

BOARD OF SELECTMEN  
MINUTES  
Tuesday, September 19, 2006

Attendance: Mark Gendron, Chairman; Dana Desjardins; Mike Reynolds, Joe Bruno, and Lonnie Taylor.

Selectmen absent: None

Staff attendance: Don Willard, Town Manager; Jack Cooper, Code Enforcement Officer; Phil Hammett, Chairman Recycling Committee

Others: None.

1) Call to order. Mark Gendron called the meeting to order at 7:00 pm at the Town Office.

2)- Minutes of previous meeting dated August 15, 2006.

- Minutes of previous meeting dated September 5, 2006.

MOTION: Mike Reynolds motioned to approve the Minutes of August 15, 2006.

Seconded by Dana Desjardins.

VOTE: Unanimous 5-0

MOTION: Mike Reynolds motioned to approve the Minutes of September 5, 2006.

Seconded by Lonnie Taylor.

COMMENT: Mr. Reynolds complimented Mrs. Lester on a good job with the September 5<sup>th</sup> minutes especially being as polite as possible recording the discussion with Cumberland County officials.

VOTE: Unanimous 5-0

3) New business.

a) Consideration of new road names – Jack Cooper, Code Enforcement Officer

DISCUSSION: Jack Cooper submitted: Shep's Way off Route 85; Hall's Way off Mamaw's Grove; and Barry Cove which is now Litchfield Road. Mr.

Reynolds asked if there would be any problem with renaming a road because of confusion. Mr. Cooper said it would be changed in Augusta and with Windham Dispatch. Mr. Desjardins asked who pays for the new sign. Mr. Cooper replied that the applicant does.

MOTION: Lonnie Taylor motioned to approve the name changes. Seconded by Mike Reynolds.

VOTE: Unanimous 5-0

b) Consideration of future adjustment to Recycling Committee budget – Phil Hammett, Recycling Committee Chairman

DISCUSSION: Phil Hammett noted a problem with the recycling budget in that the money, which came in from the sale of the recycling bins, has gone into undesignated surplus and not accessible for the replacement of the sold bins. He said there was roughly \$600 absorbed at the end of June. He asked that in the

future those fees go directly into the recycling account. Mr. Willard replied that action would be against best auditing practices. He would prefer to take this money from the emergency account which the Selectmen can authorize for unexpected expenses and build this expense into the recycling budget in the future. Mr. Hammett said that purchasing 200 bins would be about \$1,500. Mr. Gendron suggested selling them again. A proposed cost was discussed. Mr. Hammett didn't want to sell them at full cost. Mr. Gendron felt that seeing how fast they sold would indicate whether it's a good program for the town. Mrs. Lester noted that the town office had sold 200 bins in the last two years. Mr. Hammett felt it was a good incentive to recycling. Mr. Taylor suggested investigating used containers from a source of which he knows. Mr. Bruno felt that the sale of the bins covered two fiscal years and felt that we shouldn't be selling them when they're available at retail stores. Mr. Bruno suggested approaching a local hardware store to see if they would sell them instead of the town. Mr. Gendron felt it should be tabled until we have more information. Mr. Reynolds asked if there was a problem with the town making a deal for these with a retail business. It was noted that other towns have retail stores selling their "pay per bag" bags.

MOTION: Joe Bruno motioned to table until more information is gathered.

Seconded by Lonnie Taylor

VOTE: Unanimous 5-0

c)Consideration of abatements – Contract Assessor Michael O'Donnell, O'Donnell & Associates

None this week. Mr. Gendron said that he was aware that he is now working on some properties on Raymond Cape.

d)One Raymond Committee Update – Mark Gendron & Dana Desjardins, Co-Chairs

DISCUSSION: Mr. Gendron reported that they had a meeting last Tuesday. Mr. Desjardins described their tour of Jordan Small Middle School which was beneficial for the committee to see what condition the buildings were in. He said that the exterior of the buildings were generally in good shape. The main building was fine but the gym roof needed some paint. Three outbuildings around the playground were adequate but one needs some paint. The garage building needs repairs or replacement because of rot. He noted the paver bricks in the playground, which were purchased by people as a fundraiser for the playground, were not solid and should be stored so that they don't get thrown onto the roof as some already have. There was a security camera which wasn't working. The interior of the school was clean but small items needed work because of general use. Mr. Willard said that he would inquire about the bricks and have them taken care of.

Mr. Gendron reported on the meeting with Peter Busque relative to zoning and his subdivision off Webbs Mills Road. He said that impact fees were looked at i.e. Scarborough and Gorham. The One Raymond Committee wanted to know if the Selectmen would like them to look into impact fees for Raymond. He noted that Scarborough has a road improvement impact fee for new development through their ordinance. There was also a school impact fee which is charged per

