



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING & WORKSHOP
Wednesday January 8, 2025
 7:00 PM

Present: Chair Bob O'Neill, Vice-Chair Edward Kranich, Greg Foster, Kevin Woodbrey and Steve Clark

Absent: Mark Childs & Mike Richman

Staff: Assistant Code Enforcement Officer Jason Williamson, Contract Town Planner Jim Seymour, 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.

Approval of Minutes:

Greg moved to approve Minutes of December 11th, 2024 as written.

Steve seconded.

Any discussion? None.

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

Old Business: None

New Business: WORKSHOP DISCUSSIONS

- **PDF Requirements to be consistent with previous changes**
- **Dock language and configurations**
- **Solar Ordinance amendment**
- **Lot Size amendments**

Docks – Steve stated he was asked by someone about if a handicapped person is using the dock is there an allowance for that. He further stated this is an existing dock and is accessible to the handicapped person. The Board discussed adding some sort of exception language. Brett explained they are going to deal with length and width so as not to be side by side creating a platform and show different orientations. The Board discussed sizes of docks and length and why the sizes are so important. Jason explained that it is to limit use of docks as a deck. The length is to get out to navigable waters. He further explained that there are regulations in the ADA laws that give CEOs authority to permit a change to the size of the dock but

there is a requirement that if a property is sold or the handicapped person no longer resides there, the deck must be altered to be in compliance with normal dock dimensions.

Solar – Brett stated they have revised definitions of Principle Use and Accessory Use. The Board reviewed the changes and after discussion agreed to the proposed language.

Jennifer Danzig asked what Principle Use and Accessory Use were. Jim explained an Accessory Use is basically residential solar use and would be roof mounted. He further stated a Principle Use would be for commercial. The Board explained the definitions. The Board had further discussions with Jennifer to clarify the definitions and how the solar panels function as well as size limits of panels.

Lot Sizes – Greg explained why he felt lots should be smaller. He explained he looked on Google Earth and saw how the house lots are and that they are wasting resources. Greg referred the Board to the diagram he sent in and explained his thoughts if he wanted to divide his property. Jim explained to him that he could do a backlot driveway or shared driveway. Greg stated but then he loses some of the land from his acreage. He reiterated that he felt that some of the resources are being wasted. Bob questioned how putting a house on a second lot is helping woodlots you can manage. Jim stated it would be more like a minor cluster subdivision where you could go to one (1) acre lots for the houses then you would have two (2) acres left over on two (2) lots giving you four (4) acres for the woodlot which would have to be in some type of conservation. Steve stated that would be good for making the setbacks less in the cluster subdivision to lessen the length of driveways.

Peter Levitt spoke about the Comp Plan calling for preservation of natural resources. He further stated the Comp Plan looked at where they saw the growth and it was mostly larger lots with single family homes. He continued that the new growth areas are now in different locations. Peter also referred to LD 2003 law for ADUs. He also stated that he would not like to encourage reduced sizes in Rural or Rural Residential zones. Bob stated we could reduce lot sizes throughout Raymond and adjust the cluster subdivision rules.

Peter spoke about affordable housing being an oxymoron because land costs are high. Bob stated that the costs aren't in the land but in the costs of materials to build the house. Greg and Peter discussed opinions on reducing lot sizes. Ed stated reducing lot sizes would lead to more building. Jim stated that he looked at the cluster subdivision and it said they are not allowed for less than five (5) lots. Jim questioned if we could increase the number of lots allowed on backlot driveways. Jason stated the problem with reducing lot size is you don't know where development would be taking place. He also spoke about the possibility of rezoning

Webbs Mills Road between Town Office and the middle school to Village Residential which will allow creation of more community areas.

The Board discussed changes to cluster subdivisions and possibly encouraging more of them.

Peter spoke about cluster developments and asking the Selectboard to endorse road connectivity.

Bob asked the Board if they want to continue on changes to cluster subdivisions. The consensus is yes. Jim stated they could address shared driveways then perhaps reduce road frontage and remove restrictions on the number of lots.

Jennifer asked Jim if the Town would be subsidizing timber harvesting by changing the lot sizes. She also asked Steve where the targeted areas would be. Jim explained it would be whatever growth areas are designated in the Comp Plan.

Bob stated the February meeting will be for Public Hearing on Docks and Solar and a Workshop for the cluster subdivisions.

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? 5 yes/0 no/0 abstain