



**SELECT BOARD  
Minutes**

October 10, 2023

5:30pm – Regular Meeting

At Broadcast Studio &  
Via Zoom & on YouTube

*Resolution: We, the Raymond Select Board, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.*

**Select Board members in attendance:** Joe Bruno – Chair, Rolf Olsen – Vice Chair, Teresa Sadak, Samuel Gifford, Derek Ray

**Town Staff in attendance:**

Alex Sirois – Code Enforcement Officer  
Charisse Keach – Finance Director  
Wayne Jones – Fire Inspector  
Sue Look – Interim Town Manager & Town Clerk

- 1) **Called regular meeting to order** at 5:30pm by Chair Bruno
  
- 2) **Presentation of Plans for New Middle School** – Chris Howell, RSU #14 Superintendent
  - a) District has received 161 million dollars for new middle school
  - b) State bonds estimated for 2025-2026
  - c) July 12<sup>th</sup>, 2023, State approved \$1,199,628 of \$1,500,000 purchase price
  - d) 61 Windham Center Rd, Windham
  - e) Sept 13<sup>th</sup>, 2023, State Board approved subsidy of \$131,712,845 for concept; local share \$39,838,444 – unanimously approved
  - f) Projected to open to students in fall of 2027
  
- 3) **Minutes of previous meetings**
  - a) September 12, 2023

**Motion** to approve as presented by Select Olsen. Seconded by Select Sadak.  
**Unanimously approved**

#### 4) Old Business

- a) Consideration of Liquor License Application – East Shore Tavern – Kyle Bancroft, owner



CEO Sirois said that there have been no changes in the status of the Notice of Violation (NOV) – for the expanded seating area and for the parking area on the abutting property (“leased parcel”). Mr. Bancroft did submit an after-the-fact permit application for the seating area which has been on hold since October 2022 because we still need proof of right title or interest in the property (a copy of the lease or an email from the property owner). We do have a copy of the lease agreement for the “leased parcel”.

Mr. Bancroft stated that the no parking signs were put up on the “leased parcel” the afternoon of this meeting (October 10, 2023).

The Select Board expected that Mr. Bancroft would have put up the no parking signs to stop people from parking on the “leased parcel” the day after their meeting on September 12, 2023, as he had said at that meeting.

Mr. Bancroft stated that since the no parking signs were a contingency of the approval of his liquor license, and the motion to approve was reversed and tabled instead of approved with contingencies, that he did not need to put up the no parking signs until this meeting.

Mr. Bancroft maintained that the “leased parcel” is zoned as residential and has no bearing on his liquor license renewal application and is not listed on his application. He is parking his own registered vehicles on the property and the Select Board is assuming with no proof that customers and/or staff are parking there. He maintains that he intended to expand his business on the “leased parcel” and he abandoned

those plans. He has been parking there, as have contractors who work for him, friends that use it as a park and ride, or anyone he allows to park there.

There has been a trailer parked on the “leased parcel” in which the customers of the Tavern participate in ax throwing.

There was discussion pertaining to the 2 dumpsters on the “leased parcel” and Mr. Bancroft maintained that the dumpsters are his and he rents the property so he can use them as he pleases. Mr. Bancroft asserted that the dumpsters are on residential property and have no bearing on the issues at hand. Furthermore, since the dumpsters are on residential property, he can use them for any waste he has including from the Tavern. He also stated that he is using the dumpsters for the waste from the Tavern, and he will move them to the parcel the Tavern is on if the Select Board wishes.

CEO Sirois was asked if the dumpsters, which are on residentially zoned property, are used for commercial waste does this constitute a commercial use? The answer was, “Yes.”

Mr. Bancroft maintained that the report (in the epacket) of the Cumberland County Sheriff’s Office (CCSO) calls was not “pulled properly” and that he “pulled one through the proper channels” which is the correct record. Interim Town Manager Look had contacted Officer Mark Marion and he asked the records department to send the data. Mr Bancroft said that he spoke to the patrol sergeants for CCSO and they told him there is no issue with his establishment.

CEO Sirois pointed out that the NOV could be appealed if Mr. Bancroft felt there were errors on it and Mr. Bancroft had not filed an appeal. At this point Mr. Bancroft could still file an appeal, but the Zoning Board of Appeals would no longer be under obligation to hear the appeal though they may choose to at their discretion.

Select Sadak made a motion to table until the next meeting. No second.

Chair Bruno told the Board that the question before them is whether the violations are sufficient to deny the liquor license renewal application.

