



Raymond Planning Board
 Raymond Broadcast Studio
 423 Webbs Mills Road
Minutes
HYBRID MEETING & WORKSHOP
Wednesday February 12, 2025
 7:00 PM

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

Absent: None

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.

Approval of Minutes:

Ed moved to approve Minutes of January 8th, 2025 as written.

Greg seconded.

Any discussion? None.

All in favor? 5 yes/0 no/2 abstain (Mark & Jackie)

Old Business: None

New Business: WORKSHOP DISCUSSIONS

Docks – Brett gave a quick overview of changes. First change from last meeting was adding language for ADA exception and second was showing the configurations of docks. Brett further stated this sets it out clearly for the ZBA.

Bob opened the Public Hearing for the dock changes at 7:05 p.m. There being no one present or on Zoom wishing to speak, he closed the Public Hearing on this matter at 7:06 p.m. The Board was in agreement to send this to legal.

Solar – Brett gave an update on the changes being to clarify definitions of Principle and Accessory uses for Solar Energy Systems. Ed asked Brett to clarify which would be for a solar system that you put on your house.

Bob opened the Public Hearing for the Solar Energy Systems at 7:10 p.m. Jennifer Danzig stated she has the language that was proposed last time and hasn't seen the changes that you are reviewing tonight. She is given a copy of the information. Bob

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

stated he will come back to her in case she has questions. Bob closed the Public Hearing at 7:12 p.m. The Board was in agreement to send this matter to legal.

New Business – Open Space Subdivisions. Brett stated it makes sense to pause changes to this for several reasons. First, it's in the LUO and should be in the Subdivision Ordinance. Once the new Comp Plan is adopted, it would make sense to try to fit the language to more align with the Comp Plan. He continued that he knows there are going to be specific growth areas, and we should try to fit those specific standards into the ordinance would be a bonus. He further stated one minor thing that we could do now is add a line that you get bonus density if you are located within a growth area as defined by the Town's most current and adopted Comprehensive Plan. Right now, the 2004 Comp Plan references the 1991 Comp Plan so you have to go back a little but right now it would be appropriate to wait until the most recent Comp Plan is adopted to make these changes. The Board agrees this makes sense and will wait to make changes to the Open Space Subdivision ordinance.

Peter Levitt stated they presented the Comprehensive Plan to the Board of Selectmen and requested that the Selectboard reach out to the Planning Board and CEO to review and submit recommendations or comments to Town Meeting before the next Selectboard meeting.

Brett stated under our administrative changes we need to update Zoning Board of Appeals to correct the time they have to provide a written Decision to an Appellant from sixteen (16) days to seven (7) days to be in compliance with state statutes.

Jennifer Danzig stated that the updated language to Solar Energy Systems is okay.

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? 7 yes/0 no/0 abstain