401 Webbs Mills Road
Raymond, Maine 04071
207.655.4742
Fax 207.655.3024

Memorandum

Date: February 7, 2014

To: Board of Selectmen

Cc: Planning Board, Planner Jim Seymour

From: Danielle Loring, Planning Board Secretary

Re: Proposed 2014 Annual Town Meeting Warrant Articles

On behalf of the Planning Board, I am submitting the official report for the proposed 2014 Annual Town Meeting Warrant Articles in accordance with Title 30-A MRSA §4352 and Article 7, Amendments, of the Raymond Land Use Ordinance. A Public Hearing for the proposed amendments was held on January 29, 2013 to allow for comment. Some additional changes were made to the language and the Town Attorney, Mary Costigan, has determined that they were not substantive in nature and do not require an additional Public Hearing.

Following public hearing the Planning Board voted unanimously to **recommend that each of the seven proposed warrant articles be placed on the 2014 Town Meeting warrant**. The Planning Board also voted to recommend each of the seven warrant articles for approval:

1. **Proposed Article 1:** Land Use Regulation Map ***(VOTE 4/1)***
2. **Proposed Article 2:** Land Use Ordinance Commercial District Parking ***(VOTE 5/0)***
   a. Article 4.F.4.C (District Regulations- Commercial District)
   b. Article 9.C (Off Street Parking)
   c. Article 10.F (Performance Standards)
   d. Article 12 (Definitions)
3. **Proposed Article 3:** Repeal of Residential Growth Management Ordinance ***(VOTE 5/0)***
   a. Article 5.E.7 (Residential Growth Management)
4. **Proposed Article 4:** Changes to Site Plan Review Classifications ***(VOTE 5/0)***
   a. Article 10.B (Authority & Classification of Site Plans)

5. **Proposed Article 5:** Clarification of Board/Staff Escrow Fees **(VOTE 5/0)**

   a. Land Use Ordinance: Article 6.C (Appeals Procedure)
   b. Land Use Ordinance: Article 10.C (Site Plan Review- Administration)
   c. Subdivision Regulations: Article 5 (Preliminary Plan)
   d. Subdivision Regulations: Article 7 (Minor Subdivision)

f) **Proposed Article 6:** Creation of Boat Launch Facility Standards in the Shoreland Zoning Provisions **(VOTE 4/1)**

   a. Section 15.V (Public Boat Launch Facility & Associated Parking
   b. Section 17 (Definitions)

g) **Proposed Article 7:** Shoreland Zoning Provision Parking Standards ***(VOTE 4/1)***

   a. Section 15.G (Parking Areas)
   b. Section 17 (Definitions)