There was discussion about whether to extend the license 30 days to the next meeting or to deny.

**Motion** to deny the renewal of the Liquor License application for East Shore Tavern and Mr Bancroft has 30 days to fix the issues in the NOV by Select Sadak. Seconded by Select Ray.

**Unanimously approved**

- b) Consideration of Special Amusement License Application – East Shore Tavern – Kyle Bancroft, owner

This item was not taken up by the Board.

- c) Consideration of Update of the Post Issuance Compliance Policy – Charisse Keach, Finance Director

Select Olsen would like to have the policy verbiage updated under General Procedures Section, #1, to read the Town Treasurer or the Town Manager’s designee.

**Motion** to approve the policy as amended by Select Olsen . Seconded by Select Ray.

**Unanimously approved**

**5) New Business**

- a) Consideration of Liquor License Renewal – The Beacon – Pam & Robert Wing, owners

Fire Inspector Jones indicated that final inspection will be done after a scheduled Oct. 17<sup>th</sup> hood cleaning.

**Motion** to approve contingent upon completing any items from the Fire Inspection by Select Olsen . Seconded by Select Sadak.

**Unanimously approved**

- b) Consideration of Business License Application – Moon Enterprises LLC DBA Eclipse – Tyler Monahan, owner

Owner Monahan talked about plans for a medical marijuana dispensary where the for B&B Cultivation shop used to be. Discussed adult use not being allowed in Raymond.

**Motion** to approve by Select Sadak. Seconded by Select Ray.

**Unanimously approved**

- c) Introduction of New Librarian – Richard Dowe – Sue Look, Interim Town Manager

Librarian Dowe introduced himself to the Board and talked about future plans for the library

- d) Consideration of New Street Name – Sheila’s Way – Bruce Tupper, E911 Addressing Officer

New Street off Route 85

**Motion** to approve as presented by Select Olsen. Seconded by Select Sadak.

**Unanimously approved**

- e) Consideration of MOU with the New Raymond Professional Fire Fighters Association IAFF Local 5278 – Bruce Tupper, Fire Chief and Michael J Crouse, President

This change is due to the Raymond members getting approval from the IAFF to form their own local chapter. Formerly the Raymond members were in a local chapter with Windham.

**Motion** to approve as presented by Select Olsen. Seconded by Select Gifford.

**Unanimously approved**

- f) Consideration of Cyber-Security Policy – Sue Look, Interim Town Manager

There was discussion that this document is very thorough, and Kevin Woodbrey is to be commended.

**Motion** to approve as presented by Select Sadak. Seconded by Select Olsen.

**Unanimously approved**

g) Consideration of Quit Claim Deeds – Sue Carr, Tax Collector

Susan Stanley	015-078	184 Mountain Rd	\$9,070.76
Catherine McKenna Lipton	019-020-B	382 North Raymond Rd	\$4,890.85

**Motion** to approve the Quit Claim Deed for Susan Stanley as noted above by Select Sadak. Seconded by Select Olsen.

**Unanimously approved**

**Motion** to approve the Quit Claim Deed for Catherine McKenna Lipton as noted above by Select Sadak. Seconded by Select Olsen.

**Unanimously approved**

h) Consideration of the Warrant for the RSU #14 Referendum Vote – Sue Look, Interim Town Manager

**By consensus** the Select Board approved as presented.

6) **Public Comment** – none

7) **Selectman Comment** – Thank you to the Town Staff

8) **Town Manager's Report and Communications**

A reminder that candy or monetary donations for the Main Street Halloween event can be made at the Raymond Village Library or the Town Office.

a) Confirm Dates for Upcoming Regular Meetings

- November 14, 2023

b) Reminder of Upcoming Events/Holidays

- **October 31, 2023 – Tuesday – 4pm to 9pm – Halloween on Main Street**
  - Running shuttle from Sheri Gagnon Park to Main Street
  - Main Street closed from Southern end at Route 302 to the intersection of Route 121
  - RVL and Town Office will collect candy and monetary donations to help home owners along Main Street
- **November 7, 2023 – Tuesday – 7am-8pm – Referendum Election – JSMS Gym**
  - November 2, 2023 – Thursday – 4pm – Deadline to request an absentee ballot

**9) Adjournment**

**Motion** to adjourn at 7:25pm by Select Olsen. Seconded by Select Sadak

**Unanimously approved**

*Respectfully submitted,*

*Melissa McConkey, Town Manager Admin*