



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING
Wednesday October 11, 2023
 7:00 PM

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

Absent: Mark Childs

Staff: CEO Alex Sirois, Contract Town Planner Will Haskell of Gorrill Palmer, Contract Town Planner Jim Seymour, 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 August 9, 2023 as written.

Ed seconded.

Any discussion? None.

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

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 Will to give a brief review of the application. Will asked if the Board Members all received the letter dated October 11, 2023 from DEP regarding the status of Port Harbor's DEP Permit application. DEP stated the Order has been written

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however it has been sent for review by the Attorney General and they expect to issue the approval by October 16, 2023. Will continued that the applicant had submitted waiver requests for three (3) items. 1) parking, 2) lighting and 3) landscaping. The Board discussed these requests in detail.

Bob moved to accept the applicant's requested number of parking spaces at eight (8).
Greg seconded.
Any discussion? None.
All in favor? 5 yes/0 no/0 abstain.

Bob moved to accept and approve the lighting Waiver.
Greg seconded.
Any discussion? None.
All in favor? 5 yes/0 no/0 abstain.

The Board and applicant's representative discussed the Parking and Landscaping waiver requests after which Rob confirmed retraction of waiver requests of parking and landscaping requirements. The Board asked Wayne for a review of Fire Department requirements. Wayne stated they are in good shape however he does recommend the Finding of Facts reference his July 10, 2023 Memo. He further stated the Plan as it stands is in good shape

The Board discussed Conditions of Approval being (1) receipt of DEP Permit approval; (2) Submittal of Retaining Wall design Plan sealed by a Professional Engineer at time of application for Building Permit and (3) Standard Sunset clause.

Ed moved to grant approval for the Port Harbor Jordan Bay expansion with Conditions of Approval:

- (1) receipt of DEP Permit approval;
- (2) Submittal of Retaining Wall design Plan sealed by a Professional Engineer at time of application for Building Permit and
- (3) Standard Sunset clause

Greg seconded.
Any discussion? None.
All in favor? 5 yes/0 no/0 abstain

NEW BUSINESS

Applicant	Peter Bernier
Location	Map: 006 Lot: 43 Zone RR 29 Lookout Lane
Description	Site Plan – 360' Extension of Lookout Lane to Create additional Lot

Bob asked Jim to give a summary of the application. Jim explained it is for an

extension of a private way with a hammerhead. The property will serve four (4) to ten (10) lots and must meet the private way criteria. Adding the new lot may require some improvements to the private way. Road should be sixteen (16') feet wide with three (3') foot shoulders; currently the road appears to be fourteen (14') feet or fifteen (15') feet wide. The Board may be able to waive the requirement, however, Wayne may have something to say on that. Additionally, we will need a test pit that it can be a legal lot.

Peter Bernier addressed the Board stating he doesn't know what they want. He wants to give a lot to his grandson; why does it have to be brought up to Town standards. He continued to advise no work can be done on the right-hand side of the road because of the pipeline, the other side is a ditch. Jim stated the Board will need a letter from an engineer stating how the road conforms to standards. Peter stated the only reason he needed to ask for extension is because of the frontage requirements and inquired why so much frontage is required. Bob stated it is for density. The Board confirmed that adding the lot would bring the total properties served by the road to seven (7).

The Board asked Wayne to weigh in. Wayne stated his recommendation would be to move forward with the required road width and added hammerhead. He continued that turning around with emergency vehicles, even at Mr. Bernier's home, is difficult. The Board and applicant continued to discuss road requirements.

Peter stated so options are not giving grandson the lot or spend tens of thousands of dollars.

The Board advised if the applicant could confirm he has 16' of road width from Tower Road to his lot, the Board may be able to work with that. Peter asked if the Board could do a Site Walk. After discussion, the Board determined to conduct a Site Walk on Sunday, October 22nd, 2023 at 2:00 pm at 29 Lookout Lane.

Jim further stated the Board has no runoff information or road extension design. He reiterated that at some point the Board would also need a passing test pit on the lot.

PRELIMINARY SITE PLAN REVIEW

Applicant	Allen Solar, LLC
Location	Map: 004 Lot: 68 & 68A Zone RP & LRR1 Roosevelt Trail
Description	Site Plan – 996 kWac Ground Mounted Solar Power Generation Facility

Jim summed up the proposed project for the Board.

Dave Fowler introduced himself, Lucy Fowler and Kirk Ball. He stated that Kirk would make the initial presentation and then he would address his conversations and understandings reached with Wayne.

Kirk addressed the Board and shared his screen to show the proposed Plan in detail. He further stated the proposed project is approximately one-quarter (1/4) the size of most solar farms seen driving around the state. Kirk next shared the panel details with the Board and indicated the inverters would be located either on the panel racks or the equipment pad with the transformer. Additionally, utilities will be underground following the road to Route 302. He continued that they require installation of two (2) additional poles. He addressed the fencing and that the Plan may be amended to move the fencing after discussions with Wayne. Kirk next stated they will require DEP stormwater approval, NRPA for DEP and probably PBR; additionally, they will require Army Corp of Engineer approval.

Dave stated that the vernal pools just killed how the project had to be laid out. He continued they had revised the Plan to show what Wayne had required and it really made the project dead in the water. He continued they worked with Wayne and have come to some agreements.

Wayne stated they discussed concern of being able to stretch hose lines to the areas needed. After discussion they came up with the idea of adding dry standpipes to allow the Fire Department to hook hoses to. Dave asked if the water drawn from the standpipes would come from the cistern. There was additional discussion about how the dry standpipes operate.

Jim asked about the access road shown in red and if it would only be gravel. There was discussion stating it could be grassed over but there are possible problems with maintaining that access. Discussion ended with a determination the red access road would be eliminated from the plan.

Kirk stated he would go back and redo calculations. The Board and applicant discussed how many light poles were required. Applicant stated they only require one (1) light pole and the others shown on the plan will be removed. The Board next inquired about access by the existing garage. Applicant stated they will place No Parking signs there to ensure access remains clear. The fencing location was also discussed and will be relocated on the plan. Fencing will have a Knox Box; road will be twelve (12') feet wide with two (2') foot shoulders. Wayne advised he would also like to see a bypass area in case two (2) fire trucks needed to pass one another.

Jim stated this is preliminary review and asked if the Board wished to conduct a Site Walk. The Board discussed same; the location is not cleared yet. The Board

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determined not to hold a Site Walk at this time.

Staff communications: Alex informed the Board that we did receive a new application for an amendment to an approved subdivision for the November meeting. This amendment is in the Turtle Cove Estates which abuts the two (2) projects recently approved on Cape Road and Eastern Painted Turtle Road. Alex next stated he would like to have a workshop at the November meeting to begin discussion of proposed Ordinance amendments for the coming Town Meeting.

Greg moved to adjourn.

Ed seconded.

Any discussion? None.

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

Adjourned 8:30