

TOWN OF RAYMOND
Saturday, May 17, 2003

TOWN MEETING MINUTES

TO: Jack Cooper, 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 Jordan-Small School, in said Town of Raymond on Saturday, May 17, 2003, at 10:00 AM, then and there to act on the following articles:

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

MOTION: There was a motion and second for Joseph Bruno.

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

VOTE: Carried.

VOTE ON NOMINATION: Carried.

AWARD: Brenda Stevenson presented appreciation plaques to Tammy Acker and Kevin Woodbrey for their many years of volunteerism for Raymond.

MOTION: There was a motion and second to take Article 19 out of order.

MOTION: There was a motion and second to move the question.

VOTE: Defeated.

MOTION: There was a motion and second to adjourn the meeting and return when the budgets had been reduced.

MODERATOR ruled out of order.

VOTE ON taking Article 19 out of order. Carried.

ARTICLE 2: To see what sum the Town will appropriate from the foundation allocation and other revenues for Health Services.

The School Committee requests \$71,111.

The Budget Committee recommends \$71,111.

The Board of Selectmen does not recommend \$71,111.

ARTICLE 3: To see what sum the Town will appropriate from the foundation allocation and other revenues for Library Services.

The School Committee requests \$61,507.

The Budget Committee recommends \$61,507.

The Board of Selectmen does not recommend \$61,507.

ARTICLE 4: To see what sum the Town will appropriate from the foundation allocation and other revenues for Office of the Superintendent//Principal/School Board.

The School Committee requests \$340,262.

The Budget Committee recommends \$340,262.

The Board of Selectmen does not recommend \$340,262.

ARTICLE 5: To see what sum the Town will appropriate from the foundation allocation and other revenues for Operation and Maintenance of Plant.

The School Committee requests \$527,335.

The Budget Committee recommends \$527,335.

The Board of Selectmen does not recommend \$527,335.

ARTICLE 6: To see what sum the Town will appropriate from the foundation allocation and other revenues for Student Transportation.

The School Committee requests \$370,102.

The Budget Committee recommends \$370,102.

The Board of Selectmen does not recommend \$370,102.

ARTICLE 7: To see what sum the Town will appropriate from the foundation allocation and other revenues for Contingency.

The School Committee requests \$30,000.

The Budget Committee recommends \$30,000.

The Board of Selectmen does not recommend \$30,000.

ARTICLE 8: To see what sum the Town will appropriate from the foundation allocation and other revenues for Regular Elementary Instruction.

The School Committee requests \$2,341,456.

The Budget Committee recommends \$2,341,456.

The Board of Selectmen does not recommend \$2,341,456.

ARTICLE 9: To see what sum the Town will appropriate from the foundation allocation and other revenues for Improvement to Instruction

The School Committee requests \$60,400.

The Budget Committee recommends \$60,400.

The Board of Selectmen does not recommend \$60,400.

ARTICLE 10: To see what sum the Town will appropriate from the foundation allocation and other revenues for Regular Secondary Instruction.

The School Committee requests \$1,729,000.

The Budget Committee recommends \$1,729,000.

The Board of Selectmen does not recommend \$1,729,000.

ARTICLE 11: To see what sum the Town will appropriate from the foundation allocation and other revenues for Special Education.

The School Committee requests \$1,281,783.

The Budget Committee recommends \$1,281,783.

The Board of Selectmen does not recommend \$1,281,783.

ARTICLE 12. To see what sum the Town will appropriate from the foundation allocation and other revenues for Elementary/Middle School Administration

The School Committee requests \$282,836.

The Budget Committee recommends \$282,836.

The Board of Selectmen does not recommend \$282,836.

ARTICLE 13: To see what sum the Town will appropriate from the foundation allocation and other revenues for Elementary Co-Curricular.

The School Committee requests \$46,498.

The Budget Committee recommends \$46,498.

The Board of Selectmen does not recommend \$46,498.

ARTICLE 14: To see what sum the Town will appropriate from the foundation allocation and other revenues for Food Service.

The School Committee requests \$20,000.

The Budget Committee recommends \$20,000.

The Board of Selectmen does not recommend \$20,000.

ARTICLE 15: To see what sum the Town will raise and appropriate to purchase a new school bus.

The School Committee requests \$55,000.

The Budget Committee recommends \$55,000.

The Board of Selectmen does not recommend \$55,000.

ARTICLE 16: To see what sum the Town will appropriate from the foundation allocation for school purposes (recommended \$5,266,100) and to see what sum the Town will raise as the local share of the foundation allocation.

The School Committee requests \$4,289,061.

The Budget Committee recommends \$4,289,061.

The Board of Selectmen does not recommend \$4,289,061

ARTICLE 17: To see what sum the Town will raise as the local share of debt service.

The School Committee requests \$699,686 of which \$489,352 shall be the state share and \$210,335 shall be the local share.

The Budget Committee recommends \$210,335.

The Board of Selectmen does not recommend \$210,335.

ARTICLE 18: To see what sum the Town will raise in additional local funds under the provisions of 20-1, M.R.S.A., Section 15614.

The School Committee requests \$1,921,190 be raised and appropriated and \$30,000, from Medicaid Reimbursement for a total of \$1,951,190.

The Budget Committee recommends \$1,951,190.

The Board of Selectmen does not recommend \$1,951,190.

ARTICLE 19: To see what sum the Municipality will authorize the School Committee to expend for the fiscal year beginning July 1, 2003 and ending June 30, 2004 from the foundation allocation, debt service allocation, unexpended balances, tuition receipts, local appropriations, State subsidy and other receipts for the support of the schools.

The School Committee requests \$ 7,916,976.

The Budget Committee recommends \$7,916,976

The Board of Selectmen does not recommend \$7,916,976.

MOTION: There was a motion and second to approve Article 19.

VOTE: Defeated

MOTION: There was a motion and second to approve an amount which is four percent (4%) over last year's budget of \$7,368,460 or \$294,438.40 over last years budget.

MOTION: There was a motion and second for a secret ballot.

VOTE: Defeated.

VOTE ON MOTION: Carried.

MOTION: There was a motion and second to send Articles 2 through 21 except Article 19 back to the School Committee for revising call for another town meeting for approval of that revision.

VOTE: Carried.

MOTION: There was a motion and second to take Articles 26 through 48 and Article 50 out of order.

VOTE: Carried.

MOTION: There was a motion and second to approve an amount for Articles 26 through 48 and Article 50 which is four percent (4%) over last year's budget of \$2,803,355 or \$112,134 over last year's budget.
VOTE Carried.

MOTION: There was a motion and second to move the question.
VOTE: Carried.

VOTE: Defeated.

