

Town of Raymond
401 Webbs Mills Road
Raymond, Maine 04071
207.655.4742

Tuesday, June 1, 2004

ATTENDANCE: Betty McDermott, Chairman; Christine McClellan; Ada Brown; Mark Gendron; Mike Reynolds; Jack Cooper, Code Enforcement Officer; Amanda Simpson, Assessor's Agent; Nathan White, Public Works Director; and Don Willard, Town Manager.

1. Call to order. Betty McDermott called the meeting to order at 7:00 pm at the Town Office.
2. Consideration of previous minutes dated May 18, 2004.

MOTION: Ada Brown motioned to accept the minutes with two corrections: 1) page 1, Mrs. McDermott asked if the meter would be on the concession stand, and 2) page 3 "Ken Brown" should have been "Ken Walker". Seconded by Christine McClellan.

VOTE: Unanimous.

3. Consideration of change of street name – Code Enforcement Officer Jack Cooper. Alton Drive located off Mountain Road – rename Homestead Lane. – Jack Cooper
Mr. Cooper explained that after he had brought Alton Drive to the Selectmen for consideration he found that Alton Drive couldn't be used because Raymond already has an Altman Drive which is too close in pronunciation for E911.

MOTION: Christine McClellan motioned to change Alton Drive to Homestead Lane. Seconded by Ada Brown.

VOTE: Unanimous.

4. Request for gravel pit hours of operations and off-hours closure – Pamela Varney, 22 Viola Ave.

DISCUSSION: Pam Varney noted that because her family is in business, they don't want to cause Mr. Willey any problem. She said that there were apparently no hours of operation were established. There are trucks running on Sundays with lots of kids in the neighborhood, and Sunday is their only day off and they would appreciate not having them running by their house. She noted that they had seen different trucks going into the pit with Simonds on their sides. She had found out that Mr. Willey owns some Simonds trucks. These wheelers are big trucks and make a lot of dust and noise as well as being a danger to the children. She said in one instance the trucks were there at 7:00 at night. She indicated that the partying in the pit has been slowed and the pit is now gated to keep people out. She felt there needs to be some policy for pit hours. Windham, Gray and Casco do this through their land use ordinance to establish hours of operation which the Planning Board sets during the site plan review. She added that

trucks line up on Viola Avenue before 7 am to go to work. This is residential area and the residents would like some help. She had concern with the new large subdivision which might access through their neighborhood. Mr. Willard said that he had learned that after many years of commercial use there are two other roads which have been posted because of that use. Mr. Cooper explained that this pit started before our land use ordinance was adopted and the Department of Environmental Protection specified that Voila Avenue is the only entrance and exit from that pit. This pit has not been expanded from the original size allowed by the DEP. He explained that new pits would be reviewed by the Planning Board and policy set at that time. Mr. Cooper noted that the Willey pit was grandfathered. Mr. Willard felt that these problems could be dealt with voluntarily with the Willey Company. Adele Long said that she had lived on Viola Avenue for 30 years and has lived with trucks and the pit those years. She noted that a stop sign had been installed for safety purposes. Also that trucks are lined up at 7 am. She had concern for young people and its use after 7 pm. She asked for some consideration through a compromise. Jim Willey said that his father runs the pit and keeps the hours beginning at 7 am. He was not aware that the trucks line up before 7 am and will keep that from happening. He added that their work season runs from about May 1 to December and their hours vary to some extent when conditions require it. He continued that they would not be there at 7 pm and that they don't sell product to other companies. He didn't know whose trucks would be in the pit at night. However, he can't guarantee that it wouldn't ever happen. The company needs to do all the work it can during their work season but would go along with whatever is needed. He said that they won't be in there before 7 am or Sundays at all. Richard Willey noted that they had put up a gate and wouldn't allow trucks to line up prior to 7 am. He said that they had allowed the pit to be used for recreational purposes. Mrs. Brown informed them that one other person she had talked with has more problem with the ATV's and the others who use it for recreational purposes than the commercial users. She felt it should be patrolled by the Sheriff's Department. Mr. Reynolds asked if the gate is keeping the recreational users out. Richard Willey replied that it was. He added that the Sunday use of the pit was a mistake because an employee who wanted to get some loam for his own use went in. Mr. Gendron suggested that they possibly visit this item at a later date to see what is being done. He encouraged the residents to come back with any further problems. Mrs. McClellan understood their concerns but wanted to keep the Willey's Company working and felt that this could be dealt with cooperatively. Mr. Gendron asked if the dirt or sand buildup on the road was still a problem. Mrs. Varney felt that the town could possibly sweep the dirt off the road more often. Mr. White said that he had the DEP in last winter and felt that possibly a stone bed built on the road side where the dirt is a problem would reduce the amount of dirt in the road. He said that they would also sweep it more often. The water will be taken care off with a catch basin, which should be installed next week. Mr. Willard said he would work with the neighbors and Willey's to find a resolution.

