



**Raymond Planning Board**  
 Raymond Broadcast Studio  
 423 Webbs Mills Road  
**Minutes**  
**HYBRID MEETING & WORKSHOP**  
**Wednesday October 9, 2024**  
 7:00 PM

**Present:** Chair Bob O'Neill, Vice-Chair Edward Kranich, Greg Foster, Kevin Woodbrey, Mike Richman, Mark Childs and Steve Clark

**Staff:** Code Enforcement Officer Chris Hanson, Assistant Code Enforcement Officer Jason Williamson, Alternate Contract Town Planner Will Haskell, Assistant Contract Town Planner Brett Wiemken, Fire Inspector Wayne Jones and Recording Secretary/Administrative Assistant Sandy Fredricks

The meeting was called to order at 7:00 p.m. by Chair Bob O'Neill. Roll was called, and a quorum was declared. Bob read the usual opening statement into the record.

**Approval of Minutes:**

Ed moved to approve Minutes of September 11th, 2024 as written.

Gregg seconded.

Any discussion? None.

All in favor? 7 yes/0 no/0 abstain

**Old Business: None**

**New Business:**

**SITE PLAN REVIEW & PUBLIC HEARING**

Applicant	Port Harbor Holdings I, LLC
Location	Map: 051 Lot: 2 Zone C/LRR1 1326 Roosevelt Trail
Description	Site Plan Amendment – Jordan Bay Marina Expansion

Will introduced the matter and stated this is probably as simple as they come; it is just a change to the roof line and doesn't stormwater or anything else. Will turned it over to Rob McSorley of Sebago Technics who explained the proposed change. He continued they are still able to stack three (3) boats high. The front of the building will be set lower and would impede entry therefore they had to reconfigure the front. It is the same elevation as before. He described the look of the building and the landscaping along the front. The gable end has been turned 90 degrees.

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Wayne requested that the arborvitae be trimmed once they reach the roofline to allow trucks to be able to pass through. This can be a COA because over time when they get near the roof edge they can impede use of the aerial ladder.

Bob opened the Public Hearing. Debra Lucey, owner in Indian Point. Wished to clarify purpose of the meeting was to add the roof to their application and not the approval of their application. Bob explained the application had been previously approved. Ms. Lucey disagreed and stated she had been told that it wasn't approved as they didn't have the square footage. Bob explained it was approved eighteen (18) months ago and now they are asking for a modification. The Board and Rob continue to explain the details to her. There being no one else wishing to speak, the Public Hearing was closed.

Will stated Wayne's COA should be added to the original plot plan or we could record the Findings of Fact when it's completed. We will make a COA of Findings of Fact that it is recorded.

Ed moved to approve the application revision with a condition that the Findings of Fact be recorded with the Cumberland County Registry of Deeds requiring that the arborvitae be trimmed so as not to impede fire truck access.

Mark seconded.

Any discussion? None.

All in favor? 7 yes/0 no/0 abstain

Discussions regarding Ordinance Revision Changes.

Bob reviewed what was being proposed for possible discussions at a workshop:

ZBA proposed a change to Shoreland Zoning regarding Piers, Docks and Wharves;

Possible revisions to Solar;

Greg suggested how to conserve natural resources and tree cutting, smaller lot sizes to save wood lots;

Brett mentioned the "housekeeping" items i.e., Reviewing Authority clarification, reducing number of required copies for submittals;

Kevin would like to see a "Quiet Zone" created and some sort of noise ordinance and explains his reasonings (Bob stated he didn't feel these fell within Planning Board review and should be addressed with the Selectboard). The Board discusses this at some length.

Bob stated he was just trying to get a list together to have workshops, then refer to the lawyers, then we have Public Hearing, but we end up not being able to change anything

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after Public Hearing due to time restraints. He continued that after the last workshop, we should have a Public Hearing so changes could be made. Ed agreed.

The Board determined to address the straightforward things, the administrative items:

Extension of Approvals of Permits; Street Ordinance to clarify Reviewing Authority; Number of Hard Copies required for submissions; Piers, Docks and Wharves etc.; SLZ minimum lot standards and setbacks; Shore and Road Frontage; Definition of Dock; Clarification of dock length permitted and Addressing Ordinance amend size of numbers to 4" and state they must be visible from the road per the Fire Department's request.

Bob allows the public to speak.

Laurie Wallace asked Greg about Comp Plan and if we are waiting for language about siting of certain kinds of properties. Will we hear what the Comp Plan people have to say? Greg stated there will be a Public Hearing on the Comp Plan. She raised the issue of Short Term Rentals and Bob informed that the Town Manager asked him about that, and he stated it was more of a policy ordinance than a Planning Board issue.

Jennifer Danzig had questions about the process. She questioned what the changes were going to be for the Solar. Bob explained we are looking for any conflicts within the ordinance. She further spoke about the Comp Plan and using that to write the ordinances.

Linda Pencowitz liked the speed sign idea Kevin spoke about at length. She next addressed the issue of wildlife and space.

### **Staff Communications and Updates**

There being no additional comments from Staff, the Board adjourned.

Greg moved to adjourn.

Ed seconded.

Any discussion? None.

All in favor? 7 yes/0 no/0 abstain