dwelling. He added that Gorham also has these fees. Gorham's new developments get charged an impact fee contribution at \$500 per new lot which is used for the public good i.e. parks or playing fields. This would help the town keep the rural character by providing funds to protect or enhance the town. This would coincide with the Comprehensive Plan and be derived through an ordinance. Mr. Reynolds said that CPIC is already looking into this through the Planning Board ordinance revision. They have begun this work and they're going to be ready for an informational meeting with the Selectmen at the Selectmen's second meeting in October. Mr. Desjardins said that Mr. Busque's subdivision is going to take more land with the buildings than his original plan. He would like to have this ready for the 2007 town meeting. He felt the new plan is a better product than Mr. Busque's original plan. Mr. Busque would like the town to accept the subdivision road as a town road which Mr. Desjardins was not in favor of. Mr. Busque would like to have a Planning Board waiver for more single-family dwellings than originally planned. Mr. Gendron mentioned that the original subdivision was for 109 units/homes and now it's 129 as of last spring. Currently he can have 59 under our present ordinance. The subdivision will be age restricted for those 55 and over which will impact our fire/rescue services. Mr. Reynolds suggested that CPIC had considered that road to be an access into Windham for the future. Mr. Bruno was not in favor of impact fees because it doesn't restrict growth or cover the cost of the added expenses of the development. He would rather have a long-term financial commitment to the town rather than payment for a one-time expense. Mr. Gendron felt that the project paid for by the impact fees would be used indefinitely i.e. a ball field. Mr. Bruno said that it still wouldn't help control future expenses. Mr. Reynolds said that Gray has some fees which are part of the building permit and are being studied by CPIC. Mr. Bruno indicated that the more fees a town charges for affordable housing, the less affordable it becomes. Mr. Gendron said that Mr. Busque has been asked to show the town what advantage he will be bringing to Raymond. He noted that there are three other subdivisions being studied by the Planning Board at this time.

#### 4) Old (unfinished) business.

a) None

#### 5) Town Manager Report and Communications.

##### a. Planning

Grow Smart Maine – Mr. Willard explained that this group wants to help with long range planning and is looking for a pilot town. He said he had an application if Raymond wants to become involved. He suggested sending this to the CPIC and Planning Board for their opinion which would come back to the Selectmen. Mr. Willard indicated that he was not a big “grow smart” enthusiast and would rather deal with our own process. Mr. Gendron felt it was a “canned” plan. Mr. Reynolds was not very impressed with it. Mr. Bruno was suspicious of a non-profit organization which solicits for work. He felt that the town knows better what they want than outsiders would. Mr. Reynolds concurred and felt there would be a lot of redundancy which we have already gone over the last three or so years, and we already have an updated Comprehensive Plan. He also felt that the short time frame for application was surprising which indicated to him that they have already

picked their focus towns and are sending this inquiry to cover their solicitation/advertising requirements.

b. Cumberland County Commissioners Meeting

Mr. Willard announced a joint meeting with the Cumberland County Commissioners, Windham, Gray and Raymond next week. Mr. Willard said he would be preparing a memo for the Selectmen. He said this meeting was about three years in the making.

6) Fiscal Warrants – Payroll and Appropriation Warrants – September 19, 2006.

MOTION: Lonnie Taylor motioned to approve the Payroll Warrant in the amount of \$46,056.55. Seconded by Dana Desjardins

VOTE: Unanimous 5-0

MOTION: Lonnie Taylor motioned to approve the Treasurer's Warrant in the amount of \$576,471.83. Seconded by Dana Desjardins.

VOTE: Unanimous 5-0

a. Cumberland County Tax

DISCUSSION: Mr. Gendron noted that we have received Raymond's county tax bill from Cumberland County in the amount of \$481,299.00 but felt he didn't want to pay it until the deadline in October. This is assigned to the town without consideration and there is no argument from the town that it's owed, but he wanted to know why the County Commissioners could have an increase of this size when the towns are held in check by LD1. Mr. Reynolds said this showed a 4.8% increase over last year. It was noted that the County has always had a sizeable increase. Mr. Gendron felt it was time that the County show where the increase was necessary instead of always blaming it on the jail.

MOTION: Mike Reynolds motioned not to pay this at this point in time as a protest. Seconded by Lonnie Taylor.

DISCUSSION: Mr. Bruno agreed to pay just before the penalties are due. He also thought that if there were any penalties he would not be in favor of paying them. He wanted our meeting with them to express our displeasure at their unexplained increase. He felt there was a legal obligation to pay County tax but not until the absolute due date. He felt a letter of protest should be written. Mr. Gendron felt the town of Raymond has been more sensitive to their taxpayers during the revaluation and to have the County demand this increase was unfair. Mr. Gendron said he would sign a letter of protest as chairman. Mr. Willard agreed to have a letter ready for his signature tomorrow. They wanted it sent to the news media as well as the County Budget Committee prior to the meeting next week.

VOTE: Unanimous 5-0

b. Maine Municipal Legal Policy Committee

Mr. Bruno reported that his first LPC meeting was very interesting. He observed for this meeting and didn't participate. He noticed that possibly half the committee were town managers. TABOR was discussed and the discussion was by the MMA staff and not the members. It appeared to him that the MMA policy was predetermined by the MMA staff. He hadn't expected that the committee would be as non-active as it seemed. Their next

meeting will be in November. Mr. Willard had forewarned Mr. Bruno about the situation in this group in discussed of what he had observed over the last 25 years. Mr. Gendron had faith that Mr. Bruno would express any concerns he had while on this committee. Mr. Reynolds wanted everyone to understand that MMA has some very good attributes which Raymond uses from time to time.

7)Adjournment.

MOTION: Mike Reynolds motioned to adjourn. Seconded by Lonnie Taylor.

VOTE: Unanimous 5-0

ADJOURNMENT: Mark Gendron adjourned the meeting at 8:16 pm.

Louise H. Lester  
Town Clerk