



Raymond Planning Board

Raymond Broadcast Studio

423 Webbs Mills Road

Minutes

HYBRID MEETING & WORKSHOP

Wednesday August 13th, 2025

7:00 PM

Present: Chair Bob O'Neill, Vice-Chair Ed Kranich, Greg Foster, Kevin Woodbrey, Mark Childs, Steve Clark and Jackie Sawyer

Staff: 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.

Approval of Minutes:

Greg moved to approve Minutes of July 9th, 2025 as written.

Ed seconded.

Any discussion? None.

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

New Business:

Bob informed the Board he went back to the Selectboard meeting of April 10th, 2025 and all of the Planning Board meetings discussing STRs. There are three (3) categories they all agree upon for STRs.

1. Family Camps or Vacation Homes rented out on occasion.
2. Individuals who rent out their primary residence to cover taxes, new roof, minimal expenses and
3. Investment Properties that many call businesses that operate for profit

Mr. Donohue sent an email in basically saying we are moving away from the K.I.S.S. principle and getting way into the weeds. Bob continued that he asked the Town Attorney if he would look at those three categories and what we could do. The answer was, basically, whatever we do in Category 3 will fall upon Category 1. There is no separating the two.

Bob continued that he noted there didn't seem to be a lot of discussion about limiting the Family Camps, the traditional Family Camps. There didn't seem to be much opposition to Category 2 to allow renting out your primary home to cover taxes or other expenses. Category 3 is the one most people are in opposition to and wanted something to be done with. Further, he stated he started to wonder if what we are

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putting together will fill any of those requirements. He thought it may at least stop what he thought the Board was in agreement with to limit or stop short term rentals for profit. He asked the Board if he was on the right track or if he was off base. Ed stated he felt the letter from the attorney stated we couldn't separate that category from the others.

The Board had a lengthy discussion about this issue. Bob stated he proposed that the Board meet in Executive Session with the Town attorney to give attorney our ideas and get input on what is legal or not legal and work that into our Ordinance. Mark stated that is exactly what he'd like to know what is legal and what is not as well as what is enforceable and not enforceable.

Bob explained that we are working on getting this scheduled with the attorney in a workshop prior to the next meeting.

Greg moved to table the STR review until the September meeting and the Board meets with Phil Saucier, Esq.

Kevin seconded.

Any discussion? None.

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

Marijuana Ordinance – Bob informed the Board received a request from Ray Richardson to invite Vernon Malloch from OCP to the next meeting to present information to the Board.

Ed moved to table the Marijuana ordinance until we meet with Vernon Malloch from OCP.

Mark seconded.

Any discussion? None.

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

The Board moved on to application by Pine Ridge Estates for an Open Space Subdivision.

Bob asked Brett for a summation of the project. Brett stated that there aren't many outstanding issues. We needed hydro information, test pit information and the road name. He isn't sure who at the Town would need to handle this. He understands there are issues with the name Pine as there are already several roads that have Pine in the name. He continued that the Hydrological calculations to the Town standards are met. They updated Note 26 and that there are three (3) non-significant vernal pools now shown on the Plan. The open items we are waiting for are DEP approval and the HOA documentation.

Andy Morrell of BH2M addressed the Board. He stated they provided Plan showing

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turnaround, recalculated the Net Density, provided the septic information, added the sight distance down at Raymond Cape Road for the access road, added some clearing limit summary to the Plan, added some fire lanes as requested by the Fire Chief, showed a schematic of a fire truck turning around in the cul-de-sac, happy to add the six (6) additional Fire Lane signs. Applicant will require sprinklers in the homes, filed with DEP for Stormwater permit, intend to come back when we receive the DEP Permit. He continued that the applicant is working with his attorney on the HOA documents and they will be presented when they return for Final approval.

Greg asked if the protected wetland had been resolved. Brett stated it has and is shown on the Plan and meets the standard.

Wayne did a quick review of his Memo and stated that most things have been met. He further stated the road name and addresses for E-911 need to be on the Plan. He continued looking at the tentative driveway entrance and the Fire Chief looks at that for addressing.

Brett stated he has reservations about putting numbers on the Plan in case there is a site condition then they have to come back to change the number. The Board discussed possibilities. Wayne stated when it goes to the State Fire Marshall's Office for the sprinkler permit it can be problematic if we don't have the numbers on the Plan. Jason stated with ADUs we will need to determine an address for that as well. Wayne stated we can assign tentative numbers with the understanding that official numbers will be assigned at time of driveway permit being issued. Bob stated if we have done it in the past, we should continue. Andy stated he will add numbers to the Plan noting that they are tentative.

Steve moved to approve the Pine Ridge Subdivision for Preliminary Approval.

Kevin seconded.

Any discussion? None.

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

The Board next discussed the proposed definition of Banquet Hall. They also discussed where a Banquet Hall would be allowed and how they would be regulated, whether it would be approval per event or not. Whether there would be conditions at each location would be the next discussion.

Jackie stated she felt that in areas where people live, they should be Conditional Use. Greg stated that Rural and Rural Residential zones are where you would find most of the barns and people would want to have Banquet Halls. Wayne stated Banquet Halls are an Assembly Use and trigger review by the Fire Department. A new Assembly Use would also require State Fire Marshall review of the plan.

The Board discussed the issues of banquet halls and locations as well as possible

standard conditions and specific conditions to be placed on each banquet hall. The Board also discussed how often banquet halls would need to be inspected by the State Fire Marshall's Office. The Board had additional discussion on what constitutes "Assembly". The Board further discussed perhaps having all zones Conditional and come up with standards. Wayne informed that assembly is 50+ and you have to have two exits.

David Murch stated there are lists for Conditional Uses and see how Banquet Halls fit into those and then what are the conditions we have to put on it.

Staff Communications and Updates – The Board is informed that there are two applications for the next meeting, both are Amendments to Approved Site Plans. We will get Vernon Malloch scheduled to come speak to the Board.

Greg moved to adjourn.

Ed seconded.

Any discussion? None.

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