5. Supplemental 2003, #4 for Map 70, Lot 4, 15 Hollister Point Rd. - Assessors' Agent Amanda Simpson, CMA, AICP.

DISCUSSION: Ms. Simpson presented the fourth supplement for this year. She said that she erroneously recorded a house as only 20% complete as of April 1st and is now complete. There was a \$375,000 increase. \$6,665.48 tax commitment.

MOTION: Mr. Reynolds motioned to accept supplemental 2003 #4 for Map 70, Lot 4, 15 Hollister Point Road . Seconded by Christine McClellan.

VOTE: Unanimous.

NOTE: Selectmen signed three documents.

5. Adoption of Certified Ratio 2004/2005 – Assessors’ Agent Amanda Simpson, CMA, AICP.

DISCUSSION: Ms. Simpson explained that each year the state does a sales analysis in order to calculate the town’s ratio. The town must certify this ratio. She said that the town could raise or decrease this percentage by 10%. If the ratio is below 100% there is an advantage to raising the ratio so that the level of exemption is more for the Homestead and Veterans exception etc. She recommended 78% which is the greatest whole number which can be used this year. Mr. Reynolds asked how Raymond’s valuation could slip that far in one year. Ms. Simpson replied that the new sales have proved that our valuation has dropped that much.

MOTION: Christine McClellan motioned to approve our ratio at 78%. Seconded by Mark Gendron

VOTE: Unanimous.

7. Egypt Road Landfill Update - Assessors’ Agent Amanda Simpson, CMA, AICP.

DISCUSSION: Ms. Simpson announced that she was not acting as assessor in this issue. She reported that Woodward and Curren is progressing but is about 3 weeks behind. Geo probes were unsuccessful on the site because of the ground conditions i.e. boulders, there was only one at 9 feet successfully driven which isn’t deep enough. They would be going to rotary wells for collection and testing. She had not heard that these have been started. However, the locations have been sited for these wells. The wells will be monitored and during the drilling, samples will be taken. Mr. Reynolds asked who is doing this work. Ms. Simpson answered that it is a part of subdivision planning and this is to allay responsibility of the town. A state grant is paying for 95% of this Phase One program for the town only. The developer has also established an escrow for this work. This will be a base line study to know what is happening on the site. Mr. Willard reported that there is \$30,000 in escrow. Mr. Reynolds questioned the homes in vicinity and wanted to know if they are a part of the subdivision. Ms. Simpson replied that the corner lot was a lot split from the original and not a part of the subdivision. The log home off Farwell Drive is also separate. Mr. Reynolds asked if these houses are any part of this study. Ms. Simpson answered no but the state has offered to do some water testing for them. There was discussion of the water quality on the lots outside the subdivision. Mr. Willard praised Ted Wolf of the DEP and said that he has been very helpful in this matter. He would continue to keep the Board informed.

