

Selectmen's Meeting Minutes

Tuesday, June 4, 2002

SPECIAL TOWN MEETING  
WARRANT FOR TOWN MEETING

OPENING: Louise Lester, Town Clerk, opened the meeting at 7:00 pm.

TO: Louise H. Lester, a resident of the Town of Raymond, in the County of Cumberland and State of Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Raymond, qualified by law to vote in Town affairs, to meet at the Raymond Town Office, in said Town of Raymond on Tuesday, June 4, 2002, at 7:00 PM, then and there to act on the following articles:

**ARTICLE 1:** To elect a moderator to preside at said meeting.

NOMINATION: A nomination and second was made for Joseph Bruno.

MOTION: There was a motion and second to cease nominations.

VOTE ON MOTION: Carried

VOTE ON NOMINATION: Carried.

MOTION: There was a motion and second to allow non-residents to speak.

VOTE: Carried.

**ARTICLE 2:** Shall an ordinance entitled "Land Use Ordinance, Town of Raymond" and the "Land Use Regulations Map" (Zoning Map) be amended as follows?

Add to the Industrial District (I) all of Tax Map 6, Lot 23 and that portion of Tax Map 6, Lot 28 created by extending the northeasterly line of Lot 23 northwesterly to the Tower Road and the eight hundred fifty-eight foot southwesterly line of Lot 23 northwesterly to the Tower Road.

Explanation: The purpose of this amendment is to approve Dielectric's proposal to rezone a 34-acre lot currently owned by Dielectric, and a 3.5-acre portion of property currently owned by WGME, Inc., that abuts Dielectric's property.

The Planning Board recommends adoption of this Article.

MOTION: There was a motion and second to approve.

VOTE: Carried.

MOTION: There was a motion and second to adjourn the Special Town Meeting.

VOTE: Carried.

ADJOURNMENT OF SPECIAL TOWN MEETING: The Special Town Meeting was adjourned at 7:04 pm.

SELECTMEN'S MEETING

Attendance: Ada Brown; Betty McDermott; Charles Leavitt; Dana Desjardins; Christine McClellan; Kathleen

Brown, LRDC Director; Bill Tracey, Windham Department of Economic Development; Jack Cooper, Code Enforcement Officer; and Don Willard, Town Manager.

1. Call to order. Ada Brown called the meeting to order at 7:04 pm at the Town Office.
2. Consideration of previous minutes dated May 21, 2002.

MOTION: Betty McDermott motioned to approve the Minutes with the corrections on item 4 that the "residents live on Tower Road" and on item 9 the addition to the Cemetery Committee is "Kim Williams". Seconded by Chris McClellan.

VOTE: Unanimous.

3. Discussion about the regional business park concept. Karen Brown, Lake Region Development Council and Bill Tracey, Windham Department of Economic Development.

DISCUSSION: Don Willard opened by saying that the request from the LRDC would be for a non-binding show of interest by Raymond to join in the regional business park to be built in Windham. Ms. Brown said that they have been studying the prospect of a business park for about a year along with the Windham DECD and the State DECD. The member towns would have shared liability and profit. She showed a power point program describing the intent, possible financial liabilities and advantages. She said that there was a great need in the area for a facility which is ready for business to build with the necessary infrastructure available like telecommunications, 3 phase power, natural gas etc. This park would be an opportunity for added jobs in the area. This would be a public/private partnership. She said there would also be a business park authority established among the member towns to guide the facility. This park authority would be formed with the permission of the Legislature. Part of the funding would possibly be from a CDBG grant for super parks for up to \$1 million. The deadline for this grant is August and the LRDC would need Raymond's answer by July 15<sup>th</sup>. The property owner Grondin would be holding the land and invest in some of the infrastructure until lots were sold. The intent of the business park would not be to lure existing businesses to relocate from their present sites but to invite new and extension businesses to the area. Mr. Leavitt asked if a town could "buy in" after the deadline. Ms. Brown replied yes but at a premium. Mr. Desjardins asked if there were any businesses interested at this point. Ms. Brown said that they had talked with some potential buyers. Mrs. McClellan asked if there would be retail outlets. Mr. Tracey replied that there would be no outright retail stores but if a manufacturing business wanted to sell from their site that would be allowed. Mrs. McClellan said that Route 302 is a problem already and how would this business park deal with increased traffic. Ms. Brown said that alternate routes would be accelerated in development. Mr. Tracey added that initially traffic would not get better but the advent of increased usage would help push for change. He suggested that a change in the Maine Turnpike Exit 11 plus other alternate business routes would be created. Mr. Desjardins asked if any plans for recreational open space were included in their plan. Mr. Tracey said they could be included especially on land which could not be developed for building sites i.e. semi-wetlands. He added that they were also looking forward to public sewerage possibility. Mr. Tracey said that the present zoning calls for no more than 50% coverage and building design and facades which would guarantee an attractive business park. Mr. Leavitt asked what the liabilities would be if the park should fail. Ms. Brown said that the member towns would be responsible for any debt incurred. The buildings would be privately owned and the land public. Mr. Willard asked if the tax liability would be to Windham. Ms. Brown replied that the tax burden would be to Grondin until a lot was sold and then the new owner would be responsible. Mr. Tracey said that telecommunications have been a problem with Aldelphia but in talking with Verizon and Pine Tree the problem could be solved. Mr. Leavitt asked if there was an existing superpark in Maine operating with real numbers from which their hypothetical numbers have been derived. Mr. Tracey answered that there are parks in southern Maine and New Hampshire which they have used as a model. Mrs. Lester asked who would set the mill rate for the business park. Mr. Tracey replied that it would be in Windham and be taxed on Windham's mill rate. Mrs. Lester asked who would be liable for the old landfill site on or near the land. Mr. Tracey said it abutted the park and was not a part of it. He said that Windham was responsible for the old landfill site. Ada Brown said that the Selectmen

would consider this request and vote on it at a later meeting.

4. Consideration of an easement for the Raymond Village Library to allow passage for a water line from the Portland Water District water line.

DISCUSSION: Mr. Willard explained that the Library is presently sharing a well with the old District 1 Fire Station. He said that he has had meetings with the Library Committee and Portland Water District and it has been established that the Library can access the water main off Main Street by having an easement from the Town along the access road to the Library and old District 1 Fire Station. He said that there would need to be a special town meeting to approve the change. It appears that there will be a special town meeting in July for the Route 302 project and this could be combined. He noted that if the Raymond Village Library Club ceases to exist at any time, the Town would become the owners of the property.

MOTION: Betty McDermott motioned to have a warrant article written to be a part of the next Special Town Meeting warrant. Seconded by Dana Desjardins.

NOTE: Mr. Leavitt suggested that the Planning Board and the Appeals Board be informed.

VOTE: Unanimous.

MOTION: Charles Leavitt motioned to have the Selectmen's recommendation be approval of this article. Seconded by Betty McDermott.

VOTE: Unanimous.

5. Communications and other business.

a. Town Office

DISCUSSION: Mr. Willard asked the Selectmen to agree to have an engineer study the Town Office to determine how the space should be used and what changes should be made to make it more efficient and safe. He said there was a little money available in the present budget for this work.

b. Milfoil Grant

NOTE: Mr. Willard announced that the Town has received a \$2,000 grant from the State for our milfoil program.

c. Thomas Pond Improvement Project

NOTE: Mr. Willard said that he had written a letter of support from the Town for a grant proposal being prepared by the Cumberland County Soil and Water Conservation District.

6. Review and authorize June 4, 2002 Treasurer's Warrant.

MOTION: Betty McDermott motioned to approve the Treasurer's Warrant in the amount of \$106,385.54. Seconded by Ada Brown.

VOTE: Unanimous.

7. Adjourn.

MOTION: Charles Leavitt motioned to adjourn. Seconded by Betty McDermott.

VOTE: Unanimous.

ADJOURNMENT: Ada Brown adjourned the meeting at 8:02 pm.

Louise H. Lester  
Town Clerk