



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING & WORKSHOP
Wednesday November 8, 2023
 7:00 PM

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

Absent: Mike Richman

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

The meeting was called to order at 7:30 due to technical video issues. 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 October 11, 2023 as written.

Ed seconded.

Any discussion? None.

All in favor? 3 yes/0 no/1 abstain (Mark)

NEW BUSINESS

Applicant	W.P. Clark & Sons Home Builders, Inc. (William Clark)
Location	Map: 004 Lots: 31A-1, 31-A-2, 31A-3, 31A-4 & 31A-5 Zone LRR2 Eastern Painted Turtle Road
Description	2 nd Amendment to Approved Subdivision to add 20' access easement at end of R-O-W and remove open space on western and southerly sides of Lot 4

Bob asked Jim to give a summary of the application. Jim summed up the application and informed that Wayne had some conditions he wished included in the plan, but he was unsure the Board needed to open that all up as the application is an Amendment to

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an Approved Subdivision Plan. He continued that this Subdivision pre-dated the Sprinkler Ordinance.

Bill Clark introduced himself to the Board and explained the original Subdivision approval. He stated he currently owns the lots in the Subdivision and wanted to amend it prior to selling any lots. He continued that his request is to delineate the wetlands, relocate one lot line and alleviate any ambiguity on the waterfront. Bill stated the Open Space is for use by the four (4) lots and the amendment would give access to the water and existing dock. There are also two (2) others who have access to the dock.

The Board and applicant discussed the Open Space access at length. Bill stated he wanted to add language to the HOA documents to include repair and maintenance of the Open Space as well as restrict its use to Turtle Cove Estates owners.

Alex and Jim discussed frontage for the lots as required for buildable conforming lots. Alex read the definition of Shore Frontage from the Ordinance.

7:54 p.m. Kevin re-joined Zoom to be a voting member of the Board as final technical difficulties were resolved.

Bill continued to explain his requested amendments to the approved subdivision were to create a footpath from Eastern Painted Turtle Road around the eastern property line and he wants to move it to define more clearly footpath from hammerhead down to Lot 1. He further stated he wished to have clear delineation of the Open Space which the original plan showed to cross the wetlands across Lot 4.

The Board inquired if these changes reduced the Open Space. Bill stated it did, however, they still have approximately three (3) times the required amount of Open Space.

Bob opened the Public Hearing at 8:00 p.m. There being no one wishing to speak, Public Hearing was closed at 8:01. Bob asked if the Board had any questions; no one did.

Ed moved to accept the application as complete for the revision for the access and Open Space.

Greg seconded.

Any discussion? None.

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

Bob moved to approve the 2nd Amendment to Approved Subdivision to create a 20' wide access easement to the end of the Right-of-Way to Eastern Painted Turtle Road to provide direct access from Lot 1 to the trail that leads to Sebago Lake. The access easement removes the Open Space along the western and southerly sides of Lot 4

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while leaving direct access to the Open Space area.

Greg seconded.

Any discussion? Wayne questioned if the fire safety issues would be included in the approval. It was explained to him why they are not because the Board should only review the area under modification.

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

Jim informed that the applicant did include all the Notes and the Fire Lane Signs on the Plan that will be recorded.

Bob stated the Board had requests for two (2) Site Walks. The first being for Peter Bernier at 29 Lookout Lane. Ross Bachelder, Peter's grandson, was present. Bob explained what the parties are required to do requesting waivers with an application. Bob and Ross discuss why the courtesy Site Walk was requested and that the Board cannot give any definitive determinations at same. Ross stated it was understood. After discussion among Board Members, it was determined to conduct a courtesy Site Walk on Saturday, December 2nd, 2023 at 9:30 a.m. Bob provided Ross with written information regarding waiver requirements.

Bob stated the second Site Walk request was from Allen Solar LLC and would require noticing. After discussion, the Board determined to conduct the second Site Walk on December 2nd, 2023 at 10:15 a.m.

The Board opened the workshop to discuss possible ordinance amendments for June 2024 Town Meeting. Alex stated he had two items to propose the Board address along with there being a number of things that could be added to clean up the ordinance.

He continued that the first item was there was an individual who wished to host events (i.e. wedding barns) on their residential property. Currently, that is not an allowed use anywhere in Town. He continued that the individual who made the request has an open field with utilities. The second item had to do with the installation of Tiny Homes which cannot meet all the requirements in the ordinance. He continued that there have been some changes at the State for the definition of Tiny Home. Alex further stated the next step would be to research other towns for language utilized in ordinances. Alex also stated that IRC does have an appendix specifically for Tiny Homes which some towns adopt.

The Board discussed how to approach the requested items, feeling some issues may best be at the direction of the Selectmen rather than the Board undertaking it on their own. The Board determined to undertake the ordinance changes for Tiny Homes. Greg stated he would like to see something to address accessory dwellings.

Peter Levitt, co-chair of the Comprehensive Plan Committee, addressed the Board to give feedback from CPC. CPC had spent quite some time discussing the issues and

looking for guidance on the ordinances. CPC felt that directing growth areas was important and, as in prior Comp Plans, ten (10%) percent of housing development should be affordable housing, and this has not come to fruition. He continued that the Comp Plan must not conflict with State regulations. He also spoke about LD 2003. Peter also spoke about we have not designated Growth Areas within the Town, and this should be addressed.

Peter next spoke about regulation of short-term rentals; the State does not regulate that towns must have short-term rentals. He stated it would be good to have a way to track the short-term rentals. The Board and Peter continued to discuss these matters. Bob stated he would like to look at this if they can't do something about the ten (10%) percent affordable housing.

Shawn McKillop of CPC stated he took a class about this; as a realtor this fascinates him. The State has a minimum requirement of 190 s.f. for accessory dwellings, but municipalities can set the size. He also spoke about water and septic requirements for these units.

Peter stated that Raymond is exceptionally positioned to move forward with this.

Alex asked if the Board wanted him to reach out to the attorney to ensure our last changes are still acceptable.

The Board discussed the options pertaining to accessory dwellings, i.e. attached vs. detached. Bob stated if we go back to requiring they are attached to the principal dwelling, it would make them less likely to be used as rental units.

Wayne stated he had comments on the language for the events issue. Bob informed that the Board determined not to undertake that item unless directed to do so by the Selectmen.

Ed moved to adjourn.

Mark seconded.

Any discussion? None.

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

Adjourned 9:00 p.m.