



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING & WORKSHOP
Wednesday December 11, 2024
 7:00 PM

Present: Chair Bob O'Neill, Greg Foster, Kevin Woodbrey, Mark Childs and Steve Clark

Absent: Vice-Chair Edward Kranich & Mike Richman

Staff: Assistant Code Enforcement Officer Jason Williamson, Assistant Contract Town Planner Brett Wiemken, Wayne Jones, Fire Inspector 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:

Bob moved to approve Minutes of November 4th, 2024 as written.

Kevin seconded.

Any discussion? None.

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

Old Business: None

New Business:

PUBLIC HEARING – Proposed Ordinance Amendments

- **LUO §300-10.3.10a - Extensions of Approvals and Permits**
- **Street Ordinance §5.5 Footnote 3 – Clarification of Reviewing Authority**
- **LUO §300-10.4.A.3 – Number of Hard Copies for Submission**
- **LUO §300-10.3.A.3.b – Number of Hard Copies for Submission**
- **Subdivision Ordinance – Article 5, Section 2.B – Number of Hard Copies for Submission**
- **Subdivision Ordinance – Article 6, Section 2.A – Number of Hard Copies for Submission**
- **Subdivision Ordinance – Article 7, Section 2.B – Number of Hard Copies for Submission**
- **Subdivision Ordinance – Article 4, Section 2.B – Number of Hard Copies for Submission**
- **SLZ §350-6.2 D - Minimum lot standards and setbacks**

FOR DETAILS, PLEASE SEE VIDEO, THE OFFICIAL RECORD OF THE MEETING

- **SLZ §350-6.2 B.(1) – Shore Frontage**
- **SLZ – DEFINITIONS – add definition of DOCK**

Bob opened the Public Hearing. Greg stated a Floating Platform should be “free floating”. Due to the heavy fog, Bob kept the Public Hearing open to allow public to arrive and comment. David Murch, ZBA Chair, questioned the Shore and Road Frontage matter and would like to see additional language clarifying the two frontages to allow it to be clear on the amount for Shore Frontage and the amount for Road Frontage. Bob additionally stated that the above items be forwarded to the Town’s attorney for review and comment prior to preparation for Town Meeting Warrant. Sandy will send these items to Phil Saucier, Esq.

The Board moved on to the workshop items as shown:

WORKSHOP

- **Addressing Ordinance – Amend size of numbers to 4” in height and be reflective as they must be visible from the road; Add language for an Appeals Process for Violations**
- **Noise/Quiet Zones – Regulations of Noise; possible ways of how to limit noise levels**
- **Solar – Possible amendments required after most recent update**

Bob asked Wayne to speak on the proposed changes to the Addressing Ordinance. Wayne spoke to the importance of the size of the numbers to be able to be seen on approach. He continued that it is also important that the numbers are on both sides of the post or mounting to be seen from either direction. Bob stated the Board normally just pass Fire Department Ordinances along to the Select Board and if everyone agrees, that is what will be done with the amendment to the Addressing Ordinance. Brett raised the issue of an appeal process of this because if a Notice of Violation is issued, there should be an appeals process.

Bob asked Kevin if he would like to speak on the Noise and Quiet Zone issues. The consensus of the Board is that no one knows where to take this for regulation and enforcement. Kevin stated the State references Federal regulations for cars, motorcycles, etc. for guidelines. Kevin stated he did some research and found that a town must have an ordinance in order to be able to post signs. Brett informed he looked at some towns with noise ordinances and then drafted some language for review. Mark asked if this is a blanket ordinance or specific to one location. Jason stated that brings the question of how does it get enforced. He further asked if we can identify certain zones to be posted? Kevin discussed the sign that Casco has on Route 11 regarding the engine brakes. He further discussed the signs that show

what the speed limit is and what speed the vehicle is going. The Board discussed if the Noise and Speed issues are under Planning Board purview. This does not seem to meet the criteria. Bob stated he believed that this should come from a Road Safety Committee set up by the Select Board and then look at it to pass through to the Select Board. This item will be stricken from the Board's agenda.

Solar – there doesn't appear to be any conflicts with the changes that have been adopted. If the Board is interested in adding the Rural District as an unacceptable use. Bob stated they had discussed increasing the buffers in the Rural District. Kevin stated he felt we need something that solar generation should have some leeway for cutting trees. The Board determined to keep as permitted use in rural; keeping the buffers the same and look into tree cutting. The Board also would like to look into Commercial businesses can still put in for themselves but not for selling. Bob stated it will be not for profit but for their own use.

Bob closed the Public Hearing at 7:45.

Bob stated for the next round of Ordinance changes the Board will discuss:

1. Docks
2. Solar
3. Lot Size

Staff Communications and Updates

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

Greg moved to adjourn.

Mark seconded.

Any discussion? None.

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