MOTION: There was a motion and second to have a recess.

RECESS: Joseph Bruno recessed the meeting at 12:00 pm until 12:35 pm.

RE-OPEN MEETING: Joseph Bruno re-opened the meeting at 12:35 pm.

MOTION: There was a motion to hold Articles 46 through 48 and Article 50 for a block vote. No second.

MOTION: There was a motion and second to approve an amount for Articles 26 through 48 and Article 50 which is six percent (6%) over last year's budget of \$2,803,355 or \$168,201.30 over last year's budget.
VOTE Carried.

ARTICLE 20: To see if the Town will authorize the School Committee, for the fiscal year 2003-2004, to transfer funds between budget programs so long as the grand total of all appropriations is not exceeded. Any such transfers to be approved only at a properly called public meeting of the School Committee.

The School Committee recommends adoption of this Article.
The Budget Committee recommends adoption of this Article.
The Board of Selectmen does not recommend adoption of this Article.

ARTICLE 21: Shall the Town vote to accept the categories of funds listed below as provided by the Maine State Legislature and any other funds which may be provided by any other entity?

Category	Estimated Amount
Local Entitlement	\$ 111,134
IDEA (Part B) Local Entitlement	\$ 1,104
R.E.A.P.	\$ 36,232
N.C.L.B. Title 11A	\$ 15,229
Title 11D	\$ 2,604
Title V	\$ 3,038
Title 1	\$ 32,294

The School Committee recommends adoption of this Article.

The Budget Committee recommends adoption of this Article.
The Board of Selectmen does not recommend adoption of this Article.

ARTICLE 22: To see if the Town will vote to authorize the Selectmen on behalf of the Town to sell and dispose of any property acquired by the Town for nonpayment of taxes pursuant to the policy adopted by the Selectmen, as may be amended from time to time, the policy to remain consistent with State statutes and laws. In all cases conveyance to be made by municipal quit claim deed.

The Selectmen recommend adoption of this Article.
The Budget Committee recommends adoption of this Article.

MOTION: There was a motion and second to approve.
VOTE: Carried.

ARTICLE 23: To see what date taxes will be due and to set an interest rate for unpaid amounts.

The Selectmen recommend 1st half to be due October 31, 2003 and 2nd half to be due April 30, 2004 with interest at seven (7%) on any unpaid balances.

The Selectmen recommend adoption of this Article.
The Budget Committee recommends adoption of this Article.

MOTION: There was a motion and second to approve.
VOTE: Carried.

ARTICLE 24: To see if the Town will vote to set the interest rate to be paid by the Town on abated taxes at seven per cent (7%) for the fiscal year.

The Selectmen recommend adoption of this Article.
The Budget Committee recommends adoption of this Article.

MOTION: There was a motion and second to approve.
VOTE: Carried.

ARTICLE 25: To see if the Town will vote to authorize the Board of Selectmen to dispose of Town owned personal property with value not to exceed \$35,000 and for such authority to begin May 17, 2003.

The Selectmen recommend adoption of this Article.
The Budget Committee recommends adoption of this Article.

MOTION: There was a motion and second to approve.
VOTE: Carried.

ARTICLE 26: To see what sum the Town will vote to authorize the Selectmen to borrow from or appropriate from undesignated surplus as they deem advisable to meet the unanticipated needs of the community that occur during the fiscal year.

The Selectmen recommend up to \$50,000.
The Budget Committee recommends up to \$50,000.

ARTICLE 27: To see if the Town will authorize the Selectmen, for the fiscal year 2003 - 2004, to transfer funds between appropriation accounts as long as the grand total of all appropriations is not exceeded. Any such transfers to be approved only at a properly called public meeting of the Selectmen.

The Selectmen recommend adoption of this Article.
The Budget Committee recommends adoption of this Article.

ARTICLE 28: To see if the Town will vote to authorize the use of Town employees and/or Town owned equipment or independent contractor(s) hired by the Town for maintenance on private roads in special and certain circumstances where in the public's interest.

Note of explanation -- Three examples of when the use of Town employees and equipment is necessary include the following:

- A. Tying in work done on a public road that intersects a private road;
- B. Plowing snow on a private road to clear the way for emergency response apparatus; and
- C. In rare or emergency situations, maintaining private roads for school bus access to special education students as deemed necessary.

The Selectmen recommend adoption of this Article.
The Budget Committee recommends adoption of this Article.

ARTICLE 29: To see if the Town will vote to authorize the Tax Collector or Treasurer to accept prepayments of taxes not yet committed pursuant to 36 M.R.S.A. ss. 506.

The Selectmen recommend adoption of this Article.
The Budget Committee recommends adoption of this Article.

ARTICLE 30: To see what sum the Town will vote to appropriate from the tax increment of the Pipeline / RT 302 Tax Increment Financing District for FY2003/2004 projects proposed in the Tax Increment Financing District Development Program.

Amount requested: \$ 227,559
The Selectmen recommend the amount requested.
The Budget Committee recommends the amount requested.

ARTICLE 31: To see what sum the Town will vote to raise and appropriate for the Administration account.

Amount requested: \$ 416,690
The Selectmen recommend the amount requested.
The Budget Committee recommends the amount requested.

ARTICLE 32: To see what sum the Town will vote to raise and appropriate for the Assessing account.

Amount requested: \$ 40,049

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 33: To see what sum the Town will vote to raise and appropriate for the Town Office account.

Amount requested: \$ 25,288

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 34: To see what sum the Town will vote to raise and appropriate for the Insurance account.

Amount requested: \$ 351,026

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 35: To see what sum the Town will vote to raise and appropriate for the General Assistance account.

Amount requested: \$1,000

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 36: To see what sum the town will vote to raise and appropriate to create a combined Technology Director and part-time Code Enforcement Officer position.

Total salary \$62,500

Estimated Employee Benefits \$17,012

Total amount requested \$79,512

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 37: To see what sum the Town will vote to raise and appropriate for the Technology Department account.

Amount requested: \$ 75,649

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 38: To see what sum the Town will vote to raise and appropriate for the Community Development account.

Amount requested: \$ 39,200

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 39: To see what sum the Town will vote to raise and appropriate for the Fire Department account.

Amount requested: \$ 414,778

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 40: To see what sum the Town will vote to raise and appropriate for the Dispatch account.

Amount requested: \$ 147,266

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 41: To see what sum the Town will vote to raise and appropriate for the EMA account.

Amount requested: \$ 1,200

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 42: To see what sum the Town will vote to raise and appropriate for the Animal Control account.

Amount requested: \$ 5,960

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 43: To see what sum the Town will vote to raise and appropriate for the Infrastructure account.