8. Revaluation Project Update - Assessors’ Agent Amanda Simpson, CMA, AICP.

DISCUSSION: Ms. Simpson noted that the revaluation appropriation was passed at town meeting. Data collection has begun with three Vision Appraisal members and three more coming. They have found everyone very cooperative so far. Our web site displays pictures of the people who will be working so the public will know who will possibly be coming to their house. Mrs. McDermott added that their cars are marked. Ms. Simpson noted that they have identification and have a letter from the town. She added that the appraisers would come to the home and not just drive by with video or cameras. Mr. Willard announced that the original contract price has been honored. Ms. Simpson said the values will be set a year from now when the work is finished.

9. Consideration of appointments to the Planning Board – Robert O’Neil and Nelson Henry – (one vacancy).

MOTION: Ada Brown motioned to appoint Nelson Henry to the Planning Board.

Seconded by Christine McClellan.

VOTE: Unanimous.

NOTE: Mr. Willard announced that there would be a vacancy considered at the next meeting on the Appeals Board.

10. Auditor recommended financial policies for consideration.

DISCUSSION: Mr. Willard said that Elizabeth Cummings, Finance Director, through a memo outlined the reasons for making these changes which are mostly “housekeeping” concerns. He said that they were looking for approval to make these changes. Mr. Willard noted that our practices have been adequate but this is a formalization of our policies. This will allow for continuity of our financial records keeping.

MOTION: Ada Brown motioned to approve these policies as outlined by the Finance Director. Seconded by Mike Reynolds

VOTE: Unanimous.

11. Communications and other business.

a. Raymond Elementary School March for Parks Campaign.

Mr. Willard reported that he had represented the town in accepting another check for the March for the Parks for \$1,160 from the Raymond schoolchildren. Last year we used the money for the second beach wheel chair for Tassel Top Park. He told the children that it might be used for the playground or another improvement at Sheri Gagnon Park. Mr. Reynolds suggested it might be used for drainage of the area with deeper bark mulch. Mrs. McDermott thanked the children for this donation.

MOTION: Mark Gendron motioned to accept the money to make improvements at Sheri Gagnon Park. Seconded by Christine McClellan.

VOTE: Unanimous.

b. Dog Owners Notice.

Mr. Willard reported that the town office had produced signs in house for posting at Sheri Gagnon Park. He felt they would be permanent signs in the future. Don Alexander said

that he had issued verbal warnings to three dog owners and hope that this surveillance would improve the situation down there. Mr. Reynolds said that he appreciated Don Alexander's help with this problem. Mr. Alexander added that the signs have stayed up so far with only a couple of them needing to be reattached.

c. Primary Election and Referendum vote – June 8, 2004 – Jordan-Small Middle School - Polls open 7 am – 8 pm.

Mr. Willard announced the time and place for the Primary/Referendum. He noted that absentee voting is available during regular business hours at the town office.

d. Request for joint meeting of Selectmen and Budget Finance Committee.

Mr. Willard announced that there would be a workshop meeting for the Selectmen and the Budget/Finance Committee before the next budget season begins.

e. Plains Road 40 mph and Mill Street 25 mph and then 35 mph.

Mr. Willard announced that the state accepted our recommendations for a speed change on Mill Street and Plains Road. Mr. Reynolds asked if this has that been posted. Mr. Willard said it would be done in the next few days. Mr. Reynolds suggested that the town notify the police of these changes. Mr. Willard said that would be done.

12. Review and authorize Treasurer's Warrant dated June 1, 2004.

MOTION: Ada Brown motioned to approve the warrant in the amount of \$78,596.73.

Seconded by Christine McClellan.

VOTE: Unanimous.

13. Adjourn.

MOTION: Ada Brown motioned to adjourn. Seconded by Christine McClellan.

VOTE: Unanimous.

ADJOURNMENT: Betty McDermott adjourned the meeting at 8:12 pm.

Louise H. Lester
Town Clerk