area they just addressed for buffering, and he wants to have a visual barrier from the wetland.

Bob asked Rob to refer to Will's Memo. Rob addressed the items in the Memo stating PWD gave them a revised serviceability letter; Army Corp of Engineers replied to him they will be looking at the revision submitted shortly and should have the new response by next week. Continuing, he stated NRPA & DEP Stormwater should be getting back to him soon. He stated he is waiting for DOT to advise if they need a new Entrance Permit or an extension of the approved Permit. Additionally, DOT has not given him any

information on crossing the existing culverts. Rob next addressed the retaining wall design stating the contractor will submit signed plans that he (Rob) will review.

Bob asked Wayne to give his update. Wayne stated they are working with Rob on language for the Final Plan and the additions or changes to satisfy the Fire Department requirements.

Ed stated he received a question from John S. on Zoom inquiring if Portland Pipeline has an Easement. Rob stated they do and that they have resubmitted the new Plan to Portland Pipeline. He further explained in detail the discussions he has had with them to date.

Mike D. stated he had a concern about not having a barrier at that retaining wall and he would like to see a rail there. Rob stated they will defer to the Board on that.

Mike D. questioned the color of the building. Rob explained in detail.

Ed questioned the height of the retaining wall. Rob stated it varies from 4' to 8'. Kevin asked if OSHA or their insurance company had anything to say about the wall. Bob stated it doesn't matter as they have agreed to a barrier.

The Board and Will discussed parking and if it required a waiver. Will stated perhaps to put it to bed, we should have a waiver rolling the parking and island issue into one waiver.

Bob stated the Board hasn't been giving approvals prior to receipt of DEP requirements and therefore the options are to table or give Preliminary approval.

Ed moved to table the application to a future meeting when the applicant can resubmit. Mike D. seconded.

Any discussion? None.

All in favor? 5 yes/0 no/0 abstain

Staff communications: Alex stated he had nothing to review.

Greg moved to adjourn.

Ed seconded.

Any discussion? None.

All in favor? 5 yes/0 no/0 abstain

Adjourned 8:15