



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING & WORKSHOP
Wednesday January 10, 2024
 7:00 PM

Present: Chair Robert O'Neill, Vice-Chair Edward Kranich, Greg Foster (arrived 7:10), Kevin Woodbrey, Mark Childs and 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 7:00 p.m. Roll was called, and a quorum was declared.

Bob dispensed with reading the usual opening statement into the record as the Board was only conducting an interview for membership and a workshop for ordinance changes.

Approval of Minutes:

Ed moved to approve Minutes of December 13, 2023 as written.

Mark seconded.

Any discussion? None.

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

OLD BUSINESS – NONE

NEW BUSINESS – Interview with Steven Clark

Ed asked Steven what his background was in Planning and Zoning. Steven advised he is fairly new to it, but very interested in the process and giving to the community. Bob asked Steven if he worked in Raymond. Steven stated he does, but not much that goes through application processes in Raymond.

Greg moved to send Steven's application to the Select Board for review and appointment.

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

Ordinance Workshop:

Alex addressed the Board and began review as follows:

MUBEC – Alex stated we may make this a separate Building Codes Ordinance; Electrical has to be its own ordinance. We have excluded the Fire Ordinance except for NFPA 101

Greg asked what we are following now; Alex advised we are enforcing MUBEC. Kevin asked if we are keeping up with State changes; Alex replied yes, we follow what changes the State makes. He further stated Energy requirements change a lot. Kevin and Alex discussed the energy portions and that may fall under the Fire Department. We should look at including 855 in the Fire Protection Ordinance. NFPA 101 is part of the Fire Protection Ordinance, is it necessary to be in the Building Code. This is discussed among those present.

Accessory Dwelling Units (ADUs) – Alex explains if it is within 250' of a pond or 75' of a stream, you can't do an ADU unless you have twice the amount of property required. He further stated he has to check if you need to have double the shore frontage. He would like to get a decision from the Board how they feel about the shoreland zone

Bob looked at item (f) No additional parking. He stated he vaguely remembered the attorney telling them last year they couldn't require additional parking. He continued if the percentage of these are going to be rentals, i.e., Airbnb's, what are the impacts to neighbors. Alex stated we don't have different setbacks, but we could require additional setbacks, especially side setbacks. Jim stated or you could require buffering standard if they do an ADU. Alex also questioned if they wanted to attach the ADU to the house, do we still want it set back further. Discussions took place regarding attached versus detached determination of attached leave setback; detached additional setback. The Board discussed setbacks versus physical separation of structures with Wayne.

The Board discussed non-conforming use and addition of an ADU. Kevin asked if an ADU would trigger sprinkler requirements and a discussion ensued.

Alex asked if the consensus of the Board is that they are good with the reduction of the shoreland setbacks. No one seemed to be opposed to it.

Addition of Multi-Family Structures in Commercial Zone – Alex and Jim discussed density. Consensus of Board stated they are okay with it. Discussions took place that they could be for affordable housing and other ways to achieve affordable housing. Also discussed was transportation as there is none in this area and you cannot walk everywhere in this area either.

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Kevin inquired if tiny homes would be possible if they have a reduced lot size. Mark stated he had a question about Peter Levitt's email. Both these items were discussed among those present. Alex stated he liked the idea of allowing extra units. Ed questioned if anyone had a certain amount of time to remain in affordable housing or could they sell in a short time and take the funds. Kevin asked if anyone ever worked with Habitat for Humanity and try to get them in. The Board discussed these items. Jim stated he liked the idea of offering more density. We would have to allow shared well and septic which we do now.

Solar Energy Systems – Alex took the Buffer section and added it here. Bob stated he didn't feel #4 could ever be met. Jim read the Buffer language from Commercial against a Residential use 25' landscaping with remaining natural buffer. The Board discussed setbacks for shipping containers. Everyone agreed they believe it to be 50' and maybe this is what we should do. The Board returned to discussions about Solar, and we currently only have setback of what is required for the zoning district it is located in and this will be adjusted.

24-06 is just cleaning up small items in ordinance.

Zoning Map – Alex explained the different areas of the Map and what areas are being changed from Shoreland to Village and Shoreland to Commercial. He informed he spoke with Jeff Kalinich at DEP who didn't see any issues with those changes. Alex stated he reviewed other portions of Shoreland and noted there may be several other lots that we could pull and place in Village and Commercial. The Board discussed what the current lot owners would think of these changes. Alex stated they would have less restrictions. Alex informed that he had conversation with new owners of White Pines, and they want to convert to low-income housing rather than a motel. They currently cannot do that being partially in Shoreland Zone, but pulling it back and being just in Commercial, they could achieve this change.

Floodplain Management Ordinance – This is a complete repeal and replacement of the Floodplain Management Ordinance supplied by the State; we have to do this.

Alex stated a few other things is the Town Manager would like to amend the Business License Ordinance to make it a one-time application not an annual application. This is more a Select Board item than Planning Board.

Fire Protection Ordinance – Wayne has proposed some changes here and will put those forward at the next meeting. Wayne stated one of the issues is the Select Board asked them to look at adding an appeals process. Alex stated that process would go to the Zoning Board of Appeals not Planning Board as had been stated at the Select Board meeting.

Alex stated our next shot at changes is at the next meeting and then we have a public

hearing in March.

Bob stated he will not be at the February meeting and will be unable to Zoom. He will be away also in March but will have internet and Zoom.

Greg moved to adjourn.

Ed seconded.

Any discussion? None.

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