Amount requested: \$ 22,905

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 44: To see what sum the Town will vote to raise and appropriate for the Public Works account.

Amount requested: \$ 422,185

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 45: To see what sum the Town will vote to raise and appropriate for the Solid Waste account.

Amount requested: \$ 596,555

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 46: To see what sum the Town will vote to raise and appropriate for the Cemeteries account.

Amount requested: \$ 11,739

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 47: To see what sum the Town will vote to raise and appropriate for the Parks account.

Amount requested: \$ 15,051

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 48: To see what sum the Town will vote to raise and appropriate for the Unclassified accounts.

Amounts requested:

Tri-County Mental Health	\$ 2,712
Community Health Services	\$ 4,000
P.R.O.P.	\$ 5,100
Southern Maine Agency on Aging	\$ 1,872
Regional Transportation	\$ 2,750
Casco Senior Citizens Meals	\$ 500
Family Crisis Shelter	\$ 1,000
Raymond Extended Day Care	\$ 3,684
Sexual Assault Response Service	\$ 250
Raymond Village Library	\$22,500
Raymond Rattlers Snowmobile Club	\$ 1,600

Total amount requested: \$ 45,968

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 49: To see whether or not the Town will vote to carry forward any existing fund balance in the Capital Improvement Program (C.I.P.) account.

The Selectmen recommend carrying forward any existing balance.

The Budget Committee recommends carrying forward any existing balance.

MOTION: There was a motion and second to approve.

VOTE: Carried.

ARTICLE 50: To see what sum the Town will vote to raise and appropriate for the Capital Improvement account.

Amount requested: \$ 796,492

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

ARTICLE 51: To see what sum the Town will vote to raise and appropriate for the County Tax account.

Amount requested: \$405,202

The Selectmen recommend the amount requested.

The Budget Committee recommends the amount requested.

MOTION: There was a motion and second to approve.

VOTE: Carried.

ARTICLE 52: To see if the Town will vote to appropriate the total sum of \$ 1,898,875 from estimated non-property tax revenues to reduce the property tax commitment, together with all categories of funds which may be available from the federal government.

The Selectmen recommend adoption of this Article.

The Budget Committee recommends adoption of this Article.

MOTION: There was a motion and second to approve.

VOTE: Carried.

ARTICLE 53: To see if the Town will vote to accept certain State Funds as provided by the Maine State Legislature during the fiscal year beginning July 1, 2003 and any other funds provided by any other entity.

- A. Municipal Revenue Sharing
- B. Local Road Assistance
- C. Emergency Management Assistance
- D. Snowmobile Registration Money
- E. Tree Growth Reimbursement
- F. General Assistance Reimbursement
- G. Veteran's Exemption Reimbursement
- H. State Grant or Other Funds

The Selectmen recommend adoption of this Article.

The Budget Committee recommends adoption of this Article.

MOTION: There was a motion and second to approve.

VOTE: Carried.

ARTICLE 54: To see if the Town will vote to accept Brown Road as a Town Way.

The Selectmen recommend adoption of this Article.

MOTION: There was a motion and second to table until the next town meeting.

VOTE: Carried.

ARTICLE 55: To see if the Town will vote to accept Ball Drive as a Town Way upon the condition that it be brought to the standards set by the Raymond Street Ordinance.

The Selectmen recommend adoption of this Article.

MOTION: There was a motion and second to table until the next town meeting.

VOTE: Carried.

ARTICLE 56: Shall the Land Use Ordinance and Subdivision Regulations be amended to change the language as follows?

Amend Table of Contents

Amend Article VIII – Modifications

- B. ~~Single-Family Cluster Subdivision~~ Reserved

Add Article XIII – Open Space Subdivisions

- A. Introduction
- B. Planning Board Review
- C. General Requirements
- D. Open Space Requirements

Amend Article V – Administration

- G. One Principal Building on a Lot - ~~In the Residential and Shoreland Districts except for cluster developments as provided in Article VIII, B.,~~ Except for Open Space Subdivisions as provided in Article XIII, there shall be no more than one principal building and its accessory buildings erected on any one site. Garages are considered accessory buildings.

Amend Article VIII – Modifications

~~Single Family Cluster Subdivision~~ See Article XIII for Open Space Subdivisions

Eliminate the balance of subsection B in its entirety

- D. Recreation and Open Space Requirements for ~~Single family~~

~~Cluster Subdivisions and Multi-Family Developments~~

- 2. ~~Cluster open~~ Open space shall be either dedicated to public use through agreement of the Town of Raymond Selectmen or shall be reserved for the use of residents and guests of the subdivision. It shall not be used for commercial recreation or for private clubs whose membership is different from the Homeowner's Association.

Amend Article XII – Applicability and Definition of Terms Used in this Ordinance

~~Cluster Subdivision – A residential subdivision wherein each principal building does not occupy a lot meeting the minimum dimensional requirements of this Ordinance for the~~

~~district in which it is located, but where the overall net residential density (number of dwelling units per acre exclusive of streets) does not exceed that established in Article IV.~~

Open Space Subdivision – a subdivision in which the dimensional requirements are reduced below that otherwise required in return for permanently preserved open space

Add Article XIII, Open Space Subdivisions of the Land Use Ordinance is created and is to read as follows:

A. Introduction

1. Policy

It is the policy of the Town of Raymond to encourage the use of open space subdivisions in order to preserve a sense of space, provide for sustainable agriculture and forestry as well as recreational land, preserve other resources identified in the Town of Raymond Comprehensive Plan, and harmonize new development with the traditional open, wooded, agricultural, rural and village landscapes of the Town.

This performance standard is intended to implement that policy by providing incentives that afford flexibility to landowners in road and lot layout and design and road frontage requirements and by allowing the Planning Board to expedite procedure and to waive or reduce certain otherwise applicable standards and provisions of this Land Use Ordinance and the Subdivision Regulations if such landowners commit to the permanent preservation of important open space resources. These incentives are designed to encourage greater flexibility and more innovative approaches to housing and environmental design for the development of single and multi-family residential areas that will promote the most appropriate use of land and will preserve, as permanent open space, agricultural or forestry land, important natural features, wildlife habitat, water resources, ecological systems, and historic and scenic areas for the benefit of present and future residents.

