



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING & WORKSHOP
Wednesday February 21, 2024
 7:00 PM

Present: Vice-Chair Edward Kranich, Greg Foster, Kevin Woodbrey, Mike Richman and Steve Clark

Absent: Chair Bob O'Neill and Mark Childs

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. by Vice Chair Edward Kranich. Roll was called, and a quorum was declared.

Ed read the usual opening statement into the record.

Approval of Minutes:

Greg moved to approve Minutes of January 10, 2024 as written.

Mike seconded.

Any discussion? None.

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

OLD BUSINESS – NONE

NEW BUSINESS – NONE.

Ordinance Workshop:

Ed stated he would like to take the Ordinance review out of order and start with #24-05, Solar amendment.

Alex stated since the last discussion this is amended to show the Buffer Section. Jim stated it is made to be consistent with Commercial or Industrial Zone uses when abutting Residential Zones. It calls for landscaped buffer strip and visual screening are required. Alex stated that §300.10.6 O has seven (7) items that must be met for Site Plan. Jim read from the Ordinance regarding buffers. Mike inquired what is a normal setback for a solar farm. Alex stated it varies from what we have seen. Jim explained

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the difference between buffer and setback to Mike.

Mike moved to open Public Comment.

Steve seconded.

Any discussion? None.

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

Dave Fowler asked for clarification on how these changes would affect his proposed project before the Planning Board. Alex stated it wouldn't currently.

Laurie Wallace asked if anyone read the proposed changes sent by James Bass. Ed stated that it was quite extensive and the place to address that is at the Public Hearing next month. Jim outlined the requested changes by the abutters in James Bass's email dated 2/20/2024.

Alex informed the rest of the Planning Board that he and Ed were at the Selectboard meeting last week as several residents requested a moratorium on solar. Alex further explained to the Board that they can either go ahead with the proposed changes as drafted and move forward to Public Hearing or put a moratorium in place to look into these changes further and put the pending application on hold.

The Board discussed various ways to address these solar changes as well as the option of a moratorium. Ed stated he doesn't support a moratorium. Dave Hall discussed the use as being commercial and stated his opinions.

Bob Wallace wants the Planning Board to take a vote on a moratorium. The Board conducted a straw poll regarding a moratorium retroactive to October 10, 2023 with the following results: Kevin Woodbrey – in favor or moratorium but not retroactive; Mike Richman – in favor or moratorium but not retroactive; Steve Clark - in favor or moratorium but not retroactive; Greg Foster - in favor of moratorium but not retroactive; Ed Kranich - in favor or moratorium but not retroactive. The Planning Board will put before the Selectboard that the Planning Board is not in favor or a retroactive moratorium.

Ed moved to set the Planning Board Meeting and Public Hearing for the Ordinance Amendments for March 20, 2024.

Greg seconded.

Any discussion? None.

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

Ed moved to change the April meeting date from April 10, 2024 to April 17, 2024.

Kevin seconded.

Any discussion? None.

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

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The Board resumed taking the Ordinance amendments in order beginning with **24-01**. Building Codes (MUBEC) – Alex stated this will make Building Codes a separate Ordinance and briefly reviewed the proposal.

24-02 Accessory Dwelling Units (ADUs) – Alex stated the attorney reviewed this change and we are in compliance. Alex further stated he spoke to the State, and they do not like G. Exception in Shoreland as the term “exception” means something else in their definitions. Change to read “Additions to an existing . . .” in first line and remove “expansion” from second line. Add “bathroom” to the definition of “Living Space.”

24-03 – Allow Multifamily Dwelling in Commercial District. No changes from the last discussion.

24-04 – LUO §300-13.3 and §300-12.2, Creation of an affordable housing density bonus within Open Space Subdivisions – this will give a 1.5 x increase in Net Residential Area, 20% increase in building height, 20% lot size reduction and road frontage. The Board discussed these proposed changes at length.

Jeff Morse inquired if an 8-unit apartment building has the same tax effect as 8 single-family houses. The Board returned to discussion of affordable housing. Alex asked the Board if they were comfortable putting this forward; the Board stated they are.

24-06 Alex stated nothing has changed; these are items that need to be “cleaned up” from General Code.

24-07 – Change to Shoreland Zoning Map. Alex explained the areas that would be affected.

Jeff Morse informed he would like his property on Main Street changed also. Alex explained we won’t be looking at Mr. Morse’s lot with this proposed change, but it does need to be looked into. The Board discussed the possibility of changing Mr. Morse’s lot. The Board agreed to move **24-07** to the Public Hearing next month.

24-08 Floodplain Management Ordinance. Alex stated nothing changed since the last review as proposed.

24-09 Business License Ordinance – This has been revised to remove Renewal Requirements. Businesses will no longer be required to renew licenses annually.

Alex explained that the Fire Protection Ordinance amendments have been postponed until next month and won’t be on this Public Hearing.

Staff Communications and Updates:

Jim advised that the Army Corp of Engineers is now doing wetland and anything over 5,000 s.f. of wetland will trigger Impact Fees from the Army Corp of Engineers. Each County has a different impact fee charge, and he believes Cumberland County is approximately \$6.03/s.f.

Alex informed that Honey Hill is wrapping up. He further advised that Boulder Bend (Hillside Rd) is getting ready, they have two (2) ready for insulation. Some of the

Subdivisions are getting there. He further stated he has not spoken with anyone about any upcoming subdivisions. Alex next stated there will be a Site Plan coming in for a dining hall. It may be a quiet summer for the Board.

Greg moved to adjourn.

Ed seconded.

Any discussion? None.

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