2. Purposes

To qualify as an open space subdivision, that Planning Board must find that the subdivision will achieve all of the following purposes that are applicable to its specific circumstances:

- a. Long term protection and conservation of existing natural and other resources and landscapes identified in the Comprehensive Plan, the Subdivision Regulations, and the Land Use Ordinance including but not limited to:
 - 1) State-defined critical areas, and unique natural features located on the parcel to be subdivided;
 - 2) Historic land use patterns and historic structures;
 - 3) Points of visual access to or from water bodies, scenic vistas, and points of access to water bodies;
 - 4) Contiguous stands of mature trees;

- b. Maintenance or establishment of compatibility with surrounding land uses and the overall rural character of the Town as defined by the Comprehensive Plan;
- c. Provision of adequate buffers for adjoining properties where needed;
- d. Contribution to Town-wide open space planning by creating a system of permanently preserved open space, both within large parcels of land and among such parcels throughout the Town, and by encouraging linkages between open space areas;
- e. Conservation of land suitable or actively used for agriculture and forestry uses, particularly where the open space subdivision borders active agricultural or forestry land or land suitable for the same;
- f. Conservation of traditional land uses;
- g. Creation of choices in the type of environment (business or residential) and type of housing available that will be a long-term asset to Raymond;
- h. Construction of affordable housing;
- i. Provision of recreation facilities, including active and passive recreational space, in the most suitable locations for use consistent with the other purposes of this performance standard; and
- j. Attainment of planned variety and coordination in the location of structures, architectural styles, and building forms and relationships.

3. Types of Open Space Subdivisions

There are two types of open space subdivisions, which may be used separately or in combination:

a. Cluster Subdivisions.

A cluster subdivision achieves the purposes of this performance standard by reducing the lot size and frontage and setback requirements in the Land Use Ordinance, modifying the road design standards contained in the Subdivision Regulations, and clustering housing or business structures and uses in those areas where they will have the least impact on identified environmental and other open space resources. These resources are then permanently preserved by the use of covenants and restrictions and/or conservation easements that run with the land. The cluster principle can be applied to subdivisions of any size.

b. Conservation Density Subdivisions.

A conservation density subdivision achieves the purposes of this performance standard through the creation of significantly lower lot densities than what would be allowed in the applicable zoning district. In no event may the density of such a subdivision average less than ten (10) acres per principal structure, including the land

placed in open space for the parcel or portion of the parcel to be developed. This low density is maintained in perpetuity through the use of permanent conservation easements or covenants and restrictions running with the land.

4. Grouping Contiguous Parcels

In order to increase design flexibility, two or more contiguous parcels of land under the same or different ownership, including parcels separated by a public or private road, may be grouped together as one open space subdivision, if the Planning Board finds that such grouping will benefit the Town and that it helps achieve the purposes set forth in section XIII.A.2.

B. Planning Board Review

1. Preapplication

An individual may apply for approval of an open-space subdivision as part of the pre-application review described in Article IV of the Subdivision Regulations

2. Application Procedure

a. Required Plans

The submissions for an open space subdivision shall include, as appropriate unless any of the same is waived, all plans and materials required for a conventional subdivision under the Subdivision Regulations and for Site Plan Review.

b. Waiver of Submission and Review Requirements

The Planning Board may grant appropriate waivers of submission requirements for an open space subdivision in order to expedite and make the review process more efficient where the number of lots proposed for development in a parcel, is five or fewer within any five-year period, or the proposed open space subdivision is a conservation density subdivision.

C. General Requirements

In Planning Board review and approval of an open space subdivision, the following requirements shall apply and shall supersede any inconsistent or more restrictive provisions of the Land Use Ordinance or the Subdivision Regulations:

1. Use and District Requirements

All open space subdivisions shall meet the use standards of the Districts in which they are located.

2. Allowable Density

- a. The allowable density for a proposed development of five or fewer lots within any five-year period of a parcel of land under one ownership or a grouping of contiguous parcels as described in section XIII.A.4, ~~above~~, shall be determined by the gross lot area of the portion of each parcel proposed for development without reference to net residential acreage, divided by the minimum lot size of the applicable district without reference to net residential acreage.
- b. The provisions for open space subdivisions may be applied to a development consisting of a single lot where the purposes set forth in section XIII.A.2. will be served and which may provide effective long range planning for a larger parcel of land than sought to be developed, when used in conjunction with the flexible open space and substitution, timing, or phasing provisions of this performance standard. In such cases, sufficient open space to accommodate the single lot shall be permanently preserved as set forth in subparagraph section XIII.D.
- c. The allowable density for all other developments shall be based on net residential density, and shall be calculated in the following manner:
 - 1) Determine the buildable area of the parcel according to the definition of "net residential area" contained in Article XII and reduce it by 20%; then
 - 2) For single-family and multi-family open space subdivisions, divide the reduced net residential area by the minimum lot size required in the District to obtain the net residential density allowable.
- d. A lot for a dwelling unit created as part of an open space subdivision shall not be further subdivided.
- e. A lot for a principal structure created as part of an open space subdivision where such lot shall have within its bounds designated open space shall not be further subdivided unless the original approved plan shall have reserved future development of such lot, but any such further subdivision shall only be made in accordance with this performance standard.
- f. Any affordable housing density bonus provision provided for in the Land Use Ordinance or the Subdivision Regulations shall also apply within clustered residential projects.
- g. In a conservation density subdivision, where all other requirements of this performance standard are met, the Planning Board may include up to 50% of land in Resource Protection zones and wetland areas for purposes of calculating density.

3. Layout and Siting Standards

In planning the location and siting of residential or business structures in an open space subdivision, lot dimension and frontage should not be the primary considerations. Priority should be given to the preservation of the open space for its natural resource value, with human habitation and business activity located and sited on the lower valued natural resource portion of a parcel, taking into account the contours of the land and the reasonableness of slopes.

The building lots on a parcel shall be laid out and the residences and business structures shall be sited so as to maximize the following principles. The Board in its discretion shall resolve conflicts between these principles as applied to a particular site.

- a. In the least suitable agricultural soils and in a manner which maximizes the useable area remaining for the designated open space use, where agricultural, forestry, or recreational, existing or future uses, are particularly sought to be preserved.
- b. In locations least likely to block or interrupt scenic, historic, and traditional land use views, as seen from public roadways and great ponds.
- c. Within woodlands, or along the far edges of open agricultural fields adjacent to any woodland to reduce encroachment upon agricultural soils, to provide shade in the summer, and shelter as well as solar gain in the winter, and to enable new residential development to be visually absorbed by natural landscape features;
- d. In such manner that the boundaries between residential or business lots and active agricultural or forestry land are well buffered by vegetation, topography, roads, or other barriers to minimize potential conflict between residential or business and agricultural or forestry uses;
- e. In locations where buildings may be oriented with respect to scenic vistas, natural landscape features, topography, and natural drainage areas, in accordance with an overall plan for site development;
- f. In locations that provide compatibility in terms of physical size, visual impact, intensity of use, proximity to other structures, and density of development with other permitted uses within the zoning district;
- g. In locations such that diversity and originality in lot layout and individual building, street, parking layout is encouraged.
- h. So that individual lots, buildings, street and parking areas shall be designed and situated to minimize alterations of the natural site, to avoid the adverse effects of shadows, noise and traffic on the residents of the site, to conserve energy and natural resources, and to relate to surrounding properties, to improve the view from and of buildings.

4. Space Standards

- a. Shore frontage and shore setback requirements shall not be reduced below the minimum shore frontage or shore setback required in the zoning district.
- b. Distances between residential structures in multi-family open space subdivisions shall be a minimum of the height of the tallest structure.
- c. In areas outside of the LRR1 and LRRII Districts, the required minimum lot size or minimum land area per dwelling unit for the building envelope may be reduced in open space subdivisions to no less than one-half acre. The required minimum lot size or minimum land area per swelling unit for the building envelope may be reduced in open space subdivisions within the LRR1 and LRRII Districts to one acre and one and

one-half acres, respectively. If the lot area is reduced, the total open space in the development shall equal or exceed the sum of the areas by which the building lots are reduced below the minimum lot area normally required in the zoning district as modified, if any, by subparagraph C.2, above, of this performance standard.

- d. Minimum road frontage requirements of the Land Use Ordinance and Subdivision Regulations may be waived or modified by the Planning Board provided that:
 - 1) Any applicable provisions regarding Roads in the Street Ordinance are satisfied.
 - 2) Adequate access and turnaround to and from all parcels by fire trucks, ambulances, police cars and other emergency vehicles can be ensured by private roads and /or common driveways.
 - 3) No common driveway shall provide access to more than three (3) lots, except as provided in section XIII.C.6.
- e. A reduction of required setback distances may be allowed at the discretion of the Board, provided that the front, side and rear setbacks shall be no less than twenty-five feet or that required for the applicable zoning district, whichever shall be less. For the perimeter of a multi-family cluster development, site setback shall not be reduced below the minimum front, side and rear setbacks required in the zoning district unless the Planning Board determines a more effective design of the project can better accomplish the purposes of this performance standard.

5. Utilities

At the discretion of the Planning Board, in order to achieve the most appropriate design and layout of lots and open space, utilities including individual wells and septic systems may be located on designated portions of the open space, if necessary, provided the same shall not unreasonably interfere with the open space purposes to be achieved under this performance standard and for the particular parcel(s) that is the subject of the application for open space subdivision.

- a. The Planning Board may waive or modify hydrogeological reviews or studies, if the applicant demonstrates that due to the specific placement of wells and septic systems:
 - 1) adequate groundwater is available at all locations proposed for individual water systems; and that
 - 2) there is no reasonable likelihood that the domestic water supply for any proposed lot will exceed 10mg/l of nitrates.
- b. If a private collection septic system is proposed for a single family clustered development or a multiplex cluster development, the applicant must show either that at least one (1) designated site for each lot, in the open space or on the lot, has adequate soils and land area suitable for subsurface waste disposal for each lot in accordance with the minimum standards set forth in the Main State Plumbing Code,

and that a second designated site on the parcel has the size, location and soil characteristics, to accommodate a system similar to the one originally proposed.

- c. If a private central collection system is proposed, the system shall be maintained by an homeowners association or under an agreement of the lot or unit owners in the same fashion required for maintenance of the open space by a Home Owners Association or the lot or unit owners in common and written evidence of said maintenance agreement shall be submitted to the Planning Board.

D. OPEN SPACE REQUIREMENTS

In Planning Board review and approval of an open space subdivision, the following requirements shall apply and shall supersede any inconsistent or more restrictive provisions of this Land Use Ordinance or the Subdivision Regulations.

Open space set aside in an open space subdivision shall be permanently preserved as required by this performance standard, except as allowed under this provision for flexible open space and the substitution for and/or the addition to the same, or where open space is dedicated by a landowner under contract with the Town for a term of years as set forth below. Land set aside as permanent open space may, but need not be, a separate tax parcel. Such land may be included as a portion of one or more large parcels on which dwellings are permitted, provided that a conservation easement or a declaration of covenants and restrictions is placed on such land pursuant to section XIII.D.3 and provided that the Planning Board approves such configuration of the open space.

1. Open Space Uses

On all parcels, open space uses shall be appropriate to the site. Open space shall include natural features located on the parcel(s) such as, but not limited to, stream beds, significant stands of trees, individual trees of significant size, agricultural land, forested acreage, wildlife habitat, rock outcroppings and historic features and sites. Open space shall be preserved and maintained subject to the following, as applicable:

- a. On parcels that contain significant portions of land suited to agricultural production, open space shall be conserved for agriculture or other consistent open space uses such as forestry, recreation (active or passive), and resource conservation.
- b. When the principal purposes of conserving portions of the open space is the protection of natural resources such as wetlands, aquifers, steep slopes, wildlife and plant habitats, and stream corridors, open space uses in those portions may be limited to those which are no more intensive than passive recreation.
- c. Open space areas, shall be contiguous, where possible, to allow linking of open space areas throughout the Town.
- d. If the open space is to be devoted, at least in part to a productive land use, such as agriculture or forestry, the developer shall submit to the Planning Board a plan of how such use is to be fostered in the future. Such plan may include, for example, a long-term timber management plan.

- e. The Planning Board may limit the use of any open space at the time of final plan approval where the Board deems it necessary to protect adjacent properties or uses, or to protect sensitive natural features or resources. A proposed change in use of open space land, other than that specified at the time of plan approval, shall be reviewed by the Planning Board as an amendment to the approved plan.
- f. Further subdivision of open space or its use for other than agriculture, forestry, recreation or conservation, except for easements for underground utilities, shall be prohibited and shall be so stated by deed restrictions except as provided in section XIII.D.3. Structures and buildings accessory to agriculture, recreation or conservation uses may be erected on open space, subject to Planning Board approval under the Site Plan Review provisions of the Land Use Ordinance and this performance standard.

2. Notations on Plan

Open space must be clearly labeled on the Final Plan as to its, use or uses with respect to the portions of the open space that such use or uses apply, ownership, management, method of preservation, and the rights, if any, of the owners in the subdivision to such land or portions thereof. The Plan shall clearly show that the open space land is permanently reserved for open space purposes, is subject to a reservation for future development, including those provisions allowed under sections XIII. D.5 and 6. and shall contain a notation indicating the book and page of any conservation easements or deed restrictions required to be recorded to implement such reservations or restrictions.

3. Preservation in Perpetuity

An owner of a parcel of land may designate all or a portion of the parcel for open space use in perpetuity if the purposes set forth in section XIII.A.2 are achieved and all other requirements of this performance standard are met subject to the following conditions:

- a. A perpetual conservation easement, or declaration of covenants and restrictions, restricting development of the open space land must be incorporated in the open space plan.
- b. The conservation easement may be granted to or the declarations may be for the benefit of a private party, third party or other entity, the Town, with the approval of the Board of Selectmen, or to a qualified not-for-profit conservation organization acceptable to the Planning Board.
- c. Such conservation easement or declaration of covenants and restrictions shall be reviewed and approved by the Planning Board and be required as a condition of plan approval hereunder.
- d. The Planning Board may require that such conservation easement, or declaration of covenants and restrictions, be enforceable by the Town of Raymond if the Town is not the holder of the conservation easement or beneficiary of the declarations.

- e. The conservation easement or declarations shall prohibit residential, industrial, or commercial use of such open space land (except in connection with agriculture, forestry, and recreation), and shall not be amendable to permit such use.
- f. The conservation easement or declarations shall be recorded in the Cumberland County Registry of Deeds prior to or simultaneously with the filing of the Open Space Subdivision final plan in the Cumberland County Registry of Deeds.
- g. Notwithstanding the foregoing, the conservation easement, or the declaration of covenants and restrictions, may allow dwellings to be constructed on portions of parcels that include protected open space land, provided that :
 - 1) The total number of dwellings permitted by the conservation easement, or declaration of covenants and restrictions, in the entire subdivision does not exceed the allowable density established in this performance standard above;
 - 2) The Planning Board grants approval for such lots; and,
 - 3) The applicant has reserved the right to apply for approval for such additional lots.

4. Ownership of Open Space Land

Open space land may be held in private ownership (which is to be preferred) including an appropriate third party not the applicant; or owned in common by a homeowner's association (HOA); dedicated to the Town, County or State governments or agencies; transferred to a non-profit organization such as a conservation trust, or association, acceptable to the Planning Board; or held in such other form of ownership as the Planning Board finds adequate to achieve the purposes set forth in section XIII.A.2 and under the other requirements of this Land Use Ordinance and the Subdivision Regulations.

The appropriate form of ownership shall be determined based upon the purpose of the open space reservation as stated pursuant to subparagraph D.1. above. Unless so determined, or unless deeded to the Town of Raymond and accepted by the citizens of the Town at Town Meeting, common open space shall be owned in common by the owners of the lots or units in the development. Covenants for mandatory membership in the association setting forth the owners' rights and interest and privileges in the association and the common land, shall be approved by the Planning Board and included in the deed for each lot.

5. Flexible Open Space and Substitution; Phasing

An applicant for an open space subdivision may at a future time designate other land to serve as the open space for such subdivision if the Planning Board finds that the purposes set forth in section XIII.A.2 will better be served by promoting a more innovative design and layout of lots created over time in relation to the area(s) designated as open space if all other requirements under this performance standard may be met and such substitution is specifically allowed in any documentation associated with the open space, conservation easement, or homeowners association. Development that is phased over time, including a schedule over time for either sale of lots or layout of further lots as part

of the open space subdivision plan, is encouraged so that more appropriate design of land use and preservation of greater open space may be achieved.

6. Maintenance Standards

Maintenance standards for open space land, where appropriate, shall be in accordance with other requirements of this Land Use Ordinance and Subdivision Regulations.

Subdivision Regulations

Amend Table of Contents

Article III – Definitions

~~Cluster Subdivision~~

Open Space Subdivision

Amend Article III. Definitions

~~Cluster Subdivision – A residential subdivision wherein each principal building does not occupy a lot meeting the minimum dimensional requirements of this Ordinance for the district in which it is located, but where the overall net residential density (number of dwelling units per acre exclusive of streets) does not exceed that established in Article IV.~~

Open Space Subdivision – a subdivision in which the dimensional requirements are reduced below that otherwise required in return for permanently preserved open space

Amend Article IV. Preapplication

Section 1. Procedure

1. The subdivider shall submit for informal discussion a Sketch Plan and other data relative to the proposed subdivision, which may be of assistance to the Board in making its determination.

The subdivider may apply for either a conventional subdivision or an open space subdivision in accordance with the provisions of Article XIII of the Land Use Ordinance. If the subdivider applies for a conventional subdivision, the sketch plan shall show a proposed subdivision designed to meet the minimum requirements of the Land Use Ordinance and Subdivision Regulations.

If the subdivider applies for an open space subdivision, in addition to submitting a sketch plan for a conventional subdivision, the subdivider shall submit a sketch plan of an open space subdivision designed to meet the requirements of Article XIII of the Land Use Ordinance. The submission shall include a narrative that addresses the applicability of each of the purposes in section XIII.A.2 of the Land Use Ordinance to the proposed subdivision.

The maximum number of lots allowed in an open space subdivision shall be calculated as described in Section XIII.C.2 of the Land Use Ordinance.

After review of the pre-application, if the Planning Board determines that an open space subdivision will achieve the purposes set forth in section XIII.A.2. that are applicable to the proposed subdivision as well as other applicable provisions of the Land Use Ordinance, Subdivision Regulations, and the Comprehensive Plan, the Board may authorize the applicant to proceed with an application for an open space subdivision.

If a complete build-out plan for the parcel has been submitted, the Planning Board shall encourage, if appropriate, consideration of long-range planning to make the most effective use of the design standards and timing mechanisms available to accomplish the purposes set forth in section XIII.A.2 of the Land Use Ordinance and to maximize the economic benefits to the applicant and the Town over time.

~~On subdivisions of six (6) or more lots, the applicant shall submit two (2) preapplication sketch plans; a conventional subdivision plan with lots designed to meet the minimum lot size requirements of the Land Use Ordinance and the requirements of this Ordinance, and a cluster plan an open space subdivision plan, prepared in accordance with the requirements of Article VIII, Section B of the Land Use Ordinance and the requirements of this Ordinance. The Planning Board, at its sole discretion, shall select the plan which the Board determines best preserves open space and otherwise meets the requirements of this Ordinance. The applicant shall prepare the Preliminary Plan and the Final Plan in accordance with the development plan selected by the Planning Board.~~

SECTION 2. Submissions

1. The Sketch Plan shall show, in simple sketch form, neatly done the proposed layout of streets, lots and other features in relation to existing conditions. The Sketch Plan shall include the existing data listed below.

- 1.1 Boundary lines from tax map

- 1.2 Easements - location, width and purpose.

- 1.3 Streets on and adjacent to the tract-name and right-of-way width and location.

- 1.4 ~~Walks, curbs, gutters, culverts and other known and located underground structures within the tract and immediately adjacent thereto.~~

- 1.41.5 Description of existing utilities on and adjacent to the tract.

- ~~(a) Location and size of all proposed and existing sewers and water mains.~~
 - ~~(b) Location of fire hydrants, electric and telephone poles.~~
 - ~~(c) Street lights.~~

~~(d) If proposed, and/or existing water mains or sewers are not on or adjacent to the tract, indicate the distance to and size of nearest ones.~~

~~1.6 Soil test data adequate to show that the subsurface soil conditions on the tract will accommodate the proposed development.~~

~~1.51.7~~ Type of land use on and adjacent to the tract.

~~1.61.8~~ Proposed name of the subdivision or identifying title. This name shall not duplicate or closely resemble the name of a subdivision already existing or proposed in the Town.

~~1.71.9~~ The date, north point, graphic map scale, name and address of record owner and subdivider, and the names of adjoining property owners.

2. General subdivision information shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the drawing required above. This information shall include:

2.1 Data on existing covenants.

2.2 SCS A medium intensity standard soil survey boundaries and a description of the suitability of soils for the proposed development.

2.3 Available community facilities and utilities.

2.4 Information describing the subdivision proposal such as:

(a) Number and location of residential lots shown on the plan;

(b) ~~Typical~~ Lot width and depth shown on the plan;

(c) Playgrounds, park areas and other public areas;

(d) Proposed protective covenant; and

(e) Proposed utilities and street improvements.

2.5 Topography from the USGS Map shown on the plan.

Article VIII. General Requirements

6. Except for ~~a cluster~~ an open space subdivision approved by the Board pursuant to this Ordinance and Article XIII of the Land Use Ordinance, all lots shall meet the minimum lot size of the zoning district in which it is located.

Article IX. Design Standards

2.5 Single family subdivisions, including single family ~~cluster~~ open space subdivisions, containing a maximum of fourteen (14) lots may have one dead-end cul-de-sac street, up to 1,000 feet in length, connecting with existing public streets or streets on an approved subdivision plan for which a bond has been filed.

Multi-family subdivisions containing more than four (4) units but less than twenty-five (25) dwelling units may have one dead-end cul-de-sac street, up to 1,000 feet in length, connecting with existing public streets or streets on an approved subdivision plan for which a bond has been filed. If two entrances into a multi-family subdivision with twenty-four (24) units or less is planned, such entrances shall meet the spacing requirements set forth in Article IX, Section 3(2.6) of this Ordinance.

- 2.6 Single-family subdivisions including single family ~~cluster~~ open space subdivisions, containing fifteen (15) lots or more and multi-family subdivisions containing more than twenty-five (25) dwelling units shall have at least two street connections with existing public streets or streets on an approved subdivision plan for which a bond has been filed. The above referenced street connections shall connect within the subdivision. Entrances onto existing or proposed collector streets shall be a minimum distance apart of 400 feet. Entrances onto existing or proposed arterial streets shall be a minimum distance apart of 1,000 feet.

MOTION: There was a motion and second to adopt.

VOTE: Carried.

ARTICLE 57: Shall the Land Use Ordinance be amended to change the language as follows?

Article IX Minimum Standards, U. Lots, 6. Phosphorus Control

Replace paragraphs a. and b. with the following; reletter c. to d.

- a. Expansions of existing single family structures and duplexes; new accessory structures associated with single family structures and duplexes; extensions of less than 150' of existing driveways:
1. Demonstrate to the satisfaction of the CEO that, by utilizing permanent vegetated buffers, limiting the clearing of vegetation and the size of the development area and directing runoff away from the affected water body, the potential for phosphorus export has been minimized.
- b. New or replacement single family structures and duplexes:
1. Multiply the area of the lot by the per-acre phosphorus allocation in "Phosphorus Allocations for Raymond Lake watersheds" to determine maximum permissible phosphorus export.
 2. Use the Cumberland County Soil Survey in the CEO office to determine the predominant soil type on the portion of the lot to be cleared.
 3. Use the Hydrologic Soils Chart to determine the hydrologic group (A, B, C or D) of the soil identified in #2.
 4. Use Table A to calculate phosphorus export from the developed lot.
 5. Use Table B to calculate phosphorus export from that portion of a new or extended driveway that exceeds 150' in length.
 6. Add the calculated phosphorus export from the developed lot (#4) and from that portion of a new driveway or extended driveway that exceeds 150' (#5) to determine total phosphorus export.

7. Multiply #6 by 0.5 to determine actual phosphorus availability to aquatic plants.
8. If #1 is greater than or equal to #7, no treatment is required.
9. If #7 is greater than #1, treatment is required to reduce phosphorus export from the lot. See "Phosphorus Control in Lake Watersheds" for treatment alternatives.

Note: Septic systems within 250' of a perennial stream and in sandy gravelly or shallow-to-bedrock soils must include a loam liner.

- c. New multi-family and non-residential structures and uses; expansions to existing multi-family and non-residential structures and uses; new or extended driveways, roads or parking areas serving multi-family and non-residential structures and uses:

1. Complete calculations as described in "Phosphorus Control in Lake Watersheds".

**A. Phosphorus Export from Residential Lots
(pounds)**

Hydrologic Soils Group of Cleared Areas	Area Cleared/Lot					
	<10,000 s.f.		10,000-15,000 s.f.		>15,000 s.f.	
A	.27	(.27)	.30	(.30)	.35	(.35)
B	.32	(.40)	.39	(.46)	.49	(.54)
C	.34	(.48)	.44	(.56)	.58	(.67)
D	.36	(.54)	.47	(.62)	.62	(.74)

() - indicates values that are used if the site has had more than 40% of it's timber harvested within the past 5 years.

**B. Phosphorus Export from New Driveway or Extension of Existing Driveway
(note: first 150 feet of new driveway or extension
of existing driveway are not included)**

1. Add total width of driveway and ditches and multiply by 0.08
2. Multiply the number of ditches by 0.04
3. #1 + #2 = pounds of phosphorus per 100 feet of driveway
4. ((Total length of new driveway or extension – 150 feet) / 100) x #3 = pounds of phosphorus export from driveway

MOTION: There was a motion and second to adopt.
VOTE: Carried.

ARTICLE 58: Shall the Land Use Ordinance be amended to change the language as follows?

Section IX.U Appendix C

7. If mowing is not required, apply the following mixes:

Location	Seed Mix	per 1,000 s.f.
Slopes and banks, gullied and eroded areas, freshwater shorelines	reed canary grass	.
	<u>tall fescue</u>	.46 lbs.
	redtop	<u>.11 lbs.</u>
Drainage ditches, channel banks, diversions, ski slopes, woodland access roads, logging yards, skid trails	creeping red fescue	.45 lbs.
	redtop	.05 lbs.
	flat pea	<u>.69 lbs.</u>

MOTION: There was a motion and second to adopt.

VOTE: Carried.

ARTICLE 59: Shall the Land Use Ordinance be amended to change the language as follows?

Section VIII.B

C. Setbacks for ADA-Required Ramps

The Code Enforcement Officer may approve the installation of an ADA-required ramp in a required setback if he/she determines that there is no reasonable alternative that will allow the ramp to conform to ~~be located outside of~~ the required setback.

MOTION: There was a motion and second to adopt.

VOTE: Carried.

ARTICLE 60: Shall the Land Use Ordinance be amended to change the language as follows?

Article XII

In-law Apartments - In-law apartments shall be allowed in a residential zone provided that the existing structure and ~~any expansion to accommodate the~~ in-law apartment shall not cover the lot by more than thirty (30) percent including the area of the septic system. The Appeals Board may grant an additional five (5) percent. If the total number of bedrooms or potential bedrooms exceed by more than one (1), the number of bedrooms that the existing system is designed for, a replacement or expanded system shall be installed before occupancy. If the total number of bedrooms or potential bedrooms increases by one (1), a replacement or expanded system shall be designed and recorded in the Registry of Deeds. In either case a restriction shall be recorded in the deed to the property, that the apartment is for in-law use only and is not for rental or two (2) family use. The occupants of the in-law apartment must be legally related to the resident and lot owner. The in-law apartment shall not comprise more than 540 s.f. of living space. ~~forty (40) percent of the existing living area of the structure(s) by area or volume. An increase of not more than fifteen (15) percent by area or volume of the existing structure shall be allowed.~~ The verification of the occupants shall be filed with the Town Office before the in-law apartment is established and a permit issued, plus renewed yearly before July 1st

of each year for all new and existing in-law apartments. Inspections to verify permitted use may be made not to exceed two (2) inspections per year by the Code Enforcement Officer.

MOTION: There was a motion and second to adopt.

VOTE: Defeated.

ARTICLE 61: Shall the Land Use Ordinance be amended to change the language as follows?

Section IX.T

1. The back lot driveway must be located within a right-of-way with a minimum width of 50 feet. The Code Enforcement Officer may approve a back lot driveway right-of-way with a minimum width of 40 feet if he/she determines that no alternative exists. The right of way must be conveyed by deed or easement recorded in the Cumberland County Registry of Deeds to the owner of the back lot.

MOTION: There was a motion and second to adopt.

VOTE: Carried.

ARTICLE 62: Shall the Subdivision Ordinance be amended to change the language as follows?

Section VIII.10.1

1. Reserved. ~~In a new subdivision, only buildable land as defined in Article III, Section 1 shall be counted for the purposes of calculating minimum lot size.~~

MOTION: There was a motion and second to adopt.

VOTE: Carried.

ARTICLE 63: Shall the Shoreland Zoning Provisions be amended to change the language as follows?

15.E. Personal Campsites

1. Except as provided for in sections 15.E.1.a and b, such private campgrounds shall be limited to no more than (1) one campsite and may not be utilized for more than 120 90 calendar days per calendar year, beginning from the date of first use, including storage of a recreational unit. ~~excepting that, the owner of a lot/parcel used as his/her primary residence may store the recreational vehicle(s) or camper (s) owned and registered to him/her~~ All structures must be removed at the end of the 120 90 days.
 - a. The owner of a lot/parcel used as his/her primary residence may store the recreational vehicle(s) or camper (s) owned and registered to him/her.
 - b. A personal campsite may be utilized more than 120 calendar days per calendar year or a recreational unit may be stored on such personal campsite if it is served by a subsurface sewage system in compliance with the State of Maine Subsurface Wastewater Disposal Rules. Use of the personal campsite shall be limited to May 1 to November 15 each year. Any recreational unit placed on such campsite shall not be used except during such period.

MOTION: There was a motion and second to adopt.
 VOTE: Carried.

ARTICLE 64: Shall the Street Ordinance be amended to change the language as follows?

Section 5.5.A

MOTION: There was a motion and second to adopt.
 VOTE: Carried.

Description	Type of Street				
	Arterial	Collector	Minor Street	Private Street ⁽¹⁾	Back Lot Driveway
Minimum Right-of way Width	80'	60'	50'	50'	50' ⁽²⁾
Minimum Travel Way Width	44'	22'	20'	18'	12'
Sidewalk Width	N/A	N/A	N/A	N/A	N/A
Minimum Grade	.5%	.5%	.5%	.5%	N/A
Maximum Grade	5%	6%	8%	10%	12%
Minimum Centerline Radius	500'	230'	150'	150'	N/A
Minimum Tangent between Curves of reverse alignment	200'	100'	50'	N/A	N/A
Roadway Crown	¼"/ft	¼"/ft	¼"/ft	¼"/ft	N/A
Minimum Angle of Street Intersections(2)	90°	90°	75°	75°	75°
Maximum Grade within 75 ft. of Intersection 2%	2%	2%	2%	N/A	N/A
Minimum Curb Radii at Intersections	30'	20'	15'	15'	N/A
Minimum ROW Radii at Intersections	20'	10'	10'	10'	10'
Minimum Width of Shoulders (each side)	5'	5'	5'	3'	1'

(1) A private street which will serve fewer than 4 residences shall have a minimum travel way of 12 feet with two-2 foot shoulders and a maximum grade of 12%. A private street which will serve 4-10 residences will have a minimum travel way of 16 feet with two 3-foot shoulders and a maximum road grade of 12%.

(2) Street intersection angles shall be as close to 90° as feasible but no less than the listed angle.

(3) Unless a right-of-way of lesser width is approved by the Code Enforcement Officer pursuant to Section IX.T.1 of the Land Use Ordinance

Section 5.10.A

Street Materials	Minimum Requirements				
	Arterial	Collector	Minor	Private Street	Back Lot Driveway
Aggregate Sub-base Course (maximum sized stone 4")	18"	18"	18"	12"	12"
Crushed Aggregate Base Course	4"	3"	3"	3"	
Hot Bituminous Pavement					
Total Thickness	2½"	2½"	3¼"		
Surface Course	1½"	1"	1"	1½"	
Base Course	1¾"	1½"	1½"	1¾"	

Joseph Bruno announced that there are two tabled articles which will come back, and we will have two budgets which will have to come back to another town meeting.

MOTION: There was a motion and second to adjourn.

VOTE: Carried.

ADJOURNMENT: Joseph Bruno adjourned the meeting at 1:20 pm.

Louise H. Lester
